

Draft County Donegal Development Plan 2018-2024

Part A: The Strategic Contents

**Part B: Objectives and Policies
of the Plan**



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

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PART A

The Strategic Plan

Chapter 1 Introduction and Vision

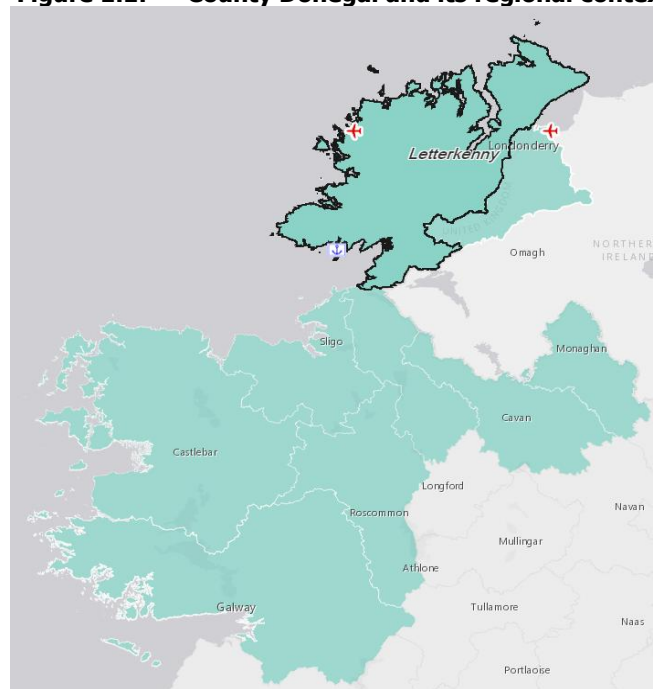
1.1 Introduction and Vision

The County Donegal Development Plan is the principal statutory land use plan for the County and it sets out a strategic vision for the future growth and development of the County over the 6 year life of the Plan (to 2024) and beyond to a 20 year timeframe (to 2038). This spatially-based strategic and framework seeks to manage and coordinate change in landuse in the County setting out a clear view ahead in development terms together with clear priorities to drive growth.

This County Development Plan (CDP) sets out an ambitious vision to 2038 that is to be a catalyst for positive growth and economic development in County Donegal where the aim for the County is to target population growth of approximately 173,000 people by 2024 and to consequently reach upwards of 200,000 people by 2038. It acknowledges the wider social, economic and environmental trends within which growth is to occur but it is purposefully focussed on the possibilities and opportunities for the county arising from its position as part of a much broader cohesive socio-economic and geographical area.

Within the wider context of the region, there are firmly established partnerships that are to be developed further in order to support a coordinated approach to deliver on regional priorities that are critical to facilitate the priorities of County Donegal. Given the diversity and geographical extent of County Donegal (Figure 1.1 refers), opportunities for regional cooperation are being harnessed across all of the county's borders through (i) the area of the Northern and Western Regional Assembly (NWRA) comprising the counties of Donegal, Monaghan, Cavan, Leitrim, Sligo, Mayo, Roscommon and Galway and; (ii) in the context of the North West City Region comprising all of Donegal County Council (DCC) and Derry City & Strabane District Council (DCSDC) areas, with Letterkenny and the City of Derry-Londonderry as its linked metropolitan areas. This area has been identified as the North West City Region and the Initiative has secured the establishment of a local government partnership between DCC and DCSDC and has been endorsed by both local authorities and, significantly, by both of the respective national governments.

Figure 1.1: County Donegal and its regional context



Capacity in the Region is evidenced through both the regional response to consultation on the National Planning Framework coordinated through NWRA and the joint work of DCC and DCSDC which is underpinned by the establishment of the North West Strategic Growth Partnership. The Partnership aims to work collaboratively to drive forward economic, environmental and social regeneration and prosperity in the North West City Region focussing across three pillars: economic development; physical development and; social and community planning. This County Development Plan, its Vision, Core Strategy, objectives and policies, support County Donegal's critical role in the wider region and in particular in the implementation of the North West City Region Initiative. It provides the statutory spatial planning framework for County Donegal within which the coordination and management of the North West City Region vision and our ambition as a County is expressed (Figure 1.2 refers).

Figure 1.2: The relationship between the County Development Plan and the North West City Region



There is significant capacity throughout our entire County to participate in and contribute to growth and development. It is important therefore that the particular strengths, opportunities and niche potential that exists within the different areas of the County be harnessed to produce benefits and meaningful change for all of Donegal's communities and consequently for the region. The capacity that is present in County Donegal exists from North to South, East to West, within our rural areas and within our towns and villages and therefore, by its very nature, it is diverse and unique. The entire County of Donegal is a great place to live, work and do business. It provides a unique component to our regional context, in particular to the development of a strong and growing North West City Region that has a critical mass of close to 400,000 people and is the 4th largest City Region on the island of Ireland.

The Vision of this Development Plan is stated as follows:

By 2038, County Donegal will be a connected place with a strong, competitive and innovative economy that is attracting and sustaining a population of upwards of 200,000 people, offering a quality of life ranked highest in the country and asserting a key role in the context of the North West City Region and within the area of the Northern and Western Regional Assembly.

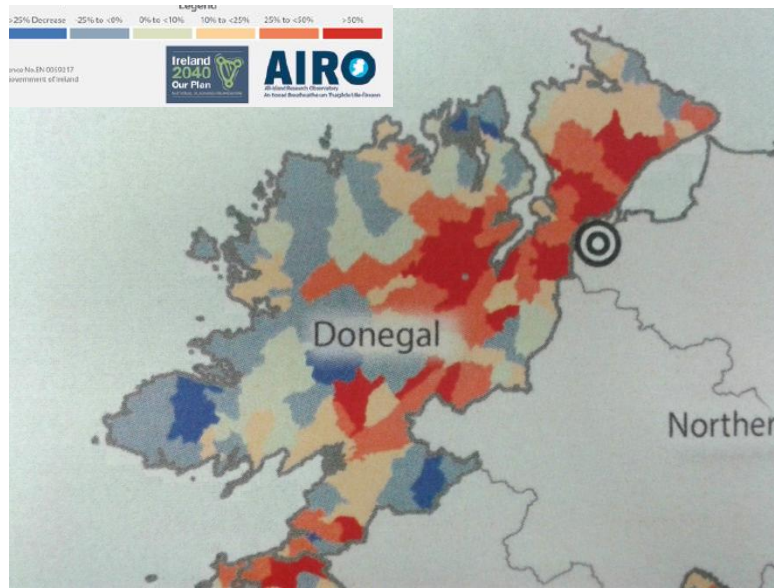
1.2 The National Planning Framework (NPF)

The NPF will supersede the National Spatial Strategy 2002-2020 (NSS) and will include a focus on economic development and investment in housing, water services, transport, communications, energy, health and education infrastructure. The NPF¹ is being prepared by the Department of Housing, Planning, Community and Local Government (DoHPCLG) and a number of publications and consultation papers (including a paper entitled, 'Issues and Choices') were made available on 2nd February 2017 to inform a consultation period and this is to be followed by a draft NPF in due course. The 'Issues and Choices' Paper published for consultation references the cross border relationship with Northern Ireland and in particular refers to the North West Strategic Growth Partnership as a successful cross border approach to provide a pathway for more effective performance at a spatial level. The 'Issues and Choices' Paper describes the approach as a place-based approach to accelerate sustainable growth, driven by local leadership and supported and guided by central policy. It outlines that a key output is to enhance the performance of the North-West area which is key to both the NI Executive's and the Irish Government's ambitions to realise the economic potential of the region. The County Donegal Development Plan is, in so far as is practicable aligned with the key issues that are emerging to date through the preliminary commentary around the NPF. In addition, the joint work of the North West Strategic Partnership Group is assisting in informing the NPF and outlining the potential of the North West City Region.

In terms of population change and growth scenarios, the NPF 'Issues and Choices' Paper describes the scale of Ireland's growth since the early 1990's (Figure 1.3 refers) as unprecedented and outlines that growth and change is set to continue. The Paper outlines that in the absence of an effective NPF, it is likely that current trends will continue in terms of dispersed settlement patterns outside the main urban areas, an increasing concentration of population and activity in the east of the country and rural areas less accessible to cities and larger towns are more likely to experience population decline. In contrast to settlement patterns, the Paper outlines that the spatial pattern of employment is mainly focussed on cities and large towns as the locations where there are larger pools of labour. The Paper suggests that the NPF process should consider alternative strategies to the continuation of current trends or 'Business as Usual' in order to deliver shared national goals. In this context, the vision of this Development Plan provides an alternative to 'Business as Usual' for County Donegal through a range of mechanisms including facilitating improvements in quality of life and well-being, encouraging both rural and urban regeneration, identifying and supporting employment potential throughout the County, taking care of our environmental resources and prioritising the development of infrastructure.

¹ www.npf.ie

Figure 1.3: Population change (%) in County Donegal, 1991 to 2016 by Electoral Division (ED); Source: Extract from www.npf.ie



1.3 Population

As stated in section 1.1, the ambition for population growth through this Development Plan identifies potential for the county to reach upwards of 200,000 people by 2038 over a two phase approach to the development of the County, namely:

- Phase 1 relates to the period of the Plan, 2018-2024, providing for population growth at a rate of 1.1% annual increase to 2024 leading to a population of reaching 173,000 by 2024. In tandem, Phase 1 will be a period of determined 'interventions,' including setting out and implementing investment priorities, initiatives and appropriate targeted research that will aim to consequently stimulate and accelerate further growth into Phase 2.
- Phase 2 will provide for an accelerated average annual growth rate of 1.5% over the period 2024 to 2038 as the impact of the 'interventions' become apparent. Phase 2 would potentially lead to a target population of 209,000 persons by 2038. In addition, a continued intervention approach to target investment and programmes will be pursued throughout Phase 2. Chapter 2, Core Strategy, addresses future population growth and associated land supply in more detail.

Setting the population ambition in context, Table 1.1 and Figure 1.4 demonstrate population change and the components of population change in County Donegal over the census periods 2006, 2011 and 2016. The analysis demonstrates that a fast rate of population growth in County Donegal occurred over the period 2006-2011, of 9.4% (equivalent to 1.9% per annum) and this was at a faster rate than the State for the same period. The rate of growth over this period was the result of a high level of net migration² combined with a steady level of natural increase.

² This is the rate of people moving into a county less the number of people moving out of the same county.

Table 1.1: Components of Population Change in County Donegal (2006, 2011, 2016)

	2006	2011	2016	% change 2006- 2011	% change 2011- 2016	% change 2006- 2016
Population (no.)	147,264	161,137	158,755	9.42 (+1.8% per annum)	-1.5 (-0.3% per annum)	7.8 (+0.78% per annum)
Natural Increase(no.)	3,113	5,655	4,349	81.66	-23	39.7
Estimated net migration(no.)	6,576	8,218	-6731	24.97	-181.9	-202
Average annual births (rate per 1000 pop)	13.5	14.4	12.4	--	--	--
Average annual deaths (rate per 1000 pop)	8.0	7.0	7.0	--	--	--
Average annual Natural Increase³ (rate per 1000 pop)	7.4	7.3	5.4	--	--	--
Average annual Estimated Net Migration⁴ (Rate per 1000 pop)	11.5	10.7	-8.4	--	--	--

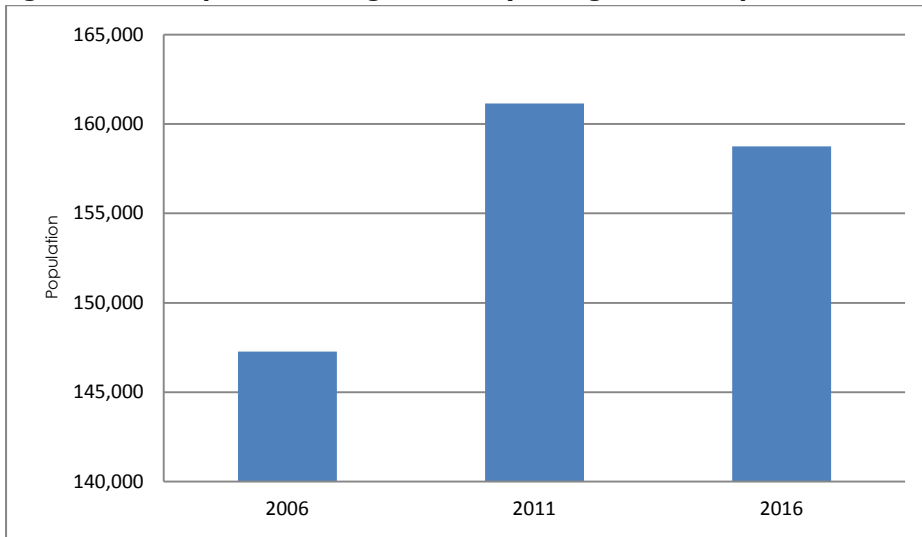
The publication of preliminary census 2016 data shows that trends changed over the period 2011-2016 (Table 1.1 and Figure 1.4 refers) showing that the population of County Donegal decreased by 1.5% to 158,755 persons (decrease of 2,382 persons) coinciding with economic downturn and recession. In terms of the components of population change during the census period 2011-2016, both the rate of natural increase fell and there was net outward migration in County Donegal. In the county however, the decrease in the rate of net migration is more notable in its trend than the reduced natural increase therefore indicating the predominance of migration patterns as a factor of County Donegal's recent population decline. This trend corresponds to the comparatively high levels of in-migration experienced over the period 2006-2011. In the context of the State, County Donegal experienced the most significant outflows of migration followed by South Dublin and Counties Limerick, Mayo and Galway. Although the rate of natural increase in County Donegal (5.4) in 2016 is lower than the state average (8.5), it does not mirror the rate of net migration (which is the lowest in the country) but rather it tabulates as the seventh lowest in the State over the census period 2011-2016.

Recognising the national economic conditions within which population change occurred over the period 2011-2016, trends considered over a longer term period demonstrate more measured and sustainable growth patterns. Firstly, as shown in Figure 2.1, of Chapter 2, taking a longer term view over the period 1971-2016 (45 years), the population of County Donegal has increased by almost 50,500 persons demonstrating positive growth patterns whilst also demonstrating cycles of economic and population decline within this period. Secondly, positive population growth is also recorded over the 10 year period of 2006-2016 at a rate of 7.8% or 0.78% per annum.

³ This is defined as the number of births minus the number of deaths in a county

⁴ This is the rate of people moving into a county less the number of people moving out of the same county.

Figure 1.4: Population change in County Donegal over the period 2006-2016



1.4 The Border Dimension

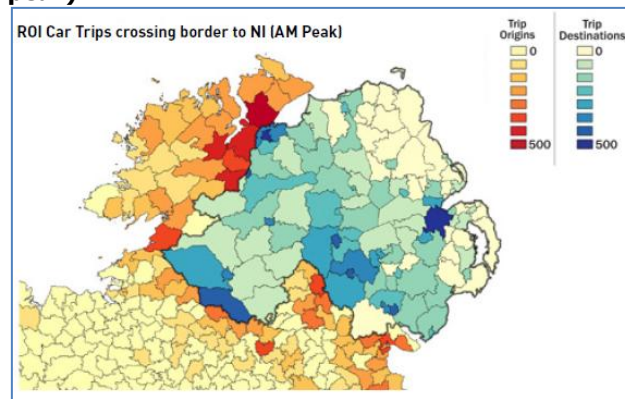
Section 1.3 outlines population trends within County Donegal. When taken in the regional context of the area of the North West City region, the regional population comprises approximately 350,000 people. The movement, interactions and activities of this critical mass of population across and within both sides of the border are complex. One aspect of this is quantifiable through the Northern Ireland Department of Regional Development’s telemetric data counts on traffic movements per week and per day on three key cross border routes. Table 1.2 sets out the relevant data sourced from the joint report of Donegal County Council and Derry City & Strabane District Council entitled, ‘Initial Analysis of the Challenges and Opportunities of Brexit for the Derry City & Strabane and Donegal County Council Area - The North West City Region,’ published February 2017. It shows that a total of 326,577 journeys are made per week across the three major crossings at Derry/Bridgend, Derry/Muff and Strabane/Lifford. This evidences the high levels of cross border interactions that are occurring across the region in many areas of social and economic life. Figures 1.5 and 1.6 (sourced from the NPF ‘Issues and Choices’ Paper published February 2017) demonstrate the spatial extent of cross border employment commuting flows and provide an indication of the spatial influence of the border region in terms of day-to- day economic activity. The Plan provides the spatial framework within which these interactions occur and responds to the border dimension through its vision and strategic objectives, the objectives of the Core Strategy, the identification of Strategic Towns due to their border dimension, the economic development strategy and through the identification and prioritisation of strategically important transport corridors. Particular land use opportunities that are impacted upon by the border dimension are to be examined in more detail through the Local Area Plan programme.

Table 1.2: Total Traffic Movement per week and day per route- DRD 2015 Telemetric Data

Route	Traffic Movement (per week)	Traffic Movement (per work day)
Derry- Bridgend	134,863	19,266
Derry- Muff	71,145	10,164
Strabane- Lifford	120,569	17,224
Total no. of journeys	326,577	46,654

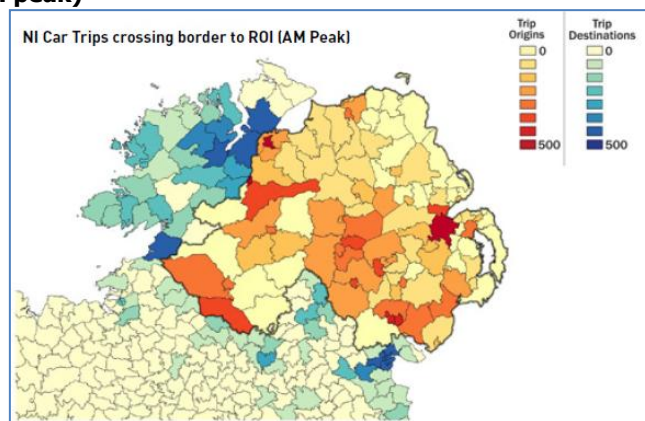
(Source: ‘Initial Analysis of the Challenges and Opportunities of Brexit for the Derry City & Strabane and Donegal County Council Area- The North West City Region,’ DCC & DCSDC, February 2017).

Figure 1.5: Cross Border Employment Community Flows: ROI Car Trips crossing border to NI (AM peak)



(Source: NPF 'Issues and Choices Paper' February 2017)

Figure 1.6: Cross Border Employment Community Flows: NI Car Trips crossing border to ROI (AM peak)



(Source: NPF 'Issues and Choices Paper' February 2017)

1.5 Current Economic Climate

The national economic context for the Development Plan is one of demonstrating a return to economic growth together with a period of uncertainty in the light of the UK decision to exit the EU. The collaborative response to Brexit of Donegal County Council and Derry City & Strabane District Council is being provided through the North West Strategic Growth Partnership and the North West City Region Initiative. Significant work has been undertaken to date to consider the challenges and opportunities that are presented including the publication in February 2017 of a draft report entitled, 'Initial Analysis of the Challenges and Opportunities of Brexit for the Derry City & Strabane and Donegal County Council areas - The North West City Region.' The outputs of this work to date demonstrate that there is an even greater imperative to ensure that key, regionally significant growth priorities are realised such as the A5 and A6 roads projects. The enabling role of the Development Plan in identifying, coordinating and prioritising critical infrastructural investment, together with appropriately guiding the location of economic development, is a critical component of economic recovery in County Donegal and has direct links to the priorities set out in the County Donegal Local Economic & Community Plan (LECP) 2016-2022.

This Development Plan highlights a role for settlements in driving significant economic development of the County by emphasising the importance of renewal and regeneration of our towns and villages where there are particular niche sectors, enterprise clusters or particular strengths, opportunities or

assets that can be harnessed in a balanced manner. In tandem, this Plan aims to strengthen rural communities by supporting agricultural-diversification, tourism and opportunities for rural economic development of an appropriate nature and scale, where local employment opportunities can be provided. Part B, Chapter 4, (Economic Development) addresses the local context for economic growth in further detail together with the identification of a framework within which new economic development will be guided.

1.6 Key Strategic Objectives of the County Development Plan

This Plan identifies the following key strategic objectives for the County:

- S-O-1:** To plan for population growth to 173,000 people by 2024 and subsequently to plan for further population uplift to upwards of 200,000 people by 2038 so as to secure critical mass in the County and thereafter to contribute to the critical mass of the North West City Region with Letterkenny and the city of Derry-Londonderry as it's key urban settlements.
- S-O-2:** To support growth of the County through an 'All of County Strategy' in order to ensure effective development and to harness particular strengths and opportunities that exist within the different areas of the County.
- S-O-3:** To support the role of Letterkenny as a linked urban area in the North West City Region in order to drive investment and produce consequential benefits throughout the entire County and to support regional growth in the context of the Northern and Western Regional Assembly.
- S-O-4:** To support the development and implementation of a sustainable economic model for County Donegal embracing growth in areas such as innovation, research and development, rural diversification, tourism initiatives, energy advances and the promotion of sustainable start up enterprises and as an integral component of accelerating the socio-economic growth in the North West.
- S-O-5:** To prioritise regeneration and renewal of the County's towns, villages and rural areas in order to support vibrant and strengthened communities and drivers of economic growth.
- S-O-6:** To protect, enhance and appropriately harness the unique quality and diversity of the environment in the County, through a wide range of measures, supported by proper planning and sustainable development.
- S-O-7:** To prioritise key infrastructural investment required throughout the County, such as in transportation networks, water services, waste disposal, energy and communications networks, the provision of education, healthcare, retail, and a wide range of community based facilities and to collaborate on delivery, including in the regional context.
- S-O-8:** To facilitate appropriate, sustainable development, innovation, research and technological advances in business, communications and energy development throughout the County and in a Regional, Cross Border and National context.
- S-O-9:** It is an objective of this Development Plan to implement the policies of the Development Plan.
- S-O-10:** To provide the strategic spatial framework to guide collaboration, investment, community development and sustainable growth.

Chapter 2 Core Strategy

2.1 Introduction

As proposed in Chapter 1, this Development Plan sets out an ambitious vision for the future growth and development of the County over the 6 year life of the Plan (to 2024) and beyond to a 20 year timeframe (2038). The Vision presents County Donegal as a connected place by 2038 with a strong, competitive and innovative economy that is attracting and sustaining a population of upwards of 200,000 people, offering a quality of life ranked highest in the country. It also states that County Donegal will assert a key strategic role in the context of the North West City Region and within the area of the Northern and Western Regional Assembly.

To deliver on this ambition, this Plan sets out an alternative growth scenario to 'business as usual' for County Donegal. This aligns with the commentary of the NPF 'Issues and Choices' publication which describes the spatial pattern of development in Ireland in recent decades having been that:

- Settlement has generally become more spread out and employment has generally become more concentrated into a smaller number of areas;
- Population growth has occurred on the edge of settlements;
- Employment growth has been most prominent in larger centres;
- Decline has generally occurred in less accessible rural areas, smaller towns and in some of the more established inner urban parts of cities and larger towns;
- There has been an increasing concentration of population and economic activity in the East of the country.

Chapter 1 sets out the broad context of population change in County Donegal showing the impact of out-migration over the 2011-2016 census period as a significant factor in the 1.5% decline in overall population. Future scheduled releases of census results will provide more detailed information in this regard. The core strategy of this Plan, an alternative to 'business as usual', is to identify the land use and spatial measures that will contribute to a reversal of the level of out-migration; encourage and facilitate a sustainable economic environment to retain our young population (0-19 age cohort making up 29% of County Donegal's population in 2011) and; to increase the level of in-migration including those people who wish to return home to Donegal. In tandem, the core strategy recognises the role of settlements in driving the development of the County both in relation to the importance of Letterkenny and its metropolitan area and in relation to the network of strategic towns and other smaller rural towns as service centres and centres of particular economic potential and special function. Chapter 3 aims to identify and harness the potential that exists in our networks of towns across the County through a strategy for regeneration and renewal of rural communities. County Donegal is predominantly a rural county by its nature and therefore the 'Rural Area Types' identified in the Plan aims to recognise that the rural area is a complex resource on which there are competing demands and therefore it should be clearly reserved for housing for genuine rural need where all other considerations can be appropriately addressed. In addition, this Plan outlines that opportunities to provide attractive housing choices are to be sought such as through the development of serviced sites in rural towns. The unique nature of the border area and its associated population change underline the spatial inter-dependencies between north and south which are more relevant in the context of Brexit. The potential impact of Brexit and the opportunities that it may give rise to in County Donegal are referred to further in Chapter 1 and in Part B, Chapter 4, Economic Development.

A number of key areas are identified as priority areas that are critical to enable and facilitate the level of population growth that is envisaged. The priority areas are:

- Renewal and regeneration
- Roads and access
- Water services
- Economic development
- Natural resources
- Tourism
- Regional cooperation and collaboration

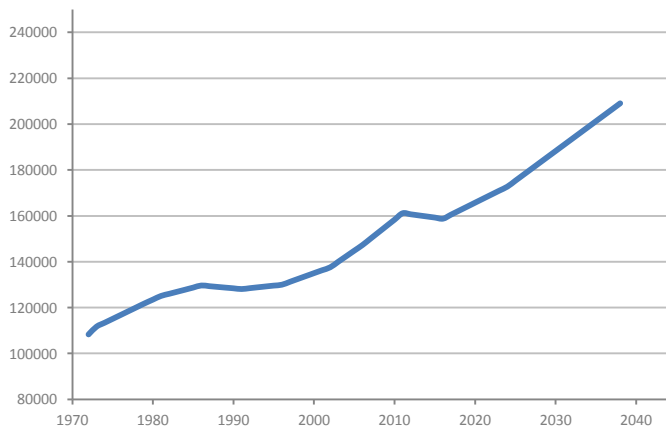
2.2 The Core Strategy and County Population Targets

The aim of the Core Strategy is as follows:

To set the coordinated framework within the County to deliver a connected place, enable economic growth, facilitate measures to deliver on high quality of life, guide population growth within an appropriate settlement structure and to cooperate effectively within the regional context.

The Core Strategy provides for two phases; phase 1 relates to the life of the Plan (2018-2024) and Phase 2 relates to the longer term strategy leading to 2038 Figure (2.1 refers). Phase 1 will provide for an average annual growth rate of 1.1% over the life of the Plan (2018-2024) thus sustaining existing levels of land supply for housing purposes, providing for a slow positive return to growth in the County, that is also stimulated by implementation of the North West City Region initiative. In tandem, Phase 1 will be a period of determined 'intervention,' that will consequently stimulate and accelerate further growth into Phase 2. Such 'intervention' will include distinctly spatial and plan-led dimensions but will extend beyond the spatial context and include a collaborative partnership response across the public and private sector. 'Interventions' include setting out and implementing investment priorities in roads infrastructure, water services and energy as examples; establishing enabling initiatives and programmes particularly in relation to regeneration and renewal of town centres; proactive interventions to support indigenous enterprise development and use of enterprise lands; targeted approaches to secure Foreign Direct Investment; and delivering critical strategy development/research upon which further action will be identified.

Figure 2.1: The 2 Phased Growth Strategy.



As a consequence, Phase 2 will provide for an accelerated average annual growth rate of 1.5% from 2024 to 2038 as the impacts of the 'Interventions' become apparent. In tandem, a continued intervention approach to target investment and programmes will be pursued. Table 2.1 sets out the projections to be provided for in the County Development Plan. This will result in a projected population increase of 13,968 people by 2024, and a total population of 172,723.

Table 2.1: Population Targets

Current Position 2016	<ul style="list-style-type: none"> ▪ County Donegal population 2016 	158,755 persons
Phase 1; 2018- 2024	<ul style="list-style-type: none"> ▪ Average annual population (number) increase at a rate of 1.1% per annum ▪ Population increase by 2024 (over 8 years) at rate of 1.1% per annum ▪ Total Population of County Donegal (number) by 2024 at rate of 1.1% per annum 	<p>1,746 persons</p> <p>13,968 persons</p> <p>172,723 persons</p>
Phase 2; 2024- 2038	<ul style="list-style-type: none"> ▪ Average annual population (number) increase at a rate of 1.5% per annum ▪ Population increase by 2038 (over 14 years) at rate of 1.5% per annum ▪ Total Population of County Donegal (number) by 2038 at rate of 1.5% per annum 	<p>2,590 persons</p> <p>36,271 persons</p> <p>208,994 persons</p>

2.3 The Settlement Structure⁵

2.3.1 Summary of the characteristics of the Settlement Structure:

- The component parts of the structure function like interlinked gears.

 - There are 3 component parts/layers:-
 - Letterkenny;
 - Strategic Towns; and
 - Rural Towns and Open Countryside

 - 30% of the population uplift would be provided for in Letterkenny;
 - 34% in the Strategic Towns; and
 - 36% in Rural Towns and Open Countryside (Layer 3)

 - Layer 2, the 'Strategic Towns', consist of 2 elements-
 - 2A settlements are identified in the context of population and special economic function; and
 - 2B settlements are identified due by their special economic function. Towns with a special economic function play a critical role in driving growth and development in the County.

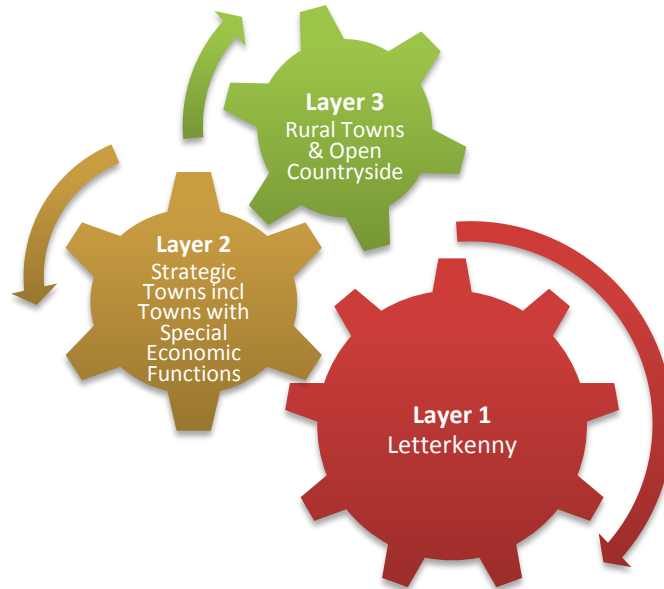
 - There is a distinction between the more simplified objective to ensure the adequate and appropriate supply of land zoned for the purposes of housing and the more strategic role of particular locations in the County that are critical in driving growth and development. Such locations are described as 'Towns with Special Economic Functions'.
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⁵ The settlement structure and its component parts comply with the requirements of Planning and Development Acts 2000-2016 , section 10 (2A)(f).

2.3.2 The component parts of the structure function like a 'gear' system

Figure 2.2 shows that the settlement structure functions like an interlinked geared system whereby its component parts make up a system of people and things. The component parts operate as a network because each part of the County is interlinked and interdependent and has particular capacity, strengths and opportunities that can be developed further. This approach recognises that rural areas and rural towns mesh with the functions and characteristics of larger towns and that larger towns and their rural hinterlands are interlinked with the characteristics of a strong Letterkenny. Likewise, Letterkenny cannot exist and strengthen further without its necessary connections with the rural area and the County's towns and the cumulative critical mass of population.

Figure 2.2: The Settlement Structure



2.3.3 The Component Parts/Layers of the Settlement Structure.

The settlement structure is made up of 3 component parts that are described as 'layers' namely:

Layer 1: Letterkenny

Layer 2: Strategic Towns, made up of 2 parts:

- **2A:** Strategic towns in the context of housing land supply and due to their 'Special Economic Function' and;
- **2B:** Strategic Towns predominantly due to their 'Special Economic Function'.

Layer 3: Rural Towns and open countryside.

Broadly, the uplift in the County's population to 2038 of approximately 50,000 people would reasonably be distributed by growing Letterkenny (layer 1) and its critical mass by 15,000 people by 2038 (30%); by growing our strategic towns (layer 2) throughout the County by a combined total of 17,000 people by 2038 (34%), and by strengthening and sustaining our rural communities throughout our rural towns and open countryside (layer 3) by over 18,000 people by 2038 (36%). Table 2.2 sets out the estimated population of each layer in the settlement structure in 2016⁶ and the respective targeted population by 2024 and 2038 in relation to land supply for the purposes of housing. Figure 2.3 and Table 2.3 show the towns making up each layer of the settlement structure.

⁶ Scheduled publication of Census 2016 data for towns is expected April/ May 2016 and will provide up to date information on population change at town level.

Table 2.2: Targeted Distribution of Growth for Housing Land Supply

Layer	Estimated population 2016 ⁷	Targeted % share of population uplift by 2038	Additional pop by 2024	Population target by 2024	Additional pop by 2038	Population target by 2038
1 Letterkenny	19,302	30%	4,190	23,492	10,881	34,373
2 Strategic Towns	35,726	34%	4,749	40,475	12,332	52,807
3 Rural Towns and Open Countryside	103,727	36%	5,029	108,756	13,058	121,814
Total	158,755	100%	13,968	172,723	36,271	208,994

Layer 1: Letterkenny

Letterkenny is identified as a layer in its own right within the settlement structure. As the largest town, it provides a broad range of services across the sectors including employment, education, health, cultural services, community services, entertainment and many more. Its growth and strengthening as a major centre of population together with its wider metropolitan area is important in the regional context particularly in terms of its relationship with Derry City. A strong, vibrant, connected Letterkenny with growing population will provide benefits across the County and within the region in terms attracting private sector investment in jobs and the economy and in securing investment in infrastructure that is critical to the county as a whole. The Core Strategy provides for sufficient land supply to accommodate an additional population of 4,190 people by 2024 and a further 10,881 people by 2038 (Figure 1.3 refers).

Layer 2: Strategic Towns

Layer 2, the Strategic Towns is made up of two parts described as 2A and 2B. Layer 2A comprises 8 towns (figure 2.3 and table 2.3 refer) identified as strategic towns due to their existing population base and due to their infrastructural capacity to accommodate reasonable levels of new housing and therefore the core strategy guides reasonable levels of future housing development to these locations. These towns are also identified due to their particular 'Special Economic Function' including that they perform as key service centres at the sub-county level. Layer 2B comprises 15 other towns that are also identified as Strategic Towns in the county and these are shown in Figure 2.3 and listed in table 2.3. These towns perform special functions and play a critical role in driving growth and development in the County because of their existing special economic function or because there is potential in their existing assets/resources/location or their relationship with other parallel strategies that will boost economic development. The prioritisation of regeneration, renewal and developmental objectives in these towns is a priority over the life of the Plan as it is a critical intervention that will contribute to realising the population ambition for the County. Chapter 3: Towns and Villages, sets out their particular potential together with an outline of strengths, weaknesses, opportunities and threats and the strategic objectives that may assist in realising the full potential of each town. A limited level of new housing is anticipated in these towns in recognition that in general, there are significant infrastructural constraints that require innovative approaches to resolution. The focus in Layer 2B Strategic Towns is therefore to enhance the environment for economic activity and enable their growth. Overall, the core strategy targets sufficient land supply to accommodate an additional population to layer 2 of 4,749 persons by 2024 and a further 12,332 persons by 2038 (Table 2.2 refers).

⁷ Estimations based on equal application of -1.5% population change over the period 2011-2016 to all areas. Further Census 2016 data, including town level data, is scheduled for release during 2017.

Layer 3: Rural Towns and open countryside

Layer 3 comprises the County's network of smaller rural towns together with their surrounding rural hinterlands. Generally, layer 3 provides for small scale clusters of urban development in rural towns and one-off rural housing supported by specific water services provided in the main as individual and private systems. The core strategy recognises that layer 3 is a critical component of the social, community and cultural identity of the County and that strengthening of rural communities is essential in order to ensure the survival of the unique character of the county. The rural areas of Layer 3 provide an important and diverse resource for the county as a place to live; to express cultural identity; to establish and strengthen rural communities; to provide a unique quality of life; to provide a natural tourism product; for health, recreation and wellbeing; for its natural resource potential and; for providing economic opportunities directly related to rural areas. Table 2.2 shows that in order to continue to support the strengthening of rural communities, the core strategy targets an additional population of 5,029 people by 2024 and a further 13,058 by 2038 forming an important component of the county's critical mass.

Figure 2.3: The Settlement Structure

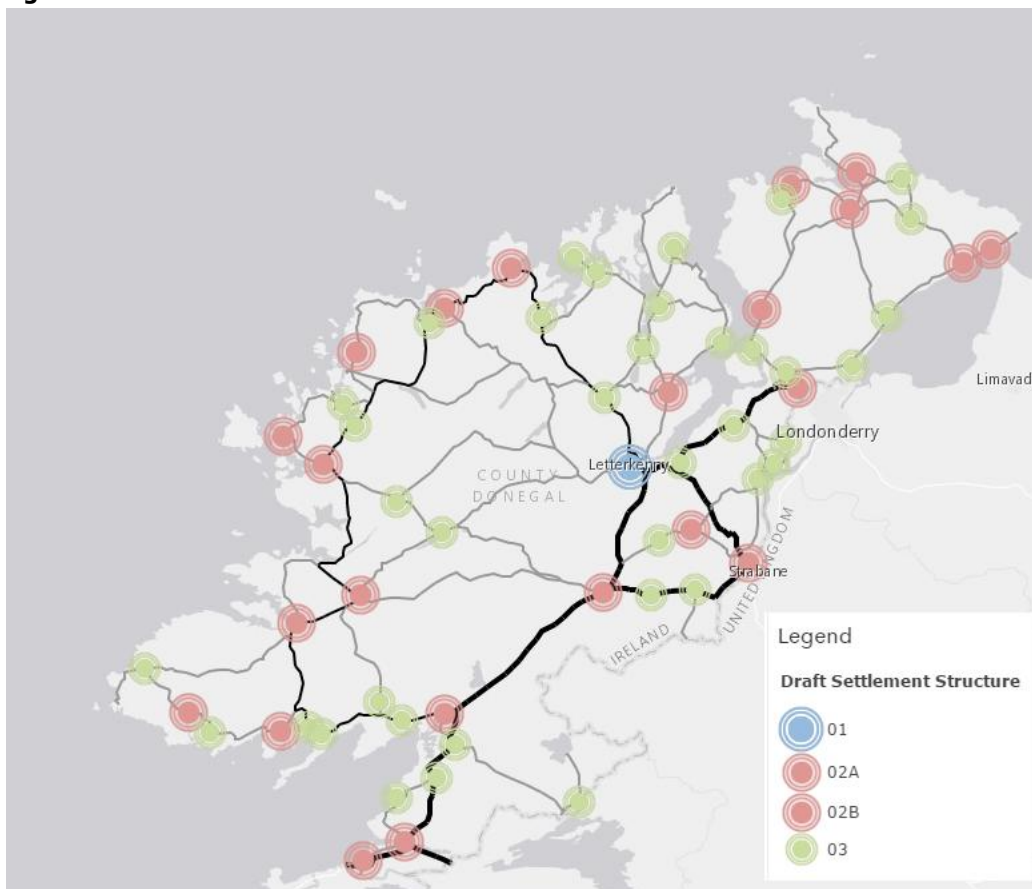


Table 2.3: The Towns of the Settlement Structure

Layer 1	Letterkenny				
Layer 2 The Strategic Towns	2A: Strategic towns in the context of housing land supply and due to their Special Economic Function				
	An Clochán Liath (Dungloe)	Ballybofey- Stranorlar	Ballyshannon	Buncrana	Bundoran
	Carndonagh	Donegal Town	Killybegs		
	2B: Strategic towns due to their Special Economic Function				
	Ailt an Chorráin (Burtonport)	An Bun Beg-Doirí Beaga (Bunbeg-Derrybeg)	An Charraig (Carrick)	An Fál Carrach (Falcarragh)	Ardara
	Ballyliffen	Bridgend	Dunfanaghy	Glenties	Greencastle
Lifford	Malin	Moville	Ramelton	Raphoe	
Layer 3 Rural Towns and Open Countryside	An Dúchoraidh (Doochary)	Anagaire (Annagry)	Baile na Finne (Fintown)	Ballintra	Bruckless
	Burnfoot	Carraig Airt (Carrigart)	Carrigans	Carrowkeel	Castlefinn
	Cill Chartaigh (Kilcar)	Clonmany	Convoy	Creeslough	Culdaff
	Dunkineely	Fahan	Frosses	Gleann Cholm Cille (Glencolmcille)	Gleneely
	Gort an Choirce (Gortahork)	Killea	Killygordon	Kilmacrennan	Laghy
	Loch an Iúir (Loughanure)	Manorcunningham	Milford	Mountcharles	Muff
	Na Dúnaibh (Downings)	Newtowncunningham	Pettigo	Portsalon	Quigleys Point
	Rathmullan	Rossnowlagh	St Johnston		

2.3.4 The Approach to Housing Land Supply

The approach to housing land supply is evidenced-based in identifying lands for larger scale housing to locations where the evidence shows that there is certainty of infrastructural capacity to accommodate this type and density of development and table 2.4 shows the current status in relation to water and wastewater infrastructure in each town making up layers 1 and 2A. Notwithstanding, innovative opportunities will be sought out and brought forward to secure other infrastructural improvements throughout the county and this is seen as an essential intervention in prioritising renewal and regeneration and in supporting the further development of the 'Strategic Towns' that are identified as layer 2B, due to their 'Special Economic Functions'. The evidence-based approach in relation to the identification of lands for housing for a short to medium time frame is critical in order that new home owners can be assured their investment will be in good places to live. At its most basic level, homeowners must be assured that they will have adequate water supply and waste water treatment; that there is no threat to our environmental resources due to inappropriate discharges and; that the legacy of unfinished housing estates and cost as regards resolution is not repeated. The approach recognises the role of rural housing in County Donegal and aims to cater for the level of demand that is anticipated to arise where there is clear evidence to demonstrate a genuine need to live in the rural area (Part B, Chapter 6 refers) or where opportunities can be availed of to provide serviced sites in rural towns as a sustainable and attractive housing option. In order to provide for a

robust and responsive approach, prescriptive land use zoning for the purposes of housing are not identified across layer 2B, Strategic Towns performing a 'Special Economic Function' and across rural towns and open countryside (layer 3).

Table 2.4: Strategic Status of Water Services Across Layers 1 and 2A

Layer 1	Water	Wastewater
Letterkenny	Capacity is available. Letterkenny Water Supply Scheme including a new Water Treatment Plant at Goldrum is a Major Programmes Project included on the Irish Water Investment Plan 2017-2021 comprising circa €22million investment. Target completion in 2018.	Capacity & treatment available.
Layer 2A	Water	Wastewater
An Clochán Liath (Dungloe)	Capacity issues to be resolved during PRW1 (2017-2021) assisted by replacement of approximately 9.7km of pipework as part of the Countywide Water Main Rehabilitation Project and intensification of find & fix activities to reduce existing leakage levels.	Capacity issues to be imminently resolved through the Glenties/ Dungloe Sewerage Schemes WWTP's. Capacity & treatment will be available once the WWTP is commissioned.
Ballybofey-Stranorlar	Capacity & quality available	Capacity issues to be resolved through the Ballybofey-Stranorlar Wastewater Network and WWTP projects as included on the Irish Water Investment Plan 2017-2021. Consultants engaged end of 2016 to design WWTP to appropriate population equivalent.
Ballyshannon	Capacity issues to be addressed through Ballyshannon Regional Water Supply Scheme as included on the Irish Water Investment Plan 2017-2021 comprising €15 million investment.	Capacity & treatment available
Buncrana	Capacity & quality available	Capacity & treatment available Design proposals for upgrading Westbrook Pumping Station are being considered. Improvements to commence regarding operation and storm water handling capacity at Westbrook pumping station by 2018 under the County Donegal Towns and Villages Project.
Bundoran	Capacity & quality to be improved through Ballyshannon Regional Water Supply Scheme as included on the Irish Water Investment Plan 2017-2021 comprising €15 million investment together with interconnecting network to be progressed as part of the Countywide Water Main Rehabilitation Project.	Capacity issues to be resolved imminently through the Donegal Group B Sewerage Scheme as included on the Irish Water Investment Plan 2017-2021. WWTP and network improvements are currently under construction. Capacity is available once the WWTP is commissioned.
Carndonagh	Capacity & quality available. Irish water Investment Plan 2017-2021 provides for decommissioning of Carndonagh WTP Carndonagh and revised supply from Pollam Dam.	Capacity & treatment available
Donegal Town	Capacity & quality available	Capacity & treatment available
Killybegs	Water processing capacity to be increased through Killybegs Regional Water Supply Scheme as included on the Irish Water Investment Plan 2017-2021 comprising €9 million investment.	Capacity issues to be resolved imminently though the Donegal Group B Sewerage Scheme as included on the Irish Water Investment Plan 2017-2021. Capacity & treatment will be available once the WWTP is commissioned.

2.4 Population Projections

As required by the Planning and Development Act 2000 (as amended), table 2.5 sets out population projections having regard to the population ambition of the Plan, in respect of (a) individual projections for each town of a population of 1,500 or more in 2011 census and; (b) aggregate population projections for the remainder. For the purposes of clarity, table 2.5 also provides population projections in respect of An Clochán Liath (Dungloe) and Killybegs in order to provide a comprehensive set of projections for Layer 2A.

Table 2.5: Population Projections

	2011 pop	Estimated 2016 pop ⁸	Projected Additional pop by 2024	Projected pop by 2024
Letterkenny	19,588	19,302	4,190	23,492
Buncrana	6,839	6,735	1,215	7,950
Ballybofey- Stranorlar	4,852	4,781	838	5,619
Donegal Town	2,607	2,568	461	3,029
Carndonagh	2,534	2,495	460	2,955
Ballyshannon	2,503	2,467	419	2,886
Bundoran	2,140	2,108	377	2,485
Lifford	1,658	1,633	73	1,706
Bunbeg-Derrybeg	1,553	1,528	73	1,601
Killybegs	1,297	1,279	210	1,489
An Clochán Liath (Dungloe)	1,183	1,165	210	1,375
Remainder	114,383	112,694	5,442	118,136
County Total	161,137	158,755	13,968	172,723

2.5 The Core Strategy Table

Table 2.6 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 supply consistent with the population targets and HLR of this Plan through the following sequence:

- (i) Publication of a draft Local Area Plan in respect of An Clochán Liath, Ballybofey-Stranorlar, Ballyshannon, Carndonagh, Donegal Town and Killybegs (and also including Bridgend) to follow the publication of the draft County Development Plan 2018-2024 and its core strategy. (Target for draft LAP is mid 2017).
- (ii) Preparation of a draft Local Area Plan in respect of Letterkenny (Target commencement 3rd quarter 2017).
- (iii) Preparation of draft Local Area Plans in respect of Bundoran and Buncrana (Target commencement 4th quarter 2018).

⁸ 2016 population estimate on basis of equal application of decline of -1.5% since 2011.

Table 2.6: The Core Strategy Table

Layer in the Settlement Structure	Location	Core Strategy population allocation to 2024	No. of housing units required ⁹	Housing Land Requirement (Ha) ¹⁰	Potential number of housing units that could be supplied through the HLR ¹¹	Existing zoning(ha) (As at 1st February 2017)	No. of housing units the existing zoning provides for	Proposed zoning (primarily Residential-1st phase; Ha)	Proposed zoning (Other land) (Ha)	Housing yield (Units) from Primarily Residential lands- 1 st phase	Housing yield (Units) from Other lands- 1 st phase	Shortfall/ excess (units) ¹²
1	Letterkenny	4,190	1,552	116.4	2,328	66	1401	55.2	15.2	1203	286	-839
2	Strategic Towns	4,749	1,759	219	2,628	132.76	1565	82.26	38.8	1,190	283	-1,133
2A	Buncrana	1,215	450	56	672	65	694	26.04	38.8	502	258	88 ¹³
	Ballybofey- Stranorlar	838	310	39	468	10.3	124	10.3	0	124	0	-344
	Donegal Town	461	171	21	252	6.8	82	6.8	0	82	0	-170
	Carndonagh	460	170	21	252	11.5	138	11.5	0	138	0	-114
	Ballyshannon	419	155	19	228	0	0	0	0	0	0	-228
	Bundoran	377	140	17	204	22.86	332	22.93	0	307	25	128 ¹⁴
	Killybegs	210	78	10	120	0	0	0	0	0	0	-120
(An Clochán Liath) Dungloe	210	78	10	120	5.1	61	5.1	0	61	0	-59	
2B	Strategic Towns with Special Economic Functions	559	207	26	312	11.2	134	0	0	0	0	-312 ¹⁵
3	Rural Towns & Open Countryside	5029	1863	233	2,796	7.6	91	0	0	0	0	-2,796 ¹⁶
N/A	County Total	13,968	5174	568	7,752	206.36	3057	137.87	54	2417	569	-4,744

⁹ Based on average household size of 2.7 people/ household (census 2011)

¹⁰ Includes 50% additional for market choice in line with Core Strategy Guidelines. Applied density of 20 units/ha in Letterkenny and 12 units/ha elsewhere.

¹¹ Applied density of 20 units/ha in Letterkenny and 12 units/ha elsewhere.

¹² Shortfall in Letterkenny, Ballybofey-Stranorlar, Donegal Town, Carndonagh, Ballyshannon, Killybegs and An Clochán Liath (Dungloe) to be delivered through Local Area Plans.

¹³ Excess to be addressed through a monitor and manage approach.

¹⁴ Excess to take account of the considerable home market in Bundoran providing for supply of residential units. Further excess to be addressed through a monitor and manage approach prior to the preparation of a Local Area Plan.

¹⁵ No prescribed residential zonings across layer 2B in order to provide robustness & flexibility in the approach. Other policies of the Plan will guide the sustainable & incremental growth of towns identified as layer 2B.

¹⁶ No prescribed residential zonings across layer 3 in order to provide robustness and flexibility in the approach. Other policies of the Plan will guide the sustainable and incremental growth of one- off housing in open countryside and housing in rural towns identified as layer 3.

2.6 Housing Strategy

The Housing Strategy contained in Part B, chapter 6, aims to encourage and facilitate a level of housing supply that will meet the housing needs of all sectors of Donegal's population. The analysis of need for social and affordable housing reflects the changing settlement patterns referred to in section 2.1 and highlighted through the NPF consultation process and reasserts the need that an alternative approach to 'business as usual' is essential in terms of appropriately meeting need. The associated changing demographics is evidenced in demand for social and affordable housing as the current profile indicates that 1 and 2 bedroom accommodation would meet 70% of overall need (household size is reducing) and that there is need for elderly and special needs accommodation (life expectancy is longer).

The Housing Strategy outlines that the approach to meeting the social and affordable housing needs in Donegal is based on the five pillars of the Governments Strategy, 'Rebuilding Ireland, An Action Plan for Housing and Homelessness', published in July 2016 with a focus on the specific needs of the County. The five pillars are summarised as:

- Pillar 1- Address Homelessness
- Pillar 2- Accelerate social housing
- Pillar 3- Build more homes
- Pillar 4- Improve the rental sector
- Pillar 5- Utilise existing housing

Aligned with the core strategy to enable renewal and regeneration, the Housing Strategy indicates that there is a key need to refocus an element of supply of social and affordable housing to bringing privately owned vacant and derelict units back into productive use particularly within the main centres of towns and villages. The Housing Strategy outlines that opportunities will continue to be examined to develop new units on existing landbank including a targeted approach where turnkey developments are appropriate. This approach aligns with the settlement structure in terms of housing land supply and requires that innovative resolutions to infrastructure deficits are sought.

2.7 Transportation Strategy

The Transportation Strategy set out at Part B, chapter 5 supports the Core Strategy and Settlement Structure. It identifies a strategic transportation framework that provides for important and essential connectivity of Letterkenny and the Strategic Towns to other key centres outside the County and provides for the important intra- county connections to the network of Rural Towns throughout the County. The need for investment in new roads access and improvements to existing roads infrastructure within the county is a priority intervention to be sought through the life of the Plan. Map No. 2.1, the Core Strategy Map, demonstrates the relationship between the strategic transportation framework and the settlement hierarchy and demonstrates the importance of the onward and external connections through the A5 Western Transport Corridor and A6 road projects, the Ten-T Network and in particular the Letterkenny Relief Road and the N14 Letterkenny/ Lifford road. These onward and external connections and our focus on achieving the cross border commitments and delivery of these programmes is essential to economic growth. In addition, the benefits of the N4 (Dublin-Sligo) road redevelopment represent a strategic and important piece of infrastructure to County Donegal. The strategic transportation framework and economic strategy of the plan acknowledge the important role of quality infrastructure such as road, rail, air and sea in attracting new investment, business and enterprise.

2.8 Water Services Investment Priorities

Table 2.4 outlines the strategic status of water services including investment in relation to Letterkenny and towns identified as Strategic towns Layer 2A indicating that appropriate capacity is available to accommodate reasonable growth. Table 2.7 lists the current water services investment

identified on the Irish Water Capital Investment Plan 2017-2021. In addition to the projects listed in table 2.7, innovative resolutions to infrastructural deficiencies will be pursued throughout the county with a particular reference to deficiencies identified within layer 2B towns described as 'Towns with Special Economic Functions.'

Table 2.7: Planned Investment in Water Services contained in the Irish Water Capital Investment Plan 2017-2021

Water or Wastewater	Project name
Drinking Water	Ballyshannon Regional Water Supply Scheme Ph1 - New WTP and extension to Ballymagourty, Cashelard and Bundoran
Drinking Water	Donegal Countywide Watermain Rehabilitation Contract No.1
Drinking Water	Gortahork/Falcarragh Water Supply Scheme
Drinking Water	Inishowen Regional Water Supply Scheme Trunk Mains
Drinking Water	Inishowen Regional Water Supply Scheme - Upgrade of WTP
Drinking Water	Killybegs Regional Water Supply Scheme Upgrade of WTP and extension to Glenties/Ardara
Drinking Water	Letterkenny WTW Goldrum
Drinking Water	Lettermacaward Regional Water Supply Scheme - Upgrade of WTP and extension to Portnoo, Fintown and Glenties/Ardara
Drinking Water	Lough Mourne Regional Water Supply Scheme - Upgrade of WTP
Drinking Water	Owenteskna Water Supply Scheme - Upgrade of WTP
Wastewater	Ballybofey/Stranorlar WW Network
Wastewater	Ballybofey-Stranolar WWTP
Wastewater	Ballyliffen WWTP
Wastewater	Bridgend WWTP
Wastewater	Buncrana WW Network
Wastewater	Burnfoot WWTP
Wastewater	Burtonport H.E. WWTP
Wastewater	Burtonport WW Network
Wastewater	Carrigart WWTP
Wastewater	Donegal (Group B) Sewerage Schemes Wastewater Treatment Plants
Wastewater	Dunfanaghy-Portnablagh WWTP
Wastewater	Fahan WWTP
Wastewater	Falcarragh WWTP
Wastewater	Kerrykeel WW Network
Wastewater	Kerrykeel WWTP
Wastewater	Kilcar WWTP
Wastewater	Kilmacrenan WW Network
Wastewater	Kilmacrennan WWTP
Wastewater	Letterkenny Sewerage Scheme (Network) All contracts
Wastewater	Milford WW Network
Wastewater	Milford WWTP
Wastewater	Mountcharles WW Network
Wastewater	Moville WWTP

Water or Wastewater	Project name
Wastewater	Ramelton WW Network
Wastewater	Ramelton WWTP
Wastewater	Raphoe WWTP
Wastewater	Rathmullan Septic Tank Nr. 2 (WWTP)
Wastewater	Rathmullan WWTP

2.9 Implementation and Monitoring Programme

An implementation and monitoring programme will be established in order to identify and monitor the interventions undertaken to deliver on the core strategy and to deliver on the population ambition of the Plan. The programme will also examine the uptake of housing land established through the core strategy.

2.10 Core Strategy Objectives

- CS-O-1:** To enable growth of County Donegal’s population by 14,000 persons by 2024 and to enable further accelerated population growth of 36,000 people by 2038 delivering County Donegal as a connected place with a strong, competitive and innovative economy and offering a quality of life ranked highest in the country.
- CS-O-2:** To assert County Donegal as having a key role in the context of the North West City Region and within the area of the Northern and Western Regional Assembly.
- CS-O-3:** To implement a settlement structure consisting of the 3 layers namely, Letterkenny (Layer 1), ‘Strategic Towns’ (Layer 2A and B) and ‘Rural Towns and Open Countryside’ (Layer 3) and to ensure that housing land supply is consistent with the identified Housing Land Requirement (HLR).
- CS-O-4:** To support the growth of Letterkenny and its metropolitan area as driver of population and economic growth in the County and to make appropriate provision for approximately 4,200 additional persons by 2024.
- CS-O-5:** To support the growth of a network of ‘Strategic Towns’ (Layer 2) as key locations of population growth (providing for an additional approximate 4,500 persons by 2024) and/or as places performing ‘Special Economic Functions’.
- CS-O-6:** To support vibrant ‘Rural Towns and Open Countryside’ (Layer 3) by providing for an additional population of approximately 5000 persons by 2024 and by:
- Ensuring that new residential development in rural areas is prioritised and reserved to supply genuine rural need in line with the requirements pertaining to ‘Rural Area Types’ throughout the county (Part B, Chapter 6 Rural Housing refers).
 - To seek opportunities for renewal and regeneration of rural towns.
 - To protect specified rural areas from intensive levels of urban generated housing development.
- CS-O-7:** To align investment in infrastructure with the priorities for growth established in the settlement structure unless, in specific instances, environmental considerations dictate

otherwise or innovative opportunities arise for strategic investment of regional significance at alternative locations.

- CS-O-8:** To pursue opportunities for innovation in order to enable further investment in critical infrastructure particularly in relation to 'Towns with Special Economic Functions'.
- CS-O-9:** To coordinate and promote the delivery of key roads and access infrastructure (including the A5 Western Transport Corridor and A6 road projects, the Ten- T Network, Letterkenny Relief Road and the N14 Letterkenny/ Lifford road) with the other relevant authorities including partners in the North West Strategic Growth Partnership and within the Northern and Western Regional Assembly so as to result in effective strategic connections to and throughout the County.
- CS-O-10:** To prioritise investment in key strategic connections between Letterkenny and the Strategic Towns together with links to transport corridors serving the rest of the County.
- CS-O-11:** To support economic growth throughout the county through:
- (a) The preparation of an Economic Baseline and Strategy Report to inform consideration of the spatial implications of potential and planned economic growth.
 - (b) Participation in a regional approach in order to assert a key strategic development role in the North West City Region and as part of the Northern and Western Regional Assembly area.
 - (c) The establishment of Letterkenny as a centre for economic growth across the sectors, in particular through the promotion of the existing business park, consolidation of the town centre including the prioritising of improvements to public realm, the delivery of key road and access infrastructure, through a proactive approach to enable the delivery of key regeneration sites.
 - (d) The establishment of Strategic Towns including Towns with Special Economic Functions as critical drivers of growth outside of Letterkenny due to their existing special economic function or because there is potential in their existing assets/ resources/location or their relationship with other parallel strategies that will boost economic development.
 - (e) The prioritisation of regeneration, renewal and developmental objectives in 'Towns with Special Economic Function' over the life of the Plan.
 - (f) The identification and harnessing of opportunities arising from the impact of Brexit for new economic investment particularly within the border region.
 - (g) The preparation of a Tourism Development Strategy together with support and enabling of appropriate tourism related development particularly in rural towns and open countryside (Layer 3).
- CS-O-12:** To require growth of towns in a sequential manner outwards from the core so as to make best use of existing and planned infrastructure to the benefit of local communities and effective urban growth.
- CS-O-13:** To promote the integration of land use and transportation so as to encourage modal shift and the development of sustainable transport policies.
- CS-O-14:** To seek the effective resolution of unfinished residential development.
- CS-O-15:** To prepare Local Area Plans in respect of Letterkenny and the Strategic Towns identified in Layer 2A, together with Settlement Framework Plans for the towns in Layer 2B.
- CS-O-16:** To implement the relevant zoning objectives set out at Part C of this Plan.

2.11 Core Strategy Policies

- CS-P-1:** It is the policy of the Council that proposals for development in Letterkenny shall be considered in the light of all relevant material planning considerations, relevant policies of the County Development Plan including Part C, Chapter 12, 'Objectives and Policies of Letterkenny' and other regional and national guidance/policy, relevant environmental designations and particularly Map 12.1B (Land Use Zoning) and Map 12.1A (Urban Design Framework).
- CS-P-2:** It is the policy of the Council that proposals for development in Bunrana and Bundoran shall be considered in the light of all relevant material planning considerations, relevant policies of the County Development Plan including Part C Chapters 12 and 13, 'Objectives and Policies of Bunrana' and 'Objectives and Policies of Bundoran' and other regional and national guidance/policy, relevant environmental designations and particularly Map 13.1A (Bunrana Land Use Zoning) and Map 14.1 (Bundoran Land Use Zoning).
- CS-P-3:** It is the policy of the Council that proposals for development in An Clochán Liath (Dungloe), Ballybofey-Stranorlar, Ballyshannon, Bridgend, Donegal Town, Carndonagh and Killybegs shall be considered in the light of all relevant material planning considerations, relevant policies of the County Development Plan and other regional and national guidance/policy, relevant environmental designations and particularly in the light of the relevant Settlement Framework Maps and accompanying text contained in Part C of this Plan. (Note: a Local Area Plan is being prepared in respect of the identified towns and when, adopted, the Local Area Plan will supersede the relevant Settlement Framework Maps and accompanying text to provide a more detailed planning framework).
- CS-P-4:** It is the policy of the Council that within the boundaries of towns identified as Strategic Towns due to their 'Special Economic Function' (Layer 2B) and in rural towns identified as Layer 3, applications for development will be assessed in the light of all relevant material planning considerations including any identified land use zonings, availability of infrastructure, relevant policies of the Development Plan, other regional and national guidance/policy and relevant environmental designations.
- CS-P-5:** It is the policy of the Council to guide development of towns in a sequential manner, outwards from the core area in order to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more remote areas and to make better use of under-utilised land.
- CS-P-6:** It is a policy of the Council to ensure that developments in urban areas give effect to the 12 Design Criteria set out in the publication Urban Design Manual – A Best Practice Guide (DoEHLG, 2009).
- CS-P-7:** It is a policy of the Council to consider proposals that seek to resolve existing unfinished residential development, including through appropriate reconfiguration of developments, and such proposals shall be considered outside the population targets set by the core strategy.

Chapter 3 Towns and Villages

3.1 Introduction

Aim:

To unlock the potential of towns and villages through regeneration and renewal so as to strengthen the social, community and economic capacity and vitality of towns and strengthen rural communities.

Chapters 1 and 2, Introduction and Core Strategy, identify the importance and key role of Donegal's rural communities in contributing to positive growth and economic development throughout the County and to growing County Donegal's population to over 200,000 people by 2038. County Donegal's rural communities are an asset to be valued and nurtured. The diversity in the opportunities that our rural communities give rise to is significant and has the potential to differentiate the County from other places, particularly in terms of the quality of life offering that is available. The County's towns and villages are at the centre of rural communities because they are important locations for service delivery, gathering, expression of identity, rural enterprise and social and community supports. This Plan recognises the importance of rural towns and villages in supporting the wider rural community and therefore seeks to enable their revitalisation and regeneration as a key strategic intervention. To this end, Chapter 2, the Core Strategy of the Plan, targets some 70% of the projected population growth towards that part of the County outside Letterkenny.

This approach is consistent with national policy in terms of the emerging themes in the NPF and in particular through the Government's publication, 'Realising Our Rural Potential- Action Plan for Rural Development', January 2017. The Action Plan highlights the vital role that rural Ireland plays in shaping Ireland's economic success including through its heritage and culture and it aims to unlock the potential of rural Ireland's positive attributes through a framework of supports at National and local level. The Action Plan is based around five key thematic pillars, each with a series of objectives and actions. The five pillars are:

- Pillar 1: Supporting Sustainable Communities
- Pillar 2: Supporting Enterprise and Employment
- Pillar 3: Maximising our Rural Tourism and Recreation Potential
- Pillar 4: Fostering Culture and Creativity in Rural Communities
- Pillar 5: Improving Rural Infrastructure and Connectivity.

Pillar 1 in particular, recognises the role of rural towns and villages as the heart of rural communities and outlines the importance of implementing measures to breathe life back into rural towns and enable them to become vibrant places and emphasises that a more integrated approach across Government Departments, and Agencies and at local level is required. The actions identified to support Pillar 1 include schemes such as the Town and Village Renewal Scheme, the CLÁR Programme, expansion of Tidy Towns Competition, increased delivery of small housing schemes in towns and villages, implementation of the Framework for Town Centre Revival and roll out of the National Town Centre Health Check Programme.

3.2 The Strategy for Renewal and Regeneration of Towns and Villages

Reflecting the National Action Plan, significant progress and implementing measures are already being undertaken throughout County Donegal's towns and villages and this ongoing activity is already contributing to their renewal and regeneration to varying extents. Examples of progress and implementing measures include:

- The actions identified in the County Donegal Local Economic & Community Plan 2016-2022.
- The role of the network of Tidy Towns Committees in place-making.
- The work of established community organisations in implementing local social, community and economic development initiatives and including place-making projects.
- Implementation of the County Donegal Heritage Plan (example of relevant project relates to the development of guidance in relation to traditional shop fronts).
- Implementation of the Town and Village Renewal Programme across 5 towns (Ballyshannon, Ballybofey-Stranorlar, An Clochán Liath (Dungloe), Carndonagh and Raphoe). Total investment of €440,000.
- Implementation of Social Inclusion Community Activation Programme (SICAP) - 2017 spend €1.9m.
- Implementation of the LEADER / Rural Development Programme - €10million over the period (2015-2020), for community-led initiatives around the themes of enterprise/employment, social, and the environment.
- Implementation of €5.5 million PEACE IV programme of capital projects such as playgrounds, community halls, and community gardens.
- Donegal County Council's ongoing capital investment in environmental and roads improvements.
- Rural Economic Development Zone programme that has funded, inter alia, finishing works to the Glenties Enterprise centre, and town and village renewal works in Ballyshannon.

The Core Strategy of this Plan establishes a strategic framework to focus renewal and regeneration of towns through which collaborative, multi- agency and cross sectoral approaches can be managed. The Strategy also provides a framework of readiness in the event that national programmes/ initiatives are announced that will support the renewal and regeneration objectives of the Plan. Whilst it is an objective of the Council to recognise the potential of all smaller towns and villages, and thus whilst the Council will co-operate with any prospective public and/or private sector partners in delivering any such sustainable and policy-compliant projects, the Plan identifies a smaller number of towns (Layer 2 of the settlement structure) for particular regeneration, renewal and revitalisation focus. These settlements have been selected in a strategic, co-ordinated manner to ensure an equitable distribution of this focus across the County having regard to the anticipated key drivers of growth in the areas outside of Letterkenny and the inherent qualities and attributes of the selected smaller towns and villages to deliver such anticipated growth.

The strategy for renewal and regeneration of towns is provided across two categories and the particular towns identified are shown in Figure 3.1 and listed in Table 3.1:

1. 23 towns described as the County's 'Strategic Towns' that perform a 'Special Economic Function' identified in the settlement structure of the Core Strategy as Layer 2 (A & B).
2. 7 towns/rural areas of smaller scale (included in Layer 3 in the settlement structure) for which a focus on regeneration and renewal, primarily through enhancement schemes, will strengthen communities.

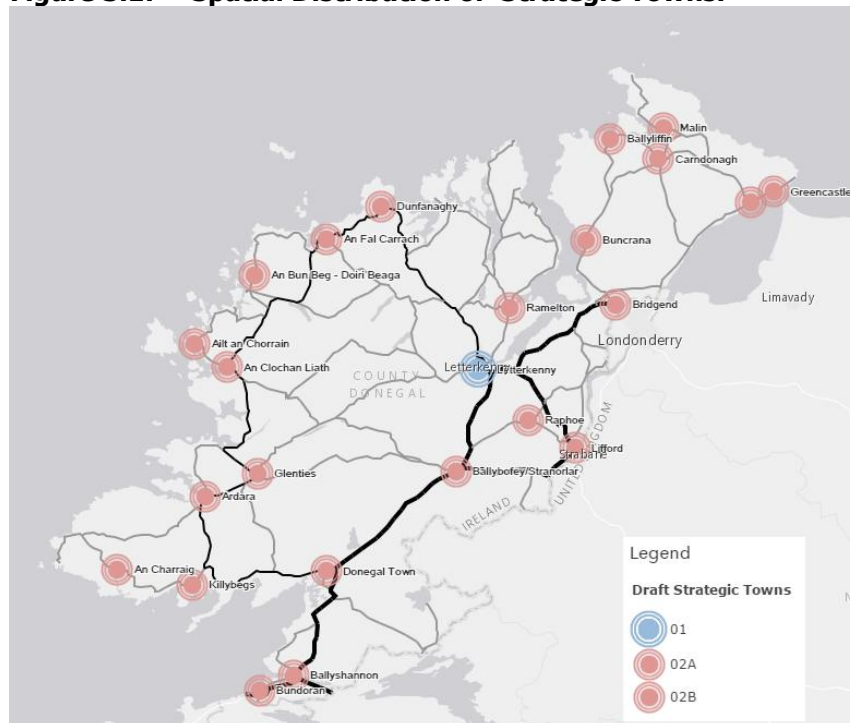
Towns with 'Special Economic Function' in Layer 2(A and B) of the Settlement Structure are all described as the County's 'Strategic Towns'. The distinction between 2A and 2B in Chapter 2, is largely for the purposes of appropriate distribution of the projected population growth having regard to the greater infrastructural capacity and critical mass of the Layer 2A settlements to service a significant proportion of this projected growth. For the purposes of this Section of the Plan, there is

no distinction to be drawn between Layers 2A and 2B. The Council is equally committed to driving the agenda for both groups of settlements. However, in order to retain some consistency with the structure applied to the settlements in the Core Strategy and only for ease of reference the Layer 2A and 2B approach is retained in the paragraphs below.

Figure 3.1 shows the spatial locations of the Strategic Towns with 'Special Economic Function', (Layer 2A and B) distributed throughout the county. As well as specific reasons for identification of particular towns, there are 6 common themes of existing or potential special economic functions that cut across the 'Strategic Towns' including:

1. Tourism and the Wild Atlantic Way;
2. Built and archaeological heritage;
3. The Irish language;
4. Sport and recreation;
5. Cross border location and;
6. The marine.

Figure 3.1: Spatial Distribution of 'Strategic Towns.'



Settlement framework maps/land use zoning maps in respect of each of the 'Strategic Towns' can be viewed in Part C of this Plan and Section 3.3 of this chapter sets out a brief description of the particular thematic areas of potential in relation to each of the 23 towns. Examples include:

- Lifford (which is positioned to take advantage of its border location including opportunities that may arise as a result of Brexit);
- Moville (positioned to take advantage of its coastal location, marine opportunities, location along the Wild Atlantic Way and its built heritage);
- An Fálcarrach (Falcarragh) and Gleann Cholm Cille (Glencolmcille) (positioned to take advantage of their coastal location, along the Wild Atlantic Way and as key towns in relation the Irish Language;
- Raphoe (positioned to take advantage of its built and archaeological heritage and its tourism potential).

Each of the towns identified will present with differing strengths, weakness, opportunities and threats and in many cases, it is recognised that physical infrastructure in terms of water services will represent a challenge to be addressed. The achievement of tangible outcomes in respect of the towns identified will require the buy-in of, and close working relationships between, a range of public, private and community sector organisations on a settlement-by-settlement basis. Notwithstanding, Donegal County Council is committed to these more rural parts of the County and therefore a programme to examine opportunities for appropriate strategic interventions in these areas will be initiated in consultation with all relevant stakeholders including local communities, the private sector and other public sector agencies. The programme will in the first instance address 8 towns identified as Layer 2A as significant work has already been undertaken to prepare a Local Area Plan in respect of the particular towns.

Table 3.1: The 'Strategic Towns' Performing 'Special Economic Functions.'

Layer 2 The Strategic Towns	2A: Strategic towns in the context of housing land supply and due to their Special Economic Function				
	An Clochán Liath (Dungloe)	Ballybofey- Stranorlar	Ballyshannon	Buncrana	Bundoran
	Carndonagh	Donegal Town	Killybegs		
	2B: Strategic towns due to their Special Economic Function				
	Ailt an Chorráin (Burtonport)	An Bun Beg-Doirí Beaga (Bunbeg-Derrybeg)	An Charraig (Carrick)	An Fál Carrach (Falcarragh)	Ardara
	Ballyliffen	Bridgend	Dunfanaghy	Glenties	Greencastle
Lifford	Malin	Moville	Ramelton	Raphoe	

Seven other towns/rural areas of smaller scale (contained in Layer 3 in the Settlement Structure) have also been identified for which a focus on regeneration and renewal, primarily through enhancement schemes will strengthen communities. The Council's commitment to smaller towns and villages is reflected in the Core Strategy wherein a further 33 such smaller towns and villages in the County are identified as part of Layer 3 of the settlement structure (Table 2.3, chapter 2 refers). The Core Strategy allocates 36% of the projected population growth to this Layer including the open countryside and the development management policy framework contained in the Plan has been framed so that the principle of appropriately-scaled development is acceptable in layer 3 towns and villages, subject to detailed policy considerations. Many of the smaller towns and villages in Layer 3 are predominantly residential in character and it is anticipated that their existing character and function will remain as primarily residential clusters of housing. However, these settlements play a vital role in providing accommodation for a significant proportion of the County's existing population and in supporting rural communities. The seven settlements are:

1. Churchill
2. Convoy
3. Dunkineely
4. Kilmacrennan
5. Mountcharles
6. Newtowncunningham
7. St. Johnston

3.3 The thematic areas of potential in relation to each Strategic Town

As outlined in section 3.2, there are 6 common themes that cut across the 23 towns identified as 'Strategic Towns' due to their 'Special Economic Function,' as well as other specific reasons for identification. Table 3.2 identifies the relevant themes or specific reasons for identification. Note; the themes identified should not be taken as an exhaustive list as there may be other areas of potential to be built upon.

Table 3.2: The Reasons for Identification of 'Strategic Towns', Performing 'Special Economic Functions.'

Town	Reasons for Identification as a 'Strategic Town', Performing a 'Special Economic Function.'
An Clochán Liath (Dungloe)	Tourism and Wild Atlantic Way. Irish Language. Centre for delivery of Local Authority services.
Ballybofey- Stranorlar	Development Centre focussing on the towns as a Centre of Excellence for Sport and Recreation. Educational hub. Proximity to Northern Ireland border and associated cross border context. Extent of retail offering.
Ballyshannon	Development Centre with a focus on cultural heritage and enterprise. Heritage town with significant built heritage resources. Tourism and Wild Atlantic Way. Area of important archaeological heritage.
Buncrana	Development Centre (in conjunction with Carndonagh) with a focus on tourism. Tourism and the Wild Atlantic Way.
Bundoran	Development Centre with a focus on marine tourism. Tourism and Wild Atlantic Way.
Carndonagh	Development Centre (in conjunction with Buncrana) with a focus on tourism. Tourism and the Wild Atlantic Way. Centre for delivery of Local Authority services.
Donegal Town	Development Centre with a focus on tourism. Tourism and the Wild Atlantic Way. Centre for delivery of Local Authority services.
Killybegs	Development Centre with a focus on the establishment as an Innovation Hub for marine resources, including food, energy and ocean energy. Marine- Port and fishing related industry. Tourism and Wild Atlantic Way. Tourism associated with cruise liners. Area of important archaeological heritage.
Ailt an Chorráin (Burtonport)	Tourism and Wild Atlantic Way. Marine. Identified as a having particular potential for appropriate town enhancement scheme to strengthen communities.
An Bun Beg-Doirí Beaga (Bunbeg-Derrybeg)	Gaoth Dobhair Development Centre with a focus on business development Tourism and Wild Atlantic Way. Irish language.
An Charraig (Carrick)	Tourism and Wild Atlantic Way (including proximity to Sliabh Liag Signature Point).
An Fál Carrach (Falcarragh)	Tourism and Wild Atlantic Way. Irish language. Identified as a having particular potential for appropriate town enhancement scheme to strengthen communities.
Ardara	Tourism (and linked to Glenties) and Wild Atlantic Way.

Town	Reasons for Identification as a 'Strategic Town', Performing a 'Special Economic Function.'
	Heritage town with significant built heritage resources.
Ballyliffen	Tourism and Wild Atlantic Way. Identified as a having particular potential for appropriate town enhancement scheme to strengthen communities.
Bridgend	Proximity to Northern Ireland border and associated cross border context.
Dunfanaghy	Tourism and Wild Atlantic Way.
Glenties	Tourism (and linked to Ardara).
Greencastle	Tourism and Wild Atlantic Way. Marine.
Lifford	Proximity to Northern Ireland border and associated cross border context. Centre for delivery of Local Authority services.
Malin	Tourism and Wild Atlantic Way (including proximity to Malin Head Signature Point).
Moville	Tourism and Wild Atlantic Way. Heritage town with significant built heritage resources. Marine (linked with Greencastle)
Ramelton	Heritage town with significant built heritage resources.
Raphoe	Heritage town with significant built heritage resources. Area of important archaeological heritage. Tourism and Wild Atlantic Way

3.4 Objectives

- TV-O-1:** To support initiatives for renewal and regeneration of County Donegal's towns and villages with a particular focus on 'Strategic Towns' identified as Layer 2 in the settlement structure.
- TV-O-2:** To identify appropriate regeneration and renewal initiatives, primarily through enhancement schemes to strengthen communities in specific Layer 3 rural towns/areas namely; Churchill, Convoy, Dunkineely, Kilmacrennan, Mountcharles, Newtowncunningham and St. Johnston.
- TV-O-3:** To harness and maximise the economic potential of the County's towns and villages that may contribute to the sustainable economic growth of the County.
- TV-O-4:** To support initiatives to strengthen and improve the physical environment of towns and villages and encourage positive place-making.
- TV-O-5:** To support collaboration across the public, private and community and voluntary sectors in order to progress the regeneration and renewal of towns and villages.
- TV-O-6:** To seek innovation in addressing infrastructural constraints in the County's 'Strategic Towns'.
- TV-O-7:** To identify 'vacant' sites and 'regeneration sites' in towns identified as Layer 2A, in accordance with the Urban Regeneration and Housing Act 2015 and in order to encourage revitalisation.

3.5 Policies

- TV-P-1:** It is the policy of the Council to encourage proposals aimed at harnessing particular 'Special Economic Functions' of the County's 'Strategic Towns' subject to other policies of this Plan including Part C and subject to the proper planning and sustainable development of the area.
- TV-P-2:** It is the policy of the Council to encourage proposals for small scale residential development, including social housing schemes in towns and villages that will contribute to revitalisation and renewal subject to other policies of this Plan including Part C and subject to the proper planning and sustainable development of the area.
- TV-P-3:** It is the policy of the Council to seek quality in proposals for new development within town centres in order to contribute to positive place-making.
- TV-P-4:** It is a policy of the Council to ensure that development proposals within Town Centres or built up urban areas:
- Provide for distinctive buildings of a high architectural quality which contribute to a distinct sense of place and a quality public realm.
 - Create strong street frontage by either, adhering to the established building line in the immediate area or establish a new building line immediately adjoining the public road adjoining where a reasonable opportunity exists to do so. A greater setback will be permitted where the development would provide for the creation a high quality urban place with sufficient landscaping/planning, street furniture etc.
 - Respects, where appropriate, the context of the adjoining buildings, adjacent streetscape or buildings in the immediate area, in terms of design, height, scale and mass etc.
 - Respects the style, architectural detailing (in terms of design/arrangement of fenestration, fascia/soffit treatment, general finishes and materials), eaves height, roof pitch, roof line, and overall building form and height, as appropriate, in areas characterised by traditional vernacular or high quality streetscape.
 - Creates buildings of a human scale, by providing for a fine grain of development, in terms of overall scale, fenestration, size/proportions, signage and detailing and appropriate breaking of building forms along street frontages into narrow horizontal distances.
 - Promote, where appropriate, visual interest through modulation and detailing of architectural elements (e.g. detailing/treatments of eaves, windows, frontages, slight variations in roof lines, setback etc).
 - Utilise, where appropriate adaptable and accessible design on the ground floor to ensure their future re-use for alternative functions (e.g. retail/commercial etc).
 - Avoid the use of industrial type cladding, or the glazing of extensive area of the proposed development.
- TV-P-5:** It is a policy of the Council to consider proposals for contemporary architecture within town centres which:
- Provides for a high quality design and utilises high quality durable materials.
 - Is sympathetic to the overall height, scale, and mass, and would not be otherwise incongruous with, the adjacent buildings or streetscape.
- TV-P-6:** It is the policy of the Council to ensure that development proposals make efficient use of land and do not otherwise hinder the future development potential of backlands within urban areas.

- TV-P-7:** It is a policy of the Council that proposals for shop fronts shall, as appropriate:
- Be of a high quality in terms of overall design, colour and materials.
 - Respect the architectural characteristics of the subject building, in terms of scale, proportion, finishes, materials and relationship to upper levels.
 - Respect the existing streetscape and traditional shop fronts in the area including in terms of scale, proportion, plot width, overall grain of development, arrangements of fenestration, facia treatment, colouring scheme, materials, and finishes.
 - Avoids the use of excessively scaled box facias, plastic canopies over shop fronts, external security shutters, brash colours, flashing or neon lighting.
 - Otherwise be in accordance with the policies for built heritage contained in Part B, Chapter 7.

PART A: Appendix 1

Legal, Interpretation and Policy Context

1.1 Legislative Framework for the Plan

This County Development Plan 2018-2024 has been prepared in accordance with the requirements of the Planning and Development Acts 2000 to 2016 and the Development Plan Guidelines 2007 and other Government guidance in the form of Guidelines and Circulars.

The Development Plan sets out the Council's strategic land use objectives and policies for the overall development of the County up to 2024 and beyond. The Plan relates to the functional area of Donegal County Council, and for the first time, includes the towns of Letterkenny, Buncrana and Bundoran.

The Vision and Core Strategy of this Development Plan demonstrates that the development objectives set out in the Plan are consistent as far as practicable with National and Regional development objectives set out in the National Spatial Strategy, 2002-2020 and the Border Regional Planning Guidelines, 2010-2022. The Vision and Core Strategy aim to assist in informing and addressing the emerging issues arising from preliminary commentary associated with the National Planning Framework (NPF) and Regional Spatial & Economic Strategy (RSES) processes. The Development Plan is also subject to a Strategic Environmental Assessment (SEA) demonstrated through the Environmental Report that accompanies the Plan and a report on the Appropriate Assessment (AA) as required under the Habitats Directive.

Interpretation

In this Plan save where the context otherwise requires:-

"The Council" means Donegal County Council.

"The County Council" means Donegal County Council.

"The County" means the administrative area of the Council for the purposes of the Planning Acts consisting of the entire County of Donegal.

"The Plan" means the County Donegal Development Plan 2018-2024.

"CDP" means the County Donegal Development Plan 2018-2024.

Document Layout

The County Donegal Development Plan 2018-2024 is comprised of the following documentation:

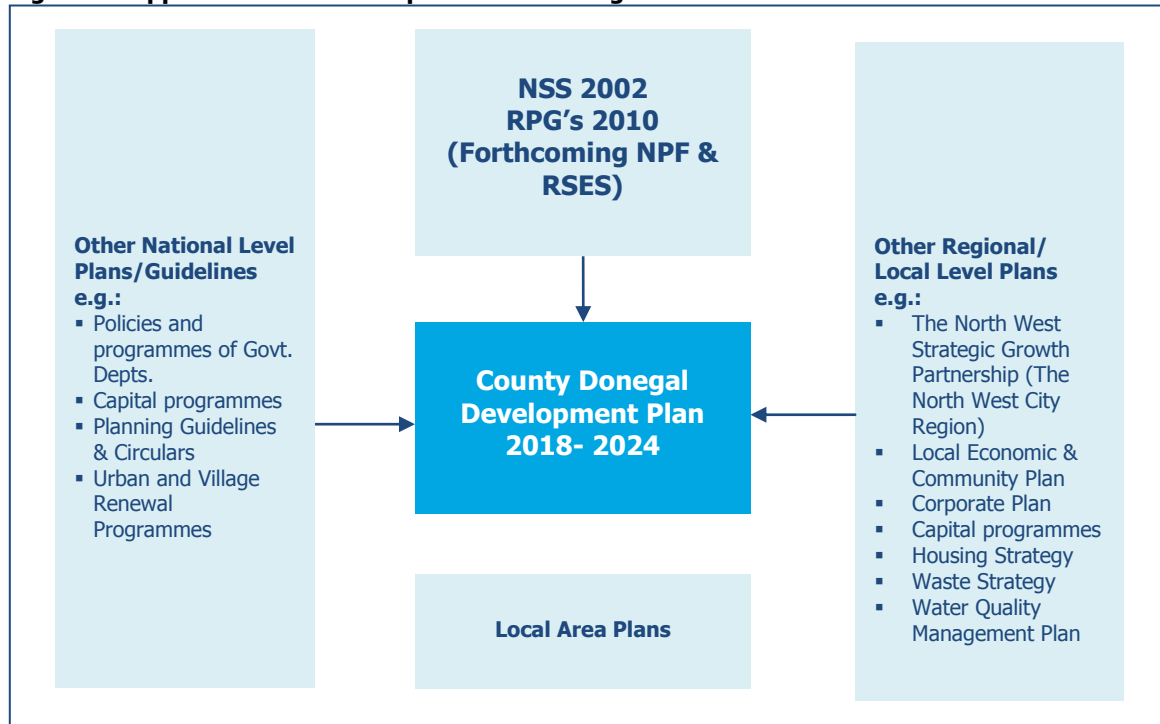
1. The Written Statement
2. Maps/Plans
3. Appendices

For the avoidance of doubt, where there is conflict or disparity between maps and text, the written statement takes precedent.

1.2 Planning Context

The County Donegal Development Plan 2018-2024 is set within a hierarchy of strategic planning policy across the National, Regional and Local contexts. Figure 01 Appendix 1 demonstrates the relationship of the Plan with other plans, both land use and non-land use plans. Taken together, the suite of plans are to deliver a coordinated and integrated development approach for the region. The Plan is required to be consistent, in so far as practicable, with the current national and regional planning frameworks (the National Spatial Strategy 2002 (NSS) and the Border Regional Planning Guidelines (RPG's) 2010) and its consistency is demonstrated clearly in Chapter 2: Core Strategy.

Figure 01 Appendix 1: Development Plan linkages with other Plans



National and Cross Border Context

The Strategic Issues Papers in respect of the National Planning Framework (NPF).

The NPF is being prepared by the Department of Housing, Planning, Community and Local Government (DoHPCLG) and a Strategic Issues Paper was published for consultation on 2nd February 2017 to be followed by a draft NPF in due course. The NPF will supersede the National Spatial Strategy 2002-2020 (NSS). The NPF will include a focus on economic development and investment in housing, water services, transport, communications, energy, health and education infrastructure. The strategic issues paper published for consultation references the cross border relationship with Northern Ireland and in particular refers to the North West Strategic Growth Partnership as a successful cross border approach to provide a pathway for more effective performance at a spatial level. The strategic issues paper describes the approach as a place-based approach to accelerate sustainable growth, driven by local leadership and supported and guided by central policy. It outlines that a key output is to enhance the performance of the North-West metropolitan area which is key to both the NI Executive's and the Irish Government's ambitions to realise the economic potential of the region. The County Donegal Development Plan is, in so far as is practicable aligned with the key issues that are emerging to date through the preliminary commentary around the NPF. In addition,

the joint work of the North West Strategic Partnership Group is assisting in informing the NPF and outlining the potential of the North West City Region.

National Spatial Strategy 2002-2020

The NSS 2002-2020 and its 'Update and Outlook Report' published in 2011 is the current national planning framework and it is to be superseded through the finalisation of the NPF referred to previously. The NSS was designed to achieve a sustainable balance of social, economic, physical development and population growth across the Country. The NSS emphasised the central role of designated Gateways, in functioning as the economic drivers for their Region and, in the context of County Donegal and the North West region, the NSS designated a linked Gateway for Letterkenny-Derry. It also identified the potential for co-operation on key strategic planning issues with Northern Ireland with a particular focus on strategic infrastructure links within and across the island of Ireland. As the NSS is the current planning framework in the national context, the County Donegal Development Plan 2018-2024 has been prepared to achieve consistency with the NSS, particularly in relation to the work of the North West Strategic Growth Partnership, which aims to realise the full potential of the North West City Region. The Plan also recognises our strategic alignment in the context of our partner counties within the area of the Northern and Western Regional Assembly.

National Planning Policy Guidelines

The Planning Acts require planning authorities to have regard to Ministerial Guidelines. Among the most directly relevant in relation to the preparation of the Development Plan are:

- Strategic Environmental Assessment (SEA), 2004
- The Planning System and Flood Risk Management, 2009
- Sustainable Rural Housing Development Guidelines, 2005
- Retail Planning Guidelines, 2012
- Sustainable Residential Development in Urban Areas and the Design Manuals, 2009
- Sustainable Urban Housing: Design Standards for New Apartments, 2015
- Development Plans Guidelines, 2007
- Wind Energy Development Guidelines, 2006

The full suite of guidelines are available at www.housing.gov.ie

The Regional Development Strategy for Northern Ireland 2035, Building a Better Future (RDS 2035)

The RDS 2035 was published in 2010 as the spatial strategy of the Northern Ireland Executive. It recognises the role Belfast plays in generating regional prosperity and that Derry-Londonderry is the focus of economic growth in the North West region. It is supported by 8 aims as follows:

- Support strong, sustainable growth for the benefit of all parts of the Region.
- Strengthen Belfast as the regional economic driver and Londonderry as the capital of the North West.
- Support for towns, villages and rural communities to maximise their potential.
- Promote development which improves health and well-being of communities.
- Improve connectivity to enhance the movement of people, goods, energy and information between places.
- Protect and enhance the environment.
- Take actions to reduce the regions carbon footprint and facilitate adaptation to climate change.

The RDS 2035 defines the North West as Londonderry, Strabane and Limavady, along with the greater part of County Donegal. It describes Derry City as the core settlement and as a key cross-border and international gateway providing access by road, rail and sea to the North West.

Regional Policy Context

The North West Strategic Growth Partnership

As outlined in Section 1.1, the North West Strategic Growth Partnership is a cooperative cross border initiative, jointly led by Donegal County Council and Derry City & Strabane District Council to realise the full potential of the North West City Region and is an approach that is consistent with the objectives for the region set out in the NSS and the RDS as well as the RPG's 2010. In addition, the regional approach to the future development of the North West is informing and addressing emerging issues from the preliminary discourse in relation to the forthcoming NPF. The Partnership aims to work collaboratively to drive forward economic, environmental and social regeneration and prosperity in the region and focuses across three pillars of economic development; physical development and; social and community planning. The County Development Plan, its objectives and policies aim to support the vision of the North West Strategic Growth Partnership.

The Border Regional Planning Guidelines (RPG's) 2010-2022

The Regional Planning Guidelines¹⁷ set out a long-term strategic planning framework for the proper planning and development of the Region (comprising of the Counties of Donegal, Sligo, Leitrim, Cavan, Monaghan and Louth) to provide for sustainable communities. The Guidelines are the current regional planning framework that the County Development Plan is consistent with, in so far as practicable and are closely aligned with the National Spatial Strategy and also the Regional Development Strategy in Northern Ireland.

The key strategic goals of the RPG's relate to the development of Letterkenny as the strategic driver of growth for the County; to facilitate integrated sustainable development between urban and rural areas; to improve connectivity and mobility links; to promote innovation, economic growth and competitiveness; to facilitate emerging sectors to provide sustainable jobs and; to protect and enhance the quality of the natural environment and built heritage.

Map 3.1 contained in the RPG's (September 2010) demonstrates the spatial settlement strategy for the border region. This strategy identifies the importance of the Strategic Western Corridor linking Letterkenny-Derry-Ballybofey/Stranorlar-Donegal Town-Ballyshannon-Bundoran and the Sligo Gateway. It further shows onward connectivity from the Gateways to Northern Ireland and through Sligo to Galway. The importance of the A5 road project to upgrade the Derry to Dublin strategic transport corridor is also clear through the identification of the Northern Cross, and its linkages to the Western Corridor are evident as well as the associated benefit for the North West region.

In relation to economic development the issues arising from the RPG's in respect of the development plan relate to the need to ensure the supply of large-scale land and infrastructure required for major investment, sufficient zoned industrial and commercial lands and consideration of the sequential approach in this regard. In addition, the RPG's indicate the need to make provision for agricultural diversification and rural enterprise such as afforestation and renewable energy subject to appropriate environmental considerations. The RPG's also note the need to provide opportunities for the establishment of enterprises based on the processing of natural products as well as recognizing the importance of the retail sector and the level of retail leakage to Northern Ireland. Furthermore, in the context of major enterprise and industrial development, the RPG's note that there must be policies for the development of such major enterprise and industry in locations where waste water treatment systems with capacity to produce waste water discharges of a standard that will not impact negatively on downstream European sites, can be provided.

The RPG's outline a Core Strategy for the Region establishing the population growth framework, housing targets and 'Housing Land Requirement' (HLR) for each local authority to 2016 and to 2022. The adoption of the previous County Donegal Development Plan 2012-2018 marked the preparation

¹⁷ Border Regional Authority, 2010

of the County's first Core Strategy and ensured consistency with the Core Strategy of the RPG's 2010. Chapter 2 of this Plan (Core Strategy) outlines in more detail, the population growth provided for through the Development Plan to 2024 (the end of the life of the Plan) in terms of supply of land for the purposes of housing. It also identifies towns and villages that have particular renewal/regeneration and economic potential by reason of their existing function and characteristics. As outlined in more detail in section 1.3 and in Chapter 2 the growth provided for in this Development Plan targets positive and ambitious growth to drive a strong North West City region, strong functioning urban centres, and vibrant rural communities. The population ambition of this Plan is consistent with and set within the current population targets of the RPG's 2010 and, for information purposes, Table 01 Appendix 1 sets out the population increase set out in the Core Strategy of the RPG's to 2016 and 2022.

Table 01 Appendix 1: Population Increase set out in RPG's 2010 (to 2016 and 2022)

Location	RPG's 2010 Projected Population increase 2010-2016	RPG's 2010 Projected Population increase 2016-2022
Letterkenny	2,700	2,700
County Donegal (described as the remaining share) (excluding Letterkenny)	10,227	10,413
Total projected population for County Donegal (i.e. Letterkenny and the rural remainder)	171,337	184,450

The Regional Planning Guidelines, 2010 will be superseded in due course through the preparation of a Regional Spatial and Economic Strategy (RSES) to be prepared by the Northern and Western Regional Assembly. The RSES will be consistent with the finalised NPF and it will coordinate across local authority and wider public policy levels in support of the NPF.

Local Policy Context

The County Donegal Local Economic & Community Plan 2016-2022 (LECP)

The County Donegal Local Economic & Community Plan 2016-2022 (LECP) aims to promote economic development and community development in the County over the next 6 years and its preparation and adoption ensured alignment and consistency with the operative County Development Plan at that time (the CDP 2012-2018). This Development Plan for the period 2018-2024 is also aligned horizontally with the LECP providing appropriate land use and spatial support for the objectives of the LECP and in effect, the LECP will operate as one of the implementing tools to assist in the delivery of the ambitious growth strategy set out in this Plan. The LECP is a partnership Plan which addresses the issues, needs and opportunities of the County across all of the sectors and which consists of a significant regional, (including cross border) dimension. In this regard, the work of the North West Strategic Growth Partnership will provide a mechanism to deliver on a number of elements of the County Donegal LECP and its Northern Ireland counterpart through the community planning process. The Vision of the County Donegal LECP is to: *'To connect Donegal's people and places, harness its economic opportunities and to achieve strong, healthy, inclusive and sustainable communities.'*

The vision underpins the 7 priority Goals of the County Donegal LECP as follows:

1. To Develop Donegal as a Connected Place
2. To Harness Donegal's Natural and Human Capital
3. To Value, Sustain and Develop Our Culture and Creative resource
4. To Promote Sustainable, Inclusive and Healthy Communities
5. To Develop Donegal as a Lead Region for Learning, Research and Innovation
6. To Develop the 'Donegal' Brand
7. To Promote Entrepreneurship, Investment and Enterprise

Local Area Plan for 7 Strategically Located Towns

A Local Area Plan in respect of 7 strategically located towns (An Clochan Liath [Dungloe], Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town, Killybegs), is being prepared and is anticipated for adoption early 2018. The Local Area Plan will be consistent with the Core Strategy of this County Development Plan as regards land supply for the purposes of housing and it will build upon their strategic designation as key service centres in the County, also described as Development Centres in the LECP. Therefore, the Local Area Plan will aim to support and promote their economic and community development with a particular alignment to the spatial relationship with elements of the County Donegal LECP.

In addition, Local Area Plans will be prepared in respect of the towns of Letterkenny, Buncrana and Bundoran and will ensure consistency with the Core Strategy of this County Development Plan.

1.3 Strategic Environmental Assessment and Appropriate Assessment

The Environmental Report that accompanies this Plan sets out the Strategic Environmental Assessment of the Development Plan. This process has been carried out in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended in 2011). The Environmental Report also consists of information on the findings of the Appropriate Assessment (Natura Impact Report) of the Plan. The parallel processes consisting of the preparation of the Development Plan together SEA and AA ensures the integration of environmental considerations throughout the drafting of the Plan.

Part A: Appendix 2

Section 28 Statement in relation to the Draft County Donegal Development Plan 2018-2024

Section 28 of the Planning and Development Acts 2000-2016, requires that a statement be appended to the Draft Development Plan to include information which demonstrates:

1. How the Planning Authority has implemented the policies and objectives of the Minister contained in Guidelines issued to the Planning Authorities by the Minister regarding any of their functions under the Planning and Development Acts when considering their application to the area, or part of the area, of the Draft Development Plan and the Development Plan, or;
2. If applicable, that the Planning Authority has formed the opinion that it is not possible, because of the nature and characteristics of the area or part of the area of the Development Plan, to implement certain policies and objectives of the Minister contained in the Guidelines when considering the application of those policies in the area or part of the area of the Draft Development Plan or the Development Plan and shall give reasons for the forming of the opinion and why the policies and objectives of the Minister have not been so implemented.

The table on the following pages sets out the Section 28 statement in relation to the Draft County Donegal Development Plan 2018-2024.

Section 28 Guidelines	Statement in relation to the County Donegal Development Plan 2018-2024
Development Plan Guidelines, June 2007	The Draft County Donegal Development Plan 2018- 2024 has been prepared having regard to the Development Plan Guidelines in particular in relation to structure, strategic content, legibility and process.
Strategic Environmental Assessment Guidelines, November 2004	Strategic Environmental Assessment of the Draft County Donegal Development Plan 2018-2024 has been an integral part of the preparation of the Draft Plan and is set out in detail in the Environmental Report (Part D) that accompanies the Draft Plan and in the content, nature and characteristics of the policies and objectives of the Plan. The Strategic Environmental Assessment process has been undertaken having regard to the methodology and content of the Strategic Environmental Assessment Guidelines.
Appropriate Assessment of Plans and projects in	Appropriate Assessment of the Draft County Donegal Development Plan 2018-2024 has been an integral part of the preparation of the draft

Section 28 Guidelines

Statement in relation to the County Donegal Development Plan 2018-2024

Ireland- Guidance for Planning Authorities, 2009

plan, and the outputs are recorded within the Environmental Report (Part D) that accompanies the draft plan and also in the Natura Impact Statement (Part E). The Appropriate Assessment has been undertaken having regard to the methodology and content of the guidelines in relation to Appropriate Assessment of Plans and Projects in Ireland.

Framework for Co-operation Spatial Strategies of Northern Ireland and the Republic of Ireland

The approach to the strategic contents of the Draft Plan set out in Part A have been prepared having regard to the Framework for Co-operation Spatial Strategies of Northern Ireland and the Republic of Ireland resulting in a significant partnership approach to the strategic growth of the North West region. This approach is reflected throughout the Draft Plan particularly in Part A, Chapters 1 (Introduction) and 2 (Core Strategy) and Part B, Chapter 4 (Economic Development).

Best Practice Guidance Note on Transboundary Consultation and Land Use Plans, 2010

The approach set out in the Best Practice Note on Transboundary Consultation and Land Use Plans has been implemented in the methodology and process to prepare the plan including informal transboundary consultation and confirmation of findings that the Draft Plan will have no significant transboundary effects to DHPCLG in accordance with the Guidance Note.

Sustainable Rural Housing Development Guidelines, April 2005

Chapter 6, in relation to rural housing (section 6.3) has been prepared having regard to the Sustainable Rural Housing Development Guidelines, April 2005 and in particular implements 'Rural Area Types' comprising 'Stronger Rural Areas', 'Weaker Rural Areas' and 'Areas Under Strong Urban Influence.' The Draft Plan integrates this approach primarily through Part A, Chapter 2 (Core Strategy), Part B, Chapter 6 (Housing) and Part B, Appendix 4 (Design Guide).

Retail Planning Guidelines, April 2012

Chapter 4, section 4.2 sets out the County Retail Strategy 2018-2024 and in particular references the Retail Planning Guidelines. The Retail Strategy has been prepared having regard to the Retail Planning Guidelines 2012 particularly in relation to the identification of a County retail hierarchy and the implementation of the sequential approach to new retail development.

Childcare Facilities Guidelines, June 2001

Chapter 11, Community, Culture and the Gaeltacht has been prepared having regard to the Childcare Facilities Guidelines in relation to the optimum location for new childcare facilities to facilitate localised provision, accessibility and sustainable development.

Landscape and Landscape Assessment, Consultation Draft of Guidelines, June 2000

Chapter 7 with specific reference to section 7.1 (Natural Heritage) and Map 7.1.1 (Scenic Amenities) has been prepared having regard to the Landscape and Landscape Assessment, Consultation Draft of Guidelines. It provides for the identification of landscape classifications throughout the County on the basis of an evidential-led approach informed by the County Donegal Landscape Character Assessment and sets out objectives and policies to protect important landscapes.

Wind Energy Development Guidelines, 2006

Chapter 8 with specific reference to section 8.2 (Energy) and Map 8.2.1 (Wind Energy) has been prepared having regard to the Wind Energy Development Guidelines. The Draft Plan provides for the identification

Section 28 Guidelines

Statement in relation to the County Donegal Development Plan 2018-2024

of (i) areas 'Open to Consideration', (ii) areas identified as 'Not Acceptable' and (iii) areas identified as 'Acceptable for Augmentation to Existing Windfarms.' The identification of the said areas followed an evidential- led methodology guided by the approach set out in the Wind Energy Guidelines. Chapter 8 together with objectives and policies of Chapter 7 (Natural and Built Heritage) provides an appropriate framework to guide the detailed consideration of wind energy proposals and this has been prepared having regard to the Guidelines.

However, the Planning Authority is of the opinion that Section 5.0 of the Wind Energy Development Guidelines has not been implemented in relation to 'distance from the nearest turbines to any noise sensitive property' for the following reason. Whereas the Guidelines provide that: '*In general, noise is unlikely to be a significant problem where the distance from the nearest turbine to any noise sensitive property is more than 500 metres*', the Draft Plan stipulates a minimum setback distance of ten times tip height (for noise-related reasons) which requirement will, having regard to standard heights of modern turbines, inevitably result in setback distances being significantly in excess of the 500m guide distance.

The Council agreed this policy on foot of its consideration of a non-Executive report submitted to the Council in which a rationale was provided for the adoption of such a policy, which rationale included references to scientific noise studies and case law in relation to noise disturbance from wind turbines. The report concluded that:

'In order to protect residential amenity in the face of emerging evidence shown above it is prudent to apply the precautionary principle until adverse effects can be scientifically discounted according to case law averred to in the recent CJEU judgement case ref# C-142/16. Also since the adoption of the current CDP we have had incidents of blade throw (Corkermore), turbine collapse (Loughderryduff and Screggagh), fire (Cappagh Beg), which the set back would provide an adequate safety buffer.¹⁸'

Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities, May 2009 and;

Best Practice Urban Design Manual, May 2009

Chapter 6 (Urban Housing) has been prepared having regard to the Guidelines on Sustainable Residential Development in Urban Areas and is specifically referenced within the chapter and within Part B, Appendix 2 (Development Guidelines and Technical Standards).

Design Standards for New Apartments- Guidelines for Planning Authorities,

Chapter 6 (Urban Housing) has been prepared having regard to the Guidelines on Design Standards for New Apartments and is specifically referenced within the chapter and within Part B, Appendix 3

¹⁸ Report entitled, 'Submission in relation to amendment document 'OPTION 3 Revised' to the Working Draft County Development Plan 2018- 2024' which was considered by the Elected Members at the plenary meeting of Donegal County Council on 2nd May 2017.

Section 28 Guidelines	Statement in relation to the County Donegal Development Plan 2018-2024
December 2015	(Development Guidelines and Technical Standards).
Design Manual for Urban Roads and Streets, 2013	Chapter 5 (Infrastructure), in particular section 5.1 (Transportation) and the related Development Guidelines and Technical Standards contained in Part B, Appendix 3 have been prepared having regard to the Design Manual for Urban Roads and Streets. Policy T-P-15 in particular refers.
The Planning System and Flood Risk Management-Guidelines to Planning Authorities, November 2009	Chapter 5 (Infrastructure), in particular section 5.4 (Flooding) has been prepared having regard to the guidelines in relation to Planning System and Flood Risk Management in relation to methodology including the precautionary and sequential approach. Objectives F-O-1 to F-O-3 and policies F-P-1 to F-P7 refer.
Architectural Heritage Protection Guidelines for Planning Authorities, 2004 and; Architectural Heritage Protection for Places of Public Worship, 2003	Chapter 7 (Natural and Built Heritage), in particular section 7.2 (Built Heritage) has been prepared having regard to the guidelines in relation to Architectural Heritage Protection and the guidelines in relation to Architectural Heritage Protection for Places of Public Worship. The objectives and policies of this chapter and the relevant chapters for towns in Part C of the Draft Plan, provide for the protection and conservation of buildings listed on the Record of Protection Structures (listed in Part B, Appendix 3), buildings identified on the NIAH, ACA in Letterkenny and streetscape protection in Buncrana.
The Provision of Schools and the Planning System-Code of Practice for Planning Authorities	Chapter 11 (Community, Culture and the Gaeltacht), has been prepared having regard to The Provision of Schools and the Planning System-Code of Practice for Planning Authorities including specific reference to it within Policy CCG-P-5.
Telecommunications Antennae and Support Structures, July 1996	Chapter 5 (Infrastructure), in particular section 5.3 (Telecommunications) has been prepared having regard to the guidelines in relation to Telecommunications Antennae and Support Structures.
Spatial Planning and National Roads Guidelines, January 2012	Chapter 5 (Infrastructure), in particular section 5.1 (Transportation) has been prepared having regard to the Spatial Planning and National Roads Guidelines and is specifically referenced at section 5.1.3 and policies T-P-1 to T-P-15.
Tree Preservation Guidelines	Chapter 7 (Natural and Built heritage), in particular section 7.1 provides objectives and policies to protect and conserve trees, hedgerows, natural boundaries, natural heritage corridors and amenity lands and has regard to the Tree Preservation Guidelines.
Quarries and Ancillary Activities, 2004	Chapter 8 (Natural Resource Development), in particular section 8.1 has been prepared having regard to the guidelines in relation to Quarries and Ancillary Activities including specific referencing within the chapter.

PART B

Objectives and Policies of the Plan

Chapter 4 Economic Development

4.1 General Economic Development

Aim:

To provide for the appropriate growth of economic development and employment opportunities across all sectors in accordance with the Core Strategy and the ambitions of the North West City Region initiative and consistent with the principles of proper planning and sustainable development.

4.1.1 Background

This Chapter outlines a strategy, providing a plan led, spatial response to the issues facing the local economy. It also contains the Retail Strategy.

The live register provides an up to date measure of unemployment in the County. It indicates that there were 14,214 persons on the register in December 2016, a drop of 34% since December 2010. Whilst this is certainly a positive trend, the County nonetheless continues to face challenges in terms of strengthening its economic base, not least that presented by the impending departure of the UK from the European Union and the consequent potential impacts and opportunities for the Border Region.

As outlined in the Core Strategy, this Plan envisages ambitious growth for the County in the context of the North West City Region initiative, building on the opportunities provided by the critical mass in the Letterkenny area whilst also seeking to ensure sustainable development throughout all towns, villages and rural areas in the County and providing a particular focus on those towns and villages with evident special functions (e.g. Killybegs as an Innovation Hub for marine resources including food, tourism and ocean energy; tourism in Malin; cross border opportunities in Bridgend and Lifford etc.). There remains a need to attract opportunities for employment to replace jobs lost during the recession across all sectors including the construction, manufacturing, textiles, retail, agricultural and fishing industries and a need to examine the potential to develop the County as the lead area for the green economy as well as for the growth areas of Internationally-Traded Services, higher value-added food production and tourism.

The County has many advantages for potential investors wishing to locate and develop in the area. The quality of life in the County is exceptional, with the pristine scenery of mountain, lakes and seashore, together with a wide range of quality services to attract both investors and tourists to the area. In addition the County is part of a much larger sub region with Derry City, involving the entire north west portion of the island and offers a wide variety of health, educational, retail, social and community facilities. The advantageous corporate tax regime, the opportunities presented by Project Kelvin, and the availability of a highly skilled workforce, all contribute to making the County an attractive place in which to invest, live and work. Underwriting all these attributes is the resource of the inhabitants of the region, the youngest population in Europe with 35% under 25 years old, whose talent and resources can contribute to change, innovation, and entrepreneurship. The availability and access to educational opportunity is very important and the Letterkenny Institute of Technology,

University of Ulster and other third level centres in the region play a key role in this regard – indeed, the north west region boasts a third level student population of 40,000, illustrating the extent of education and retraining in the County and wider region.

National Context

Since exiting the Troika (European Commission, European Central Bank and the IMF) financial assistance programme in 2013, a more positive economic outlook has begun to emerge for the State. As of December 2016, the Economic and Social Research Institute (ESRI) anticipates that overall economic growth is expected to be robust in 2017, with forecast GDP growth of 3.5 per cent; although it must be noted that a degree of uncertainty remains, largely as a result of the Brexit referendum. The ESRI have also noted that domestic sources of growth remain relatively robust and that the labour market continues to improve, with the national unemployment rate expected to reach 6.8 per cent by the end of 2017.

Regional Context

Whilst uncertainty surrounding Brexit and the potential weakening of sterling may hinder Irish export growth in 2017, it should nonetheless be noted that in a regional context, there may be opportunities for Donegal in terms of securing inward investment from firms wishing to have a presence within one of the only predominantly English-speaking countries within the EU, particularly those firms and businesses that are currently based in Northern Ireland. The geographical proximity of Donegal to the border with Northern Ireland, the similarities in how business is conducted in both jurisdictions, the prime office rents available in the County and the fact that salary costs are lower than Dublin, London and much of Western Europe will position Donegal as a prime and convenient location for businesses wishing to avail of relocation opportunities.

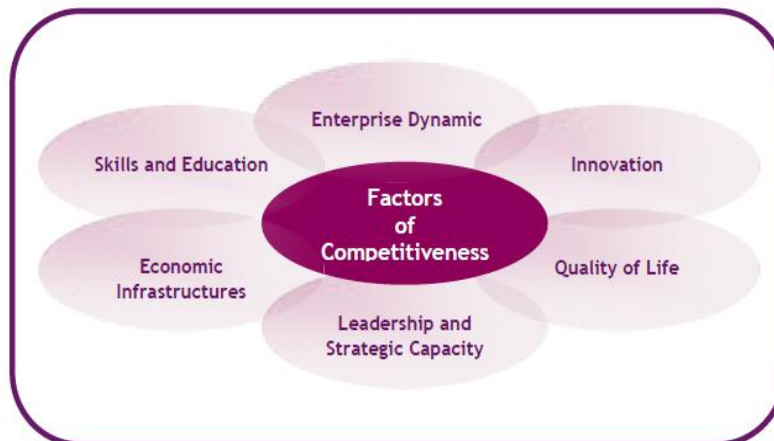
These factors have been important considerations in the conception and first stages of development of the North West City Region initiative. As part of the NWCR Initiative, the joint report of Donegal County Council and Derry City & Strabane District Council entitled, 'Initial Analysis of the Challenges and Opportunities of Brexit for the Derry City & Strabane and Donegal County Council Area - The North West City Region,' published February 2017, provides an initial consideration of the potential challenges and opportunities which might arise for the region as a result of Brexit. The areas considered include trade, foreign direct investment; EU funding; migration; cross border commuting; tourism; cross border shopping and cross border co-operation and management. The initial consideration indicates that the areas of most significant potential impact in the regional context are around trade and EU funding but that in the context of Donegal in its own right, the most significant areas are trade, retail and tourism.

While the issues around each area are complicated and in some cases clearly and directly relate to spatial land use planning matters, there are other issues that are outside the remit of the County Development Plan and will indeed require an integrated response across the public, private and community sectors. This Plan provides a positive vision and spatial land use planning framework to support the significant sectors such as trade, retail and tourism and provides an appropriate readiness to respond to challenges and opportunities that will present.

Regional Planning Guidelines 2010-2022

The Border Regional Authority's Regional Planning Guidelines (2010-2022) set out a framework for the economic development of the Region and the County. It sets out a framework of competitiveness factors to determine performance and identifies key Regional assets and areas of enterprise potential.

Figure 4.1.1: Factors of Competitiveness



Source: Regional Planning Guidelines for the Border Region, 2010-2022

Building on these factors the RPG's consider the assets of the Region in terms of the sectoral opportunities and identify the existing and potential elements for future economic growth. They include tourism, knowledge based services, renewable energy/green economy, agri-food sector, and environmental products and services. The RPG's also identify the natural resource base (including added value agriculture, forestry and aquaculture) creative culture (design, digital media, crafts and visual arts) and the retail sector, in key centres, as significant elements for consideration. They also indicate that Development Plans within the region should have regard to their sectoral analysis, reflecting the degree of concentration and dispersal required across the region. The RPG's also emphasise the large scale land and infrastructure needs of major investment, including foreign direct investment which should be considered and provided for in the respective Development Plans in the Region. The provision of sufficient serviced zoned industrial and commercial lands must be evidence based and follow the sequential approach.

Whilst the Regional Planning Guidelines will be replaced by the emerging Regional, Spatial and Economic Strategy during the early life of the County Development Plan, it is nonetheless considered that the potential growth factors identified in the Regional Planning Guidelines remain relevant.

4.1.2 Objectives

- ED-O-1:** To facilitate cross-border collaboration and to enable and sustain regional economic, cultural and social development opportunities.
- ED-O-2:** To ensure that sufficient land is provided at appropriate locations for employment generating uses and that such land will be protected from inappropriate development that would prejudice its long-term development.
- ED-O-3:** To facilitate and direct appropriate employment generating developments into the Gateway centre of Letterkenny and the Strategic Support Towns, and to support the economic development of smaller towns and villages throughout the county.
- ED-O-4:** To liaise with Irish Water to ensure maximum synchronisation between the Core Strategy and Economic Development Objectives of this Plan with the investment programmes of Irish Water and thus to ensure the provision of adequate infrastructure, including water, wastewater treatment and waste management facilities to

accommodate future economic growth and job creation in the Gateway centre of Letterkenny and the towns and villages throughout the County.

- ED-O-5:** To promote appropriate rural economic development by encouraging diversification that supports the growth of emerging rural enterprises functionally related to the countryside.
- ED-O-6:** To support the further development of appropriate third level educational and research and development centres within the county.
- ED-O-7:** To facilitate the appropriate development of tourism throughout the County through the support of sustainable tourism projects and the promotion of creative industries as a resource subject to environmental, heritage, infrastructure and amenity considerations.
- ED-O-8:** To maximise the potential of Project Kelvin, Metropolitan Area Networks and all ICT resources and infrastructure throughout the County to facilitate appropriate, sustainable economic development and to support the initiatives contained in the Donegal Digital Action Plan.
- ED-O-9:** To maximise the appropriate development of the county's renewable energy resources and to support and facilitate the creation of a sustainable local renewable energy market place in Donegal from where energy operators can transport, store, trade and export their "local renewable energy product" to domestic and non-domestic markets subject to environmental designations and amenity considerations.
- ED-O-10:** To support the development of Páirc Ghnó Gaoth Dobhair as a business, enterprise and manufacturing centre to support the employment base, economic vitality and in turn the linguistic vibrancy of the Gaeltacht.
- ED-O-11:** To support the border region for economic development and enterprise by maximising on the potential and opportunities arising from Brexit.

4.1.3 Economic Development Strategy

The strategy is to align new economic and employment development with the role and function of settlements and rural areas as identified in the Core Strategy. It aims to promote the integration of appropriate employment uses with other land uses, including residential, community, tourism and retail uses, in an effort to provide balanced sustainable development. This includes the potential to reduce the need to travel and reduce travel times reflecting the critical role of a safe and efficient national road network in supporting economic growth. The strategy also seeks to promote the unique opportunities that the County presents in a National and International context.

Relationship with the Core Strategy and Settlement Hierarchy

The linked metropolitan area of Letterkenny and the City of Derry-Londonderry is of National, Regional, Local and Cross Border importance. This area is the major driver of economic development in the County in conjunction with the Layer 2A Strategic Support Towns and those Layer 2 towns and villages with special functions throughout the County. The Core Strategy, as outlined in Chapter 2, sets out the Settlement Hierarchy (Map 2.1 refers) which reflects the importance of the Letterkenny area as the primary engine of the County's economy. There is a very important inter-relationship between the Economic Strategy, the Core Strategy and the sectoral elements of the Development Plan.

The objectives of the Core Strategy include prioritising key strategic connections between the metropolitan area and the Layer 2A Strategic Support Towns. In addition, the Council seeks to facilitate quality strategic International, National and Regional links to sea, air and rail from Donegal to other major population centres and markets. The Core Strategy also supports economic growth at key strategic locations with infrastructural capacity. The Core Strategy and subsequently, the key locations for major economic growth have been identified in this plan having regard to the potential for environmental effects. The Environmental Report (Part D) sets out the current state of the environment, crossing the range of areas including biodiversity, protected sites such as Fresh Water Pearl Mussel Catchments, land cover, water (in relation to the North Western International River Basin Management Plan), waste water, water, landscape and material assets. These considerations have been assessed cumulatively in the determination as to the level of growth that would be appropriate throughout the county.

The Retail Strategy

The Retail Strategy as expanded below, indicates that a significant proportion of the workforce is employed in the wholesale and retail sectors. It is a key objective of the economic strategy to provide a vibrant and diverse retail offer consistent with National Guidelines. In accordance with the Core Strategy and the Settlement Frameworks of the Plan, the Retail Strategy directs retail land uses within identified town centres while promoting the highest possible standards in the design and layout of retail outlets.

Availability of Land and infrastructure

As the economic driver for the County, the town of Letterkenny is an attractive location for economic development including foreign direct investment and this is provided for through the zonings and policies contained in this Development Plan. Further lands within the ownership of the Council and other bodies exist at a variety of locations throughout the County that could also 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.

Infrastructural investment is critical for future economic development activity. The Council will seek to identify any infrastructural deficiencies which could impede appropriate economic development and to identify mechanisms to overcome these limitations which may include contributions from developers.

The Rural Area

The traditional activities of farming, tourism and forestry still have and will continue to have an important role to play in the rural economy of the County. Of the total area of the County, approximately 39% is in agricultural use, although much of it is unsuitable for commercially intensive farming. The County has a relatively high area of forest cover, approximately 11%, and almost 40% of which is privately owned. Most farming and forestry activities are outside the scope of planning control, but emerging diversification opportunities with horse riding, angling, sailing, surfing, walking and eco-tourism all have the potential to attract visitors from both home and overseas and create supporting jobs. Organic and value added food production and agri tourism also have potential for job creation. The majority of biomass comes from forestry, while willow and miscanthus offer potential for biomass energy crops. Anaerobic digestion can convert organic waste and wet biomass into renewable energy and new emerging technologies could be embraced to realise this sectors full potential. Forestry can provide a supplementary form of farm activity through planting maintenance and harvesting while it can also provide a sustainable construction material and a source of renewable energy. Marine resources such as seaweed harvesting and processing have the potential to contribute to a variety of employment opportunities such as in the field of pharmaceuticals, cosmetics, energy and food products. Significant employment opportunities also exist in the tourism sector as detailed in the Tourism/Marine Chapter, whilst renewable energy enterprises also have the potential to contribute to employment generation and the economy of Donegal. .

The Council recognises the fact that, in certain circumstances, it may be appropriate to facilitate small-scale, home-based business enterprises (for example, where the provision of a service would serve a dispersed rural community). Such businesses would only be acceptable where they are clearly of a very limited scale (e.g. circa 1-2 employees) and any proposals to extend beyond this limited scale would be unlikely to receive favourable consideration and are more sustainably-located in the County's towns and villages.

Interagency liaison and collaboration

Donegal County Council provides administrative and technical support to the Donegal Local Community Development Committee (LCDC); a committee made up of public and private sector members, including local authority members and officials, State agencies, private sector and local and community development representatives. In turn, the LCDC works in partnership to prepare the community elements of a 6-year Local Economic and Community Plan (LECP) and to co-ordinate, manage and oversee the implementation of local and community development programmes.

This co-ordination at County level is complemented by cross-border collaboration with regard to economic development, in particular the establishment of the North West Strategic Growth Partnership which aims to work collaboratively to drive forward economic, environmental and social regeneration and prosperity in the North West City Region.

The County Development Plan is the statutory statement on land use and consequently it seeks to reflect and recognise the strategic goals and priority actions of the LCDC and the North West Strategic Growth Partnership.

Town and Village Renewal: As A driver of Economic Opportunity

The Council's Town and Village Renewal Programme involves the carrying out of environmental improvement works in towns so as to act as a catalyst for economic and social renewal. The type of works include undergrounding utilities apparatus, provision of street furniture, landscaping works, town centre regeneration and 'off street' car parking. At the time of writing, the Council has secured funding under the Town and Village Renewal Scheme 2016 to carry out environmental improvement works in 5 towns, namely: Carndonagh, Ballybofey/Stranorlar, An Clochán Liath (Dungloe), Ballyshannon and Ramelton; and the programmes of work for these settlements are currently being progressed. Whilst this investment is welcomed, it is acknowledged that the scale of this funding is nevertheless limited and the Council will continue working to secure additional funding for this important area of work.

4.1.4 Policies

ED-P-1: It is a policy of the Council to implement the Economic Development Strategy to sustain existing employment and facilitate job creation in appropriate locations in the County.

ED-P-2: It is a policy of the Council that any economic development proposal that meets the locational policies set out hereunder (policies ED-P-3 – ED-P-13) must also comply with the criteria set out in Policy ED-P-14 and be consistent with the proper planning and sustainable development of the area.

ED-P-3: Within designated Settlement Framework areas, it is a policy of the Council to consider economic development proposals involving an industrial building or process (as defined in Article 5 of the Planning and Development Regulations 2001, as amended) in the following circumstances and subject to the provisions of Policy ED-P-2 and ED-P-14:

On land zoned for such use in this Plan or future Local Area Plans; or in an existing industrial/employment area.

Elsewhere within settlement framework areas, proposals for an industrial use or process will be considered only in Layer 1 and Layer 2 settlements, and where it can be demonstrated that: there is no available zoned land or land on an existing industrial area; that the proposal is for a firm rather than speculative proposal; the development would be compatible with the locality; and that the development would make a substantial contribution to the economy of the area.

Development involving Industrial buildings or processes will not be permitted outside the boundary of settlements in the open countryside unless related directly to a site specific product resource and the development proposed could not be located in a settlement in line with this policy.

ED-P-4: Within designated Settlement Framework areas it is a policy of the Council to consider economic development proposals involving a light industrial building (as defined in Article 5 of the Planning and Development Regulations 2001, as amended) in the following circumstances and subject to the provisions of Policy ED-P-2 and ED-P-14:

- (a) On land zoned for such use in this Plan or future Local Area Plans or on an existing industrial/employment area, provided the proposal is of a scale, nature and form appropriate to the location.
- (b) Elsewhere within settlement framework areas, proposals for light industrial use will be determined on their individual merits having regard to the scale and character of the settlement, environmental considerations, the availability of necessary infrastructure, compliance with policy ED-P-14, and compatibility with the locality.
- (c) Development involving light industrial buildings will not be permitted outside of settlements in the open countryside unless related directly to a site specific product resource or a project under the terms of any of the policies ED-P-8 to ED-P 13.

ED-P-5: Within designated Settlement Framework areas it is a policy of the Council to consider economic development proposals involving a warehouse or storage use (as defined under 'Repository' in Article 5 of the Planning and Development Regulations 2001, as amended) in the following circumstances and subject to the provisions of Policy ED-P-2 and ED-P-14:

- (a) On land zoned for such use in this Plan or any future Local Area Plans or on an existing industrial/employment area, provided the proposal meets the following criteria:-
 - (i) it is compatible with any existing industrial/employment use and will not detract from its continuation or expansion;
 - (ii) it will not lead to significant loss of available industrial land locally or in the wider Plan area.
- (b) Elsewhere within settlement framework areas, proposals for warehouse/storage use will be determined on their individual merits having regard to the scale of the proposal relative to the scale and character of the settlement, the availability of necessary infrastructure and compliance with policy ED-P-14.
- (c) Proposals for warehouse/storage use will not normally be approved outside the settlement boundary unless related directly to a site specific product resource or a project under the terms of any of the policies ED-P-8 to ED-P-13.

- ED-P-6:** Within designated Settlement Framework areas It is a policy of the Council to consider development proposals for Office use (Class 3), use as a call centre, or for research and development purposes
- (a) On land zoned for such use in this Plan or any future Local Area Plans or on an existing industrial/employment area, provided the proposal meets the following criteria:-
- (i) it is compatible with any existing industrial/employment use and will not detract from its continuation or expansion;
 - (ii) it will not lead to significant loss of available industrial land locally or in the wider Plan area.

Elsewhere within settlements, proposals for such uses will only be considered where it can be demonstrated that there is no available land nor buildings within any land zoned land for such use; or where there is no such designation/zoning, that the proposed site is centrally located; and where the proposal meets all other policies of this Plan and the criteria in policy ED-P-14.

Development involving Class 3 business uses will not normally be permitted outside of the settlement boundary in the open countryside.

- ED-P-7:** It is a policy of the Council to consider proposals for the extension of an existing industrial or business use within a defined settlement provided the resultant scale and form of the enterprise is compatible with the character and scale of the settlement and locality and the proposal meets the criteria set out in policy ED-P-14.

- ED-P-8:** It is a policy of the Council to consider proposals for economic development uses in the countryside including An Gaeltacht which comply with the following provisions, subject to compliance with Policy ED-P-14 and the protection of areas designated as being of Especially High Scenic Amenity (EHSA):-

- Farm Diversification schemes – provisions set out in Policy ED-P-9.
- Expansion or redevelopment of an existing economic development use – provisions set out in Policy ED-P-10.
- Major industrial Development – provisions set out in Policy ED-P-11.
- Businesses in rural areas that could benefit the local economy/tourism offering and Home Based Working – provisions set out in Policy ED-P-13.

All other proposals for economic development in the countryside will only be permitted in exceptional circumstances where the proposal comprises a development of regional or national significance and no suitable site exists within a settlement in the locality which can accommodate the proposal (Policy ED-P-12 refers).

- ED-P-9:** It is a policy of the Council to consider proposals for Farm Diversification Schemes where the diversification scheme is to be run in conjunction with the agricultural operations of the farm. As far as possible the proposed development should reuse or adapt existing redundant farm buildings. Any new proposed building must be of a scale, form and design appropriate to the rural area. The proposed diversification scheme must comply with all other policies of this Plan and meet the relevant criteria of Policy ED-P-14. Where there are deficiencies in water infrastructure and/or where it is not possible to connect to the public systems, the developer will be required to demonstrate that bespoke development-led solutions can be identified, agreed in writing, implemented, and maintained which will address those deficiencies.

- ED-P-10:** It is a policy of the Council to consider proposals for the expansion or re-development of an existing economic development in the countryside provided the scale and nature of

the resultant development will contribute positively to the long-term sustainability of the existing enterprise, subject to compliance with all relevant provisions of Policy ED-P-14. A proposal which would not meet these criteria will only be permitted in exceptional circumstances where it can be demonstrated that:

the proposal would provide for consolidation and/or remediation of the existing facilities;

- where relocation of the enterprise would not be possible;
- the proposal would make a significant contribution to the local economy;
- the development would maintain the existing rural character of the area; and
- where infrastructural improvements are required that a developer-led solution can be identified and delivered.

ED-P-11: It is a policy of the Council to consider proposals for a major industry/enterprise in the countryside which makes a significant contribution to the economy of the County where it is demonstrated that the proposal, due to its site specific requirements or size, requires a countryside location. An application for a development proposed under this policy must be accompanied by evidence to support the case of economic benefit to the economy of the County and in the case of rural location on the grounds of size, detailed information on the search conducted to secure a suitable site within the boundary of a settlement. The provisions of policy ED-P-14 will also be taken into account and a Travel Plan must be prepared to address the issue of accessibility by various modes of transport. Developer-led infrastructural improvements will be conditioned in appropriate cases. Development proposals will be assessed in the light of all relevant material planning considerations, relevant policies of the County Development Plan and other regional and national guidance/policy, relevant environmental designations including demonstration of compliance with Article 6 of the Habitats Directive.

ED-P-12: It is a policy of the Council to support Gaeltacht-based economic opportunities on lands within the ownership of, or supported by, Údarás na Gaeltachta. Development proposals will be assessed in the light of all relevant material planning considerations, relevant policies of the County Development Plan including Policy ED-P-14 and other regional and national guidance/policy, relevant environmental designations including demonstration of compliance with Article 6 of the Habitats Directive.

ED-P-13: It is a policy of the Council to consider proposals for businesses in rural areas that (a.) Could serve as a valuable addition to the local economy and/or tourism offering in an area, such as those relating to food (particularly value-added products such as artisan food), forestry (e.g. wood products), crafts, creative industries, ecotourism and agri-tourism (e.g. farmhouse accommodation, pet farms, farm holidays, health farms, equestrian activities, bird-watching holidays, painting and photography tuition, angling tourism, field studies and hill-walking) or (b.) Comprise a home-based business of limited scale (circa 1-2 employees), located within the curtilage of an existing dwelling house; subject to compliance with Policy ED-P-14 and having regard to all other material planning considerations.

ED-P-14: It is a policy of the Council that any proposal for economic development use, in addition to other policy provisions of this Plan, will be required to meet all the following criteria;

- (a) it is compatible with surrounding land uses existing or approved;
- (b) It would not be detrimental to the character of any area designated as being of Especially High Scenic Amenity (EHSA);
- (c) it does not harm the amenities of nearby residents;
- (d) there is existing or programmed capacity in the water infrastructure (supply and/or effluent disposal) or suitable developer-led improvements can be identified and delivered;

- (e) the existing road network can safely handle any extra vehicular traffic generated by the proposed development or suitable developer-led improvements are identified and delivered to overcome any road problems;
- (f) adequate access arrangements, parking, maneuvering and servicing areas are provided in line with the Development and Technical standards set out in this Plan or as otherwise agreed in writing with the planning authority;
- (g) it does not create a noise nuisance;
- (h) it is capable of dealing satisfactorily with any emission(s);
- (i) it does not adversely affect important features of the built heritage or natural heritage including Natura 2000 sites;
- (j) it is not located in an area at flood risk and/or will not cause or exacerbate flooding;
- (k) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;
- (l) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;
- (m) in the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape;
- (n) it does not compromise water quality nor conflict with the programme of measures contained within the current North Western River Basin (NWIRBD) Management Plan.

ED-P-15: It is a policy of the Council to facilitate appropriate economic development within the border region where the infrastructure is available or has the capacity.

4.2 County Retail Strategy 2018-2024

Aim:

To facilitate a diverse range of retail activities at appropriate locations in urban areas, thereby ensuring vitality and viability and improving competition within our town centres.

4.2.1 Background

This Retail Strategy has been prepared in accordance with the current Retail Planning Guidelines, published in 2012 by the Department of the Environment, Community and Local Government.

The Strategy also accords with the National Spatial Strategy 2002, Regional Planning Guidelines 2010 and the Core Strategy of the County Development Plan 2018-2024.

The retailing environment in the County remains challenging and competitive; influenced as it is by cross-border trading, increased competition and the new retailing models that have emerged in recent years.

Policy Background

As reflected in the Regional Planning Guidelines 2010, the retail sector represents a significant cohort of employment. Sectoral employment data for Donegal showed a significant 11% (7795 people) employed in the wholesale and retail trade in 2011.

While the extent of change in retail employment since 2011 will not be known until the full results of the 2016 census are published, the key role retailing plays in the County is evident and is likely to remain as a key source of employment. For example, the Marketing Institute of Ireland's Consumer Market Monitor Report for Q2 of 2016 indicates that the consumer economy in Ireland is now showing strong evidence of a broad-based, sustainable recovery, with gross disposable income increasing in 2015 and in the first quarter of 2016. General improvements in the labour market have also contributed to consumer confidence and increased consumer spending. With specific regard to retail, the report notes that following five years of decline, a significant turnaround occurred in 2014, which accelerated further in 2015, with sales volume up by 6.1 percent. The Consumer Market Monitor Report further notes that 2016 continued to deliver strong sales growth for most retailers, with spending in the first half of the year up 5.5 percent in volume, year-on-year. Notwithstanding, it is acknowledged that the recovery levels in Donegal have not kept pace with improvements at the national level.

For the Retail Planning Strategy in Donegal this affirms the policy context and objectives at both the National and Regional strategy levels. For Donegal, providing the most vibrant and diverse shopping experience possible is a key objective. In line with the Core Strategy (Chapter 2) and the Settlement Structure of the Plan, focusing retail land uses within the established town centres is central to the strategy while promoting the highest quality standards possible in the design and layout of retail developments.

The identified town centres have significant opportunities to accommodate additional retail floorspace in terms of utilising infill and redevelopment opportunities. Cognisance also has to be paid to the extent of vacancy in towns and villages where the opportunity exists to consolidate the existing retail

offering in the settlements and consequently enhance the vitality and physical appearance of these centres.

Sequential Approach (Retail Planning Guidelines, 2012 - Department of Environment, Community and Local Government)

The preferred location for new retail development, where practicable and viable, is within a town centre (or district or major village centre). Where it is not possible to provide the form and scale of development that is required on a site within the town centre then consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site, for the purposes of these guidelines, is taken to be one which is within an easy and convenient walking distance from the primary shopping core of a town centre. The distance considered to be convenient will vary according to local circumstances but typically is unlikely to be much more than 300-400 metres from the edge of the prime shopping area, and less in smaller settlements.

Having assessed the size, availability, accessibility, and feasibility of developing both sites and premises, firstly within a town centre and secondly on the edge of a town centre, alternative out of centre sites should be considered only where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available. This is commonly known as the sequential approach to the location of retail development.

In relation to whether sites can demonstrate suitability, availability and viability, the following will be taken into account in implementing the sequential approach, in addition to all other material considerations -

- a) **Suitability:** Matters that will be considered include whether or not the development is consistent with development plan objectives, in particular zoning objectives, current land use activity in the vicinity of the site, size, capacity to accommodate development and traffic and transportation issues.
- b) **Availability:** this criterion relates to site ownership, ease of assembly and timing.
- c) **Viability:** the financial viability of a development is also a key consideration.

It is possible that some retail development might take place in out of centre locations. Not all centres, particularly small and historic towns, will have sites that are suitable in terms of size, parking, traffic generation or servicing arrangements for large-scale developments in the town centre itself. In such centres, development should be of a scale appropriate to the size of the centre in order to minimise the potential for adverse impact. In assessing out-of-centre applications, the Planning Authority will also consider matters such as (inter alia) the broad need (floorspace requirement) for additional retail development to serve an identified local community, size of development, quality of design and layout, effect on the nearby environment, effect on vitality and viability, servicing, accessibility by a variety of travel modes and car parking.

Sequential Approach and Extension or Change of Use Applications

The sequential approach will also be used by the Planning Authority to assess proposals for the extension or material change of use of existing development where they are of a scale which could have a significant impact on the role and function of a town centre.

The following table (Table 4.2.1) indicates the type of retailing that would be expected to be located in the Settlement Structure layers and is intended to complement the settlement hierarchy set out in Chapter 2. It is accepted that medium and large centres would also accommodate local and neighbourhood shop development to serve those towns.

Table 4.2.1: Retail types

Retail Type	Context for Assessment	Appropriate Settlement Layer / Settlement
District Shopping Centres	Purpose built district shopping centres are normally provided within the built up area of major conurbations. They are usually anchored by a large foodstore and contain a range of unit shops and non-retail service outlets (such as banks, post office or hairdressers). They perform an important retail function for the local community living within a 15-20 minute drive time of the site. There is no clear size threshold for a district centre although, depending on the density of population in the catchment area, they are likely to comprise about 10,000 m ² .	Layer 1
Large Foodstores (refer Policy RS-P-2)	Up to 3000m ² net. These stores serve mainly the large weekly convenience goods shopping requirements of families. They require large clear areas of floorspace together with adjacent car parking as the majority (but not all) of families undertake their weekly bulk convenience shopping by car. Wherever possible large foodstores should be provided in a town, major village or district centre or on the edge of the centre where public transport provision can be made available for shoppers who do not have the use of a car. In exceptional cases it will not be possible to bring forward sites which are in or on the edge of a town centre because of the site size requirements of large foodstores, environmental constraints in historic towns or because the road network does not have the capacity for additional traffic and service vehicles.	Layer 1 and 2A
Small to medium sized Food/ Convenience Stores (refer Policy RS-P-3)	Small to medium sized food/convenience stores of up to 1,500 m ² gross have a potential role in extending the choice and range of retailing, particularly for certain sectors of the community. Their customer catchment and retail offer is different to the mainstream superstores and supermarkets and their trade draw will be different; this will be relevant when assessing impact, although the effect on neighbourhood centres and other shops should also be considered. These type of food/convenience stores can effectively anchor smaller centres. Proposals should be considered in relation to the development plan and the potential for adverse impacts on the vitality and viability of any existing town/village centre. Re-use of existing non-retail and vacant premises in existing centres should be encouraged unless there is clear evidence to suggest that there would be a significant impact on the viability of smaller centres, due to the size of the discount store.	Layer 1 and 2
Higher Order Comparison and Retail Warehousing, Retail Parks/	Retail parks have emerged as agglomerations of retail warehouses grouped around a common car park selling mainly bulky household goods. Retail warehouses require extensive areas of showroom space, often with minimal storage requirements. A substantial proportion of	Layer 1 and 2A

Retail Type	Context for Assessment	Appropriate Settlement Layer / Settlement
<p>Retail Warehouses (refer Policy RS-P-4)</p>	<p>customers collect goods by car or van. In some instances retail warehouse operators are able to arrange home delivery.</p> <p>In general retail warehouses do not fit easily into town centres given their size requirements and the need for good car parking facilities and ease of servicing.</p> <p>Planning authorities when considering applications for non-food retail parks need to consider the impact on existing town centres.</p> <p>The development of very large single retail warehouse units greatly in excess of 5,000 m² (and sometimes of 10,000 m² or more) focused upon a specific market segment, can have an unacceptable local monopoly effect on smaller shops in town centres. Large scale single retail warehouse units in excess of 6,000 m² gross (including any ancillary garden centre) are unlikely to be acceptable in many locations due to their effect on the surrounding road network and their potential for creating local monopolies which would inhibit competition within local catchment areas.</p> <p>Applications for individual retail warehouses outside a town centre or on its edge should generally be discouraged in order to reduce the number of car journeys. Furthermore, given their potential for visual impact, close attention should be given to the implementation of siting free-standing retail warehouses along major road corridors, in order that a good quality of design can be achieved.</p>	
<p>Local (Neighbourhood) Shops (refer Policy RS-P-7)</p>	<p>Local shops located in local centres or neighbourhood centres perform an important function in urban areas. They can provide a valued service, catering particularly for the daily or casual needs of nearby residents or of those passing by. Local shops comprising both foodstores and important non-food outlets such as pharmacies have significant social and economic functions; they offer a particularly important service for those who are less mobile, especially elderly and disabled people, families with small children, and those without access to a car. For example, in peripheral housing estates they may provide the only readily accessible shopping facilities. Where the Council can substantiate clearly the local importance of such shops in defined local centres, they should safeguard them in development plans, through appropriate land-use zoning.</p>	<p>Layer 1 and 2A</p>
<p>Factory Outlet Centres (Refer Policy RS-P-4)</p>	<p>It is not considered that factory outlet centres would be appropriate for greenfield out-of-town locations.</p>	<p>Layer 1 and 2A</p>

Retail Type	Context for Assessment	Appropriate Settlement Layer / Settlement
<p>Retail Warehouse Clubs (Cash & Carrys)</p> <p>(Refer Policy RS-P-4)</p>	<p>Retail warehouse clubs combine elements of cash and carry wholesaling with sales to qualifying members of the public. They should be treated for the purpose of this Strategy as if they were retail businesses and subject to the policy provisions of the development plan and the requirements set out in the Retail Planning Guidelines.</p>	<p>Layer 1 and 2A</p>
<p>Shops in Small Towns, Villages and Rural Areas</p> <p>(for rural areas refer to Policy RS-P-11)</p>	<p>Existing foodstores and supermarkets often play a vital role in maintaining the quality and range of shopping in smaller rural town centres and assist in anchoring the surrounding rural economy, particularly in less densely settled areas of the State. Planning policies should be supportive of local facilities in small towns and villages which provide an effective and valuable service to the local community. Such centres should continue to provide not only for food, but also some comparison shopping and should be the preferred location, especially for food stores. Where rural town centres are not serving the community well, and there is a significant amount of travel by car to other larger centres, then proposals for new retail developments should be encouraged in or near the town centre, in order to reduce travel and retain trade in the town. In small towns and villages there is therefore a clear presumption in favour of central or edge of centre locations for new developments. As elsewhere, out-of centre retail developments should not be allowed if their provision is likely to lead to a reduction in the range of local facilities in towns and villages or affect the diversity of shops or lead to the loss of general food retailing from the centre of smaller towns. The scope for superstores and other large scale retail developments is likely to be more limited in smaller rural towns than elsewhere.</p> <p>Retailing should generally be directed to existing settlements and retail development in the countryside would not normally be accepted. Exceptionally, retail facilities outside the development limits of settlement framework areas could be acceptable in the following circumstances:</p> <ul style="list-style-type: none"> • A shop which is ancillary to activities arising from farm diversification. • A shop designed to serve tourist or recreational facilities and ancillary to the main use. • A small scale shop attached to an existing or approved craft workshop retailing the product direct to the public. • Small-scale shops designed to serve a dispersed rural community • The redevelopment of existing small-scale shops designed to serve a dispersed rural community 	<p>All layers and rural area as appropriate, in accordance with the adjacent 'Context for Assessment' Column.</p>

4.2.2 Objectives

- RS-O-1:** To achieve a critical mass of retail uses in the key urban centres of the County in a manner consistent with the Core Strategy and Settlement Strategy.
- RS-O-2:** To ensure consistency with the retailing objectives of the Regional Planning Guidelines 2010 and Retail Planning Guidelines 2012 and any subsequent updates of these documents.
- RS-O-3:** To promote a diversity of retail types within the County.
- RS-O-4:** To promote a high design quality in the form and layout of retail proposals in a manner that contributes to the physical quality of town centres.
- RS-O-5:** To promote a strong independent retail sector as part of a diverse and competitive retail environment.
- RS-O-6:** To consolidate retail developments within town centres and thereafter expand in an incremental fashion.
- RS-O-7:** To promote a higher density and greater diversity through backland, infill and mixed-use development.
- RS-O-8:** To promote the regeneration of derelict land and buildings within town centres for retail uses.
- RS-O-9:** To promote retailing as part of the County's tourism economy.

4.2.3 Policies

- RS-P-1:** It is a policy of the Council to promote and encourage major enhancement of the higher order regional retail provision in Letterkenny, subject to the provisions of Policy RS-P-5 and RS-P-6.
- RS-P-2:** It is a policy of the Council to consider proposals for Large Foodstores (up to 3000 square metres net) at appropriate locations in Layer 1 and Layer 2A settlements as identified in the Core Strategy, subject to the provisions of Policy RS-P-5 and RS-P-6.
- RS-P-3:** It is a policy of the Council to consider proposals for Small to Medium sized food/ convenience stores (up to 1500 square metres net) at appropriate locations in Layer 1 and Layer 2 settlements as identified in the Core Strategy, subject to the provisions of Policy RS-P-5 and RS-P-6.
- RS-P-4:** It is a policy of the Council to consider the provision of a limited amount of higher order comparison and retail warehousing, factory outlets and retail warehouse clubs at appropriate locations in Layer 1 and Layer 2A settlements as identified in the Core Strategy; guided by Table 4.2.1 above-Retail Types, subject to the provisions of Policy RS-P-5 and RS-P-6.

- RS-P-5:** It is a policy of the Council that all retail proposals with the potential to impact on the vitality and viability of the relevant centre (or centres) shall be subject to an appropriate sequential test of the site location and proposed retail type in accordance with the Retail Planning Guidelines (2012) or any subsequent iteration of these guidelines. Only proposals that satisfy the sequential approach will be acceptable, save for exceptional circumstances.
- RS-P-6:** It is a policy of the Council to require a Retail Impact Assessment where it considers that a retail development proposal is particularly large in scale compared to the relevant settlement in which the site is located. Through the Retail Impact Assessment, the applicant must address the following criteria and demonstrate whether or not the proposal would:
- (a) support the long-term strategy for the County's town centres as established in the Core Strategy/Retail Strategy, and would not materially diminish the prospect of attracting private sector investment into one or more such centres;
 - (b) have the potential to Increase employment opportunities and promote economic regeneration;
 - (c) have the potential to increase competition within the area and thereby attract further consumers to the area; and
 - (d) respond to consumer demand for its retail offering and not diminish the range of activities and services that an urban centre can support;
 - (e) cause an adverse impact on one or more town centres, either singly or cumulatively with recent developments or other outstanding planning permissions (which have a realistic prospect of implementation) sufficient to undermine the quality of the centre or its wider function in the promotion and encouragement of the arts, culture, leisure, public realm function of the town centre critical to the economic and social life of the community;
 - (f) cause an increase in the number of vacant properties in the primary retail area that is likely to persist in the long term;
 - (g) ensure a high standard of access both by public transport, foot and private car so that the proposal is easily accessible by all sections of society; and/or
 - (h) link effectively with an existing town centre so that there is likely to be commercial synergy.
- Only those proposals that can demonstrate to the Planning Authority that the development is not likely to have a significant adverse impact as demonstrated by an assessment of the above criteria, will be acceptable.
- RS-P-7:** It is a policy of the Council to consider proposals for the provision of local scale neighbourhood shops within Layer 1 and 2A settlements, where such shops are clearly designed and located so as to serve distinct residential neighbourhoods, subject to compliance with all other relevant policies of this Plan.
- RS-P-8:** It is a policy of the Council to encourage and facilitate the re-use and redevelopment of vacant or derelict lands or buildings within town/village centres for retail use.
- RS-P-9:** It is a policy of the Council to seek to designate casual trading sites in accordance with the Casual Trading Act 1995 in suitable sites within town centre locations or other appropriate locations.
- RS-P-10:** It is a policy of the Council to consider proposals for a shop of up to 100 square metres net retail area when associated with a petrol filling station. Where net retail space in excess of 100 square metres is sought the sequential approach to such development will apply.

RS-P-11: Retailing will generally be directed to existing settlements of appropriate size and the development of inappropriate retail facilities in the open countryside will not be permitted. However, it is a policy of the Council to consider proposals for certain retail facilities that may be considered appropriate outside settlement framework areas, including:

- Farm shops which are ancillary to activities arising from farm diversification;
- Shops designed to serve tourist or recreational facilities and that are clearly ancillary to the main use;
- Small-scale shops attached to existing or approved craft workshops in order to permit direct retailing of the product to the public; and
- Small-scale shops designed to serve a dispersed rural community and;
- The redevelopment of existing small-scale shops designed to serve a dispersed rural community.

All proposals for retail uses pursuant to this Policy must also comply with all other relevant policies and standards contained within this Plan.

Chapter 5 Infrastructure

5.1 Transportation

Aim:

To achieve quality strategic International, National and Regional links to sea, air and rail from Donegal to enable positive growth within the North West City Region as set out in the Core strategy. The North West City Region is the fourth largest in the country and quality connectivity throughout Ireland and beyond is essential to support the strategic spatial development of County Donegal to drive forward economic, environmental and social regeneration and prosperity.

5.1.1 Background

A high quality and sustainable transport network is a crucial element in driving growth and development across all areas of social, environmental and economic development. The transportation network is particularly fundamental in attracting investment, developing the tourism industry, addressing climate change and in creating sustainable places and communities. The Transportation Strategy set out in this chapter is inextricably linked to, and flows from, the Core Strategy set out in Chapter 2. The implementation of the Core Strategy (Map 2.1 refers) is in part dependant on the key transportation links around the County, at a strategic level, at an intra county level and at a local level.

The 'Ireland 2040 Our Plan: National Planning Framework Issues and Choices' (Feb., 2017) paper recognises that 'Strategic transport planning can help regions achieve their potential by identifying transport networks required to serve social and economic development' (para 4.2.19). Donegal County Council recognises the current transport strategy for Ireland as set out in Smarter Travel – A Sustainable Transport Future, 2009-2020 comprising ambitious targets for modal shift (moving to modes of travel alternative to road based transit particularly the private motorcar), a reduction in transport emissions, and easing of congestion. However, the reality for Donegal is that it is largely dependent on its strategic roads network, and that this will continue to be the case for the foreseeable future, to provide both:

- (a) connectivity within the County, particularly between the Layer 1 and Layer 2 towns identified in the Core Strategy, and across the County in general; and
- (b) connectivity between the County and neighbouring areas and indeed beyond to the wider national arena.

Connectivity between the Border Region and Northern Ireland is considered critical to the success of the North-West Strategic Growth Partnership agenda, notwithstanding concerns around the potential negative impacts that may arise from the 'Brexit' arrangements.

County Donegal is dependent on the continued quality development of its road network to provide connectivity into, within and throughout the County for the local population to live, socialize and work as well as for economic, commercial and tourism development. To this end the network of regional

and county roads play a significant role in providing permeability and access to all areas of the county.

Strategic Roads Context

Donegal's strategic road network is identified on Map 5.1.2 and in the Core Strategy. It comprises Trans European Transport Network roads (TEN-T), other National roads and a number of regional roads recognised by the Council as being of strategic importance as these roads facilitate high volumes of vehicular traffic, allowing for the efficient movement of traffic between settlements within and outside of the County.¹⁹

The critical TEN-T network is comprised of the following National Primary Roads (refer Map 5.1.1):

- the N15 road from Bundoran and on to Donegal Town and to Ballybofey/Stranorlar;
- the N13 Ballybofey/Stranorlar to Letterkenny to Bridgend road (and Derry via the A6); and
- the N14 Letterkenny to Lifford road (and Strabane via the A5)

These routes provide critical connectivity both:

- to Dublin and the south-east (via the N14 and A5 roads); and to the broader North-West City Region area (with Derry via the N13/A6 route; and with Strabane via the N14/A5 route); and
- along much of the length of the County and to the south and the broader North-Western Regional Assembly area, and Atlantic Corridor area (via the N15 and N13 roads)

The N15 Ballybofey/Stranorlar to Lifford road, whilst not on the TEN-T network, provides another vital element of the strategic road network in the east of the county.

The N56 National Secondary road serving the south, west and north-west and north of the County is a second critical element of the County's National Roads network. As well as providing a vital transport corridor for the residents and businesses of the area, the road also aligns significantly with the Wild Atlantic Way tourism route.

Finally, the Council also recognises the vital importance of the under-noted Regional Road network as part of the Strategic Road network:

- the R250, R252 and R251 routes connecting the west of the County with the centre and east;
- the R244, R240, and R241 serving the Inishowen area; and
- the R245 between Letterkenny and Ramelton and connecting the Fanad and Rossgill peninsulas, respectively; and
- the short, but important, stretch of the R263 linking Killybegs and the N56 National Secondary road.

¹⁹ (*In December 2013 the European parliament adopted Regulation (EU) No.315/2013 on Guidelines for the development of the Trans European Transport Network (Ten-T), (amended in 2014 to include supplementary maps (EU) No.473/2014). The Guidelines set out that member states shall "take appropriate measures" to complete their core network by 2030; the maps associated with the Regulations show the core network corridors of the TEN-T extending from Dublin to Belfast, and Dublin to Cork only. Nationally, as a result of the directive, parts of the N13, N14 and N15 have also been identified as part of the TEN-T network. These routes are identified as strategic and important inter-urban transport corridors giving access to regional and international markets; identified on Map 5.1.1.)

Table 5.1 below details a number of proposed transportation improvement projects across the county that are identified on maps, and that are in addition to the continued upgrade and maintenance of the local county road network.

Table 5.1: Proposed transportation improvement projects as identified on Maps

National Roads	TEN-T	Strategic Roads (other)	Letterkenny Strategic Network
N14 Letterkenny to Lifford (and A5 via Strabane) (Map 5.1.4)	yes	Buncrana Inner and Outer Relief Roads (Map 5.1.11)	Northern Bypass (Map 12.1B)
N15/N13 Ballybofey/Stranorlar Bypass (Map 5.1.5)	yes	Muff Bypass (Map 5.1.12)	Western Bypass (Map 12.1B)
N14/N56 Letterkenny Relief Road/ Bonagee Link Road (Map 5.1.6)	yes	Ballybofey Link Road-contained within Settlement Framework (Map 15.2)	Southern Bypass (Map 12.1B)
N15 Lifford to Ballybofey/Stranorlar (Map 5.1.7)		Burnfoot Bypass contained within Settlement Framework (Map 15.25)	Swilly Relief Road. (Map 12.1B)
N56 Mountcharles to Inver (Map 5.1.8)		Killybegs Bypass contained within Settlement Framework (Map 15.6)	
N56 An Clochan Liath (Dungloe) to Glenties (Map 5.1.9)			
N56 Inver to Killybegs (Map 5.1.10)			

5.1.2 Objectives

- T-O-1:** To deliver the Trans European Transport Network (TEN-T), (as required by EU Regulation (EU) No.315/2013 "Guidelines for the development of the *Trans European Transport Network* (Ten-T)") as part of the core and comprehensive transport network of Ireland.
- T-O-2:** To achieve quality strategic and important inter-urban transport corridors giving access to regional and international markets with links to sea, air and rail.
- T-O-3:** To provide for high quality connectivity within the County in line with the Core Strategy through the promotion of a quality Strategic Road Network as identified on Map 5.1.2.
- T-O-4:** To deliver optimum accessibility, ease of movement and to facilitate appropriate proposals for modal shift.

- T-O-5:** To provide good access to the locations of major economic activity.
- T-O-6:** To safeguard the carrying capacity and safety of National Roads and other specified Regional Roads.
- T-O-7:** To protect the corridors and routes and acquire the lands necessary for transportation improvement projects as identified in table 5.1 above.
- T-O-8:** To support the provision of a rail link between Letterkenny and Derry and also to Sligo, and to support the reopening of the Western Rail Corridor from Athenry to Sligo.
- T-O-9:** To support access to and appropriate development of ports and airports.
- T-O-10:** To support the development and expansion of public transport services including the Rural Transport Initiative.
- T-O-11:** To support appropriate enhancement of access to offshore islands.
- T-O-12:** To strengthen cross border transportation links (including the A5 Western Transport Corridor) and support the development of new links to and within the North West City Region.
- T-O-13:** To support the development of new walkways, walking routes, trails and cycleways.
- T-O-14:** To support the development of existing and emerging renewable energy powered transport.

5.1.3 Transportation Policies

Roads

In January 2012 the Department of Environment, Community and Local Government published its 'Spatial Planning and National Roads: Guidelines for Planning Authorities' (DoECLG Guidelines). The guidelines set out planning policy considerations relating to development affecting national primary and secondary roads, including motorways and associated junctions, outside the 50-60 kph speed limit zones for cities, towns and villages. These guidelines were issued under section 28 of the Planning and Development Act 2000 (as amended) and planning authorities and An Bord Pleanála are required to have regard to the guidelines in the performance of their functions under the Planning Acts.

Within the 'Strategic Road Network', a higher level of strategic importance is afforded to National Primary and National Secondary roads (and the R238 from Buncrana to Bridgend) through the application of Policy T-P-4 (accesses onto National Roads) as these roads specifically form part of the Atlantic Corridor, provide for external access or link the North-West City Region population centres. The carrying capacity, efficiency and safety of the Regional Roads which form part of the 'Strategic Road Network' will be appropriately protected through Objective T-O-6 and Policies T-P-5, T-P-7 and T-P-15, and the effectiveness of this approach will be monitored.

- T-P-1:** It is a policy of the Council to support and facilitate the appropriate development, extension and improvement of the TEN-T network (Map 5.1.1 refers) within Donegal in

accordance with the Core Strategy and subject to environmental, safety and other planning considerations.

T-P-2: It is a policy of the Council to support and facilitate the appropriate development, extension and improvement of Donegal's transport network, including the Strategic Road Network (Map 5.1.2 refers), and roads identified in Table 5.1 in accordance with the Core Strategy and subject to environmental, safety and other planning considerations.

T-P-3: It is a policy of the Council to work in partnership with the Northern Ireland authorities to strengthen and improve existing cross border transportation links and support the development of new links to enable the targeted spatial and economic development of the North West City Region.

T-P-4: It is a policy of the Council not to permit developments requiring new accesses or which would result in the intensification of existing access points onto National Roads where the speed limit is greater than 60 kph or roads treated to National Roads Standards namely (Map 5.1.3 refers):

- R238 Bridgend-Buncrana Road (where the speed limit is greater than 60 kph)

Notwithstanding the foregoing, in exceptional circumstances, developments of national and regional strategic importance may be considered where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed, subject to such developments being provided for through the Local Area Plan or Development Plan making process, including in consultation with the TII.

T-P-5: It is a policy of the Council to promote the quality and connectivity provided through the identified Strategic Road Network (Map 5.1.2), subject to environmental, safety and other planning considerations.

T-P-6: It is a policy of the Council to require that all new development proposed adjacent to existing and planned National Roads is set back 50m from the outside edge of the running carriageway unless existing buildings have formed an established building line in which case the new buildings may follow the established building line.

T-P-7: It is a policy of the Council to require that any new access to strategic roads is designed in compliance with the National Roads Authority's Design Manual for Roads and Bridges (DMRB), avoiding the use of right turn lanes unless a clear warrant has been established.

T-P-8: It is a policy of the Council to require a Traffic and Transport Assessment and Road Safety Audit for any development proposing access to the Strategic Road Network.

T-P-9: It is a policy of this Council that the Finn Valley is recognised as a central geographic location within the County as it acts as a significant access point to and through the County.

T-P-10: It is a policy of the Council not to permit development that would prejudice the implementation of a transport scheme identified in the Development Plan.

T-P-11: It is a policy of the Council to facilitate the appropriate development of affordable, multi-modal transport solutions that offer communities and future generations real transport choices such as park and ride; pedestrian and cycling; bus and taxi services; and ancillary infrastructure.

- T-P-12:** It is a policy of the Council to seek provision, improvement and extension of footpaths and lighting at appropriate locations subject to environmental, safety and amenity considerations.
- T-P-13:** It is a policy of the Council to require development proposals to provide adequate provision for car parking and associated servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the standards set out in Appendix 3 Development and Technical Standards. A reduced number of car parking spaces may be acceptable in the following circumstances:
- Where, through a Traffic and Transport Assessment (TTA) it forms part of a package of measures to promote alternative transport modes; or
 - Where the development is in a highly accessible location well served by public transport; or
 - Where the development would benefit from spare capacity available in nearby public car parks, car parks habitually open to public use or on on-street car parking; or
 - Where it is clear to the Planning Authority that one of the uses is daytime use and the other is evening use; or
 - Where it can be established that members of public visit the site by pre-arranged coach/bus; or
 - Where the exercise of flexibility would assist in the conservation of the built or natural heritage, would aid the renewal of areas in need of regeneration, would facilitate a better quality of development or the beneficial reuse of an existing building.

In assessing car parking provisions the Council will require that

- (a) a proportion of the spaces to be provided are reserved for people with disabilities in accordance with best practice; and
- (b) a proportion of the spaces to be provided are allocated as charging points for electric vehicles in accordance with best practice.

Where a reduced level of parking provision is accepted, this will not normally apply to the number of reserved spaces to be provided.

- T-P-14:** It is a policy of the Council to require that adequate cycle lanes, stands and ancillary facilities be provided in appropriate development proposals having regard to the standards set out in Appendix 3 Development and Technical Standards.
- T-P-15:** It is a policy of the Council to require that all development proposals comply with the Development and Technical Standards set out in Appendix 3 to promote road safety.

Air

Donegal County Council recognise the strategic importance of Donegal Airport and City of Derry Airport in the provision of key international, national and regional access to/from the County.

- T-P-16:** It is a policy of the Council to facilitate and enhance appropriate access to and expansion of Donegal airport subject to proper planning and sustainable development of the area.
- T-P-17:** It is a policy of the Council to manage development proposals within the wider vicinity of Donegal Airport having regard to the safeguarding map set out at the end of this Section (Map 5.1.13 refers).

T-P-18: It is a policy of the Council to support and promote Donegal Airport as a key transport and tourism asset to County Donegal.

T-P-19: It is a policy of the Council to support and promote City of Derry airport as an important strategic cross border infrastructure asset for east Donegal.

Seaports and Ferry Services

As set out elsewhere in the plan, seaports and ferry services play an important role in promoting the social and economic vitality of the County.

T-P-20: It is a policy of the Council to promote and facilitate the further development and expansion of Killybegs Harbour Centre as a strategically important deep water commercial and leisure port, subject to environmental considerations.

T-P-21: It is a policy of the Council to promote, sustain and enhance the Greencastle to Magilligan and Buncrana to Rathmullan ferry services.

T-P-22: It is a policy of the Council to promote and facilitate services at Magheroarty and Burtonport and to strengthen and further develop the strategically important port of Greencastle.

Rail

Donegal County Council recognise the social, economic and environmental opportunities associated with the reintroduction of rail services into and through the County.

T-P-23: It is a policy of the Council to support the provision of a rail link between the Letterkenny/Derry linked Gateway and also to Sligo and to support the reopening of the Western Rail Corridor from Athenry to Sligo, thereby completing the All Ireland rail network.

T-P-24: It is a policy of the Council to protect established/historic railway corridors throughout the County primarily for strategic infrastructure provision (such as rail/road projects) and secondly for recreational development. Along these corridors other uses shall not be considered. Where these corridors have already been compromised by development, adjacent lands which could provide opportunities to bypass such an impediment and reconnect these routes for amenity purposes (walking/cycling) shall be protected for this purpose. However, in all instances, the over-riding objective shall be the provision of strategic infrastructure.

T-P-25: It is a policy of the Council to facilitate the appropriate development of small-scale tourism based rail projects in the County subject to environmental and other planning considerations.

Bus and Taxi Services

Bus and taxi services play a vital social role in rural communities, linking rural areas with settlements and essential services such as schools and healthcare. There are various types of bus and taxi transport serving the County, these are set out below;

- Bus Eireann expressway long-distance services, linking Donegal with Derry, Dublin, Sligo and Galway.
- Bus Eireann/Ulster Bus and private transport operators provide local commuter routes and services throughout the County.
- School bus services operated on behalf of the Department of Education and Science, and private bus operators
- Private coach and mini-bus services to Derry, Belfast, Galway, Dublin and Glasgow.
- Community bus routes operated under the Rural Transport Initiative (RTI).
- Private taxi services.
- Publicly funded taxi services, such as those operated under Health Service Executive (HSE).

T-P-26: It is a policy of the Council to facilitate the development and enhancement of transport facilities, programmes and initiatives that service both the urban and rural areas of the County.

T-P-27: It is a policy of the Council to facilitate appropriate tourism based transport developments and programmes associated with strategic tourism assets (e.g. Glenveagh National Park and Slieve League).

T-P-28: It is a policy of the Council to support and facilitate the development of public, semi-public and community projects and proposals which provide innovative transport solutions in rural, disadvantaged and border areas such as rural park and ride schemes, rural carpooling and car sharing schemes, and bus and taxi schemes in consultation with public, private and community organisations north and south subject to the proper planning and sustainable development of the area.

T-P-29: It is a policy of the Council to ensure that large scale developments provide sufficient infrastructure for the use of buses and taxis, where appropriate, subject to the proper planning and sustainable development of the area.

Walking and Cycling

Walking and cycling are the most sustainable forms of transport and are key components to movement and accessibility in urban and inter-urban areas. Walking and cycling benefit the environment and the population by reducing pollution, noise and traffic congestion, as well as contributing to healthy more active lifestyles.

T-P-30: It is a policy of the Council to ensure that development proposals protect the route of potential linkages (such as linear parks, roads, footpaths, trails, cycleways) through the subject site where the planning authority considers that a strategic opportunity exists to provide a linkage to or between adjoining areas.

T-P-31: It is a policy of the Council to ensure that the design and layout of multiple residential, community, large scale industrial and commercial development incorporates distinct and effective provisions for pedestrian and vehicular traffic movements within the site and its locality.

T-P-32: It is a policy of the Council to ensure that large scale development proposals provide walking and cycling infrastructure.

- T-P-33:** It is a policy of the Council to require developments to make comprehensive provision, where appropriate, for access for people with special mobility needs in accordance with current best practice.
- T-P-34:** It is a policy of the Council to encourage and facilitate joined up long distance walking and cycling routes for recreation and as alternatives to the car, particularly in rural areas, between settlements. Adequate car parking facilities shall be provided, where required, in association with any such developments.
- T-P-35:** It is a policy of the Council to support and facilitate the maintenance, enhancement and expansion of the National Cycle Network.

5.2 Water and Environmental Services

Aim:

To ensure sufficient infrastructural services for the provision of a reliable, clean water supply, and the efficient management of waste to sustain a targeted, strategic economic and population growth of the County. thereby providing for the protection of the environment.

5.2.1 Background

The need for alignment of water and wastewater infrastructure with the Council's strategy for growth as set out in the Core Strategy is clear. This alignment should ensure that the anticipated growth does not compromise the environmental assets of the County. These inter-dependencies are addressed in detail in Appendix D, Environmental Report.

In terms of investment, Irish Water (IW) is now the primary capital investment authority in the country and in 2015 IW published Ireland's first integrated national plan for the delivery of water services 'Water Services Strategic Plan (WSSP)' which addresses six key themes:

- Customer Service
- Clean safe drinking water
- Effective management of wastewater
- Protect and enhance the environment
- Supporting social and economic growth
- Investing in our future

The WSSP sets out strategic objectives for the delivery of water services over the next 25 years up to 2040. This timeframe dovetails effectively with the long-term vision and timescale of this Plan. It details current and future challenges which affect the provision of water services and identifies the priorities to be tackled in the short and medium term. The WSSP will be reviewed on at least a five yearly basis to ensure that it continues to be up to date with current and future needs. An interim review is also planned to ensure consistency with emerging new policy in the National Planning Framework, the new Regional Spatial and Economic Strategies and River Basin Management Plans which will be developed in the next few years.

Irish Water's Capital Investment Plan (CIP) 2014-2016 focuses on additional water resources, leakage reduction and improved resilience through investment in treatment capacity networks. Irish Water is currently preparing the next CIP to cover the period 2017-2021. As part of this project, a review of all water and wastewater infrastructure in County Donegal is being undertaken. The results of this review will feed into the overall CIP 2017-2021. The CIP and WSSP must be informed by national, regional and local planning policy. Irish Water, in conjunction with Donegal County Council, will invest over €73million in Donegal's water infrastructure over the next 4 years in accordance with the provisions of the CIP 2017-2021. This investment is key to supporting continued social and economic development across the County

Policy Framework

Water Protection

Although there are many other activities outside of Planning considerations that are a potential threat to the water quality of the County, development activities also pose such a potential threat. European and national legislation, policies and Directives provide a broad corporate framework for control on the utilisation of natural waters and activities affecting water bodies. These provisions include the Water Framework Directive (2000/60/EC as amended²⁰), the Urban Waste Water Treatment Directive (91/271/EC), the Drinking Water Directive (98/83/EC) and the Waste Framework Directive (2008/98/EC).

Since 2000, the WFD has directed water management in the EU, which applies to rivers, lakes, groundwater, estuaries and coastal waters and establishes an integrated approach to the sustainable use of these water resources. The purpose of the WFD is to maintain the 'high status' of waters where it exists, prevent deterioration in existing status of waters and achieve at least "good status" in relation to the majority of waters originally targeted for 2015 or at the latest by 2027. The Directive is implemented through River Basin Management Plans (RBMPs). The RBMPs include a Programme of Measures which set out the objectives for our waters and proposes the actions that are needed to achieve these objectives. Eight River Basin Districts (RBDs) were identified for the Island of Ireland comprising a total of 46 large catchments, 583 sub-catchments and 4,829 smaller waterbodies. First cycle RBMPs were prepared for the eight RBDs in Ireland and Northern Ireland. These plans covered the period 2009-2015.

The North Western International River Basin Management Plan (NWIRBMP) 2009-2015, which covers County Donegal and beyond, was prepared as part of the first cycle of RBMPs. A key part of the NWIRBMP was the identification and evaluation of protected areas; these are waters protected under existing national or European legislation and they require protection due to their sensitivity to pollution or their particular economic, social or environmental importance. Protected areas include drinking water sources, shellfish waters, bathing waters, nutrient sensitive areas, Special Areas of Conservation and Special Protection Areas.

Preparation of the second cycle RBMP is now underway. In February 2017 the EPA issued a draft 'River Basin Management Plan for Ireland (2018-2021)' setting out objectives to be achieved by 2021. The second cycle draft RBMP represents a new approach to river basin management planning which adopts a single river basin district approach for Ireland. The 'Irish River Basin District' covers an area of 70,273km² with 46 catchment management units, consisting of 583 sub-catchments with 4,832 water bodies. The draft RBMP 2018-2021 is currently subject of a public consultation process until the end of August 2017, with the intent to publish the final RBMP by December 2017. It is acknowledged that some gains were made under the first cycle of RBMPs, notwithstanding this, further work is required if 'good status' is to be achieved across the board by 2027.

The Minister for the Department of Environment, Community and Local Government (DECLG) has put in place new three tier governance structure for the implementation of the second cycle RBMP which will serve to better deliver the requirements of the WFD.

The Objectives and Policies of this Chapter of the Plan underline the Council's recognition of the importance of its water resource and its commitment to its protection in discharging its spatial planning responsibilities.

²⁰ The following EU Directives have been subsumed into the Water Framework Directive: Drinking Water Abstraction Directive; Sampling Drinking Water Directive; Exchange of Information on Quality of Surface Freshwater Directive; Shellfish Directive; Freshwater Fish Directive; Groundwater (Dangerous Substances) Directive; and Dangerous Substances Directive.

Waste

The Waste Management Acts 1996-2011 provide the legislative basis for waste management in the Country. The guiding principles for waste management are informed by national legislation and policies which are in turn informed by a number of EU Directives including: Hazardous Waste Directive (96/59/EC), Landfill Directive (99/31/EC) and the Waste Framework Directive (2008/98/EC).

National policy on waste management is set out in 'A Resource Opportunity, Waste Management Policy' in Ireland published in July 2012. It outlines the measures through which Ireland will make the further progress necessary to become a recycling society, with a clear focus on resource efficiency and the virtual elimination of landfilling of municipal waste.

Waste management plans in Ireland are statutory planning documents whose objective is to set out a framework for the prevention and management of wastes for a defined regional area. Under existing national legislation a Development Plan is required to include the objectives of the Waste Management Plan for its area. The preparation of waste management plans is the statutory responsibility of the local authority and two or more local authorities may jointly prepare a waste plan.

The 'Connacht-Ulster Regional Waste Management Plan 2015-2021' provides the strategic framework for the prevention and management of waste in the north-western region²¹ in a safe and sustainable manner. The strategic vision of the Regional Plan is to rethink our approach to managing wastes, by viewing our waste streams as valuable material resources the sustainable management of which can lead to a healthier environment and sustainable commercial opportunities for our economy. The strategic approach of the Regional Plan places a stronger emphasis on preventing wastes and material re-use activities. The Regional Waste Management Plan is required to be revised or replaced every six years, in accordance with national legislation.

The foregoing framework forms the basis of policy development by the Council in respect of environmental services and protection.

5.2.2 Objectives

The objectives of the Council in relation to water, environmental services and protection are as follows:

- WES-O-1:** To support Irish Water in the implementation of the strategic objectives outlined in the 'Water Services Strategic Plan (2015)' for the delivery of water services over the next 25 years up to 2040.
- WES-O-2:** To work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives of this plan in accordance with the Core Strategy and Settlement Structure of this Plan.
- WES-O-3:** To support and facilitate Irish Water to ensure a satisfactory level of service, through sustainable systems, in respect of:
 - (a) Water Supply
 - An adequate and secure supply of clean and wholesome drinking water to existing areas of supply and to those areas identified for growth in the Core Strategy and Settlement Structure;

²¹ This region includes the local authority areas of Cavan County Council, Donegal County Council, Galway City Council, Galway County Council, Leitrim County Council, Mayo County Council, Monaghan County Council, Roscommon County Council and Sligo County Council.

- Protect and improve the quality of the existing drinking water supply in accordance with current drinking water regulations;
- An adequate supply of water for industrial and commercial need, where appropriate through partnership with the private sector; and
- Protecting and conserving the County's water resources through minimisation of leakage and promotion of public awareness and involvement in water conservation.

(b) Waste Water

- Providing adequate treatment for all waste water entering a public collection system in accordance with the relevant waste water discharge licence issued by the Environmental Protection Agency;
- Adequate waste water treatment capacity for priority urban areas identified in the Core Strategy and Settlement Structure; and
- Adequate controls for the treatment and disposal of commercial and industrial waste water, where appropriate through partnership with the private sector.

WES-O-4: To implement the EU Water Framework Directive through the implementation of the appropriate River Basin Management Plan and Programme of Measures as it affects Donegal.

WES-O-5: To maintain, protect, improve and enhance the quality of surface waters and ground waters in accordance with the Programme of Measures contained within the relevant River Basin Management Plan.

WES-O-6: To provide for environmental protection, through:

- The protection of surface water and ground water from pollution in accordance with the relevant River Basin Management Plan, Groundwater Protection Scheme and Source Protection Plans for public water supplies;
- The protection against soil contamination;
- Minimising air and noise pollution;
- Supporting remediation of all existing pollution; and
- Ensuring full compliance with relevant EU Directives, and National and European Policies and Regulations and through monitoring and control of relevant activities.

WES-O-7: To support the implementation of the 'Connacht-Ulster Regional Waste Management Plan 2015-2021' insofar as it relates to the area of County Donegal and have regard to the plan targets and strategic objectives.

WES-O-8: To encourage the reduction, reuse and recycling of waste.

WES-O-9: To seek to provide adequate services for:

- The collection, treatment and disposal of household waste; and
- The collection, treatment and disposal of commercial and industrial waste, where appropriate through partnership with the private sector.

WES-O-10: To provide and develop appropriate emergency service facilities within the County.

WES-O-11: To pursue opportunities for innovation in relation to the provision of water services infrastructure, particularly in relation to 'Towns With Special Economic Functions.'

5.2.3 Policies

The Councils policies in relation to water, environmental services and protection are as follows:

Water Supply

WES-P-1: It is a policy of the Council to support and facilitate Irish Water in the provision of high-quality drinking water, water conservation, and the development and improvement of the water systems to meet anticipated demands for clean and safe water supplies for the County.

WES-P-2: It is a policy of the Council to ensure that development is permitted in tandem with available water supply and to manage development so that it is permitted only where adequate capacity or resources exist, or will become available, within the life of a planning permission.

Waste Water

WES-P-3: It is a policy of the Council to support and facilitate Irish Water to ensure the continued provision of wastewater infrastructure and also to ensure the upgrading of wastewater infrastructure to meet the anticipated wastewater requirements of the County.

Environmental Protection

WES-P-4: It is a policy of the Council to protect the environment from adverse impact through directing and controlling development, enforcement, licensing and direct intervention.

Waste Management

WES-P-5: It is a policy of the Council to prevent and minimise waste, to encourage and support material sorting and recycling, and to ensure that waste is managed and treated without causing environmental pollution.

WES-P-6: It is the policy of the Council to manage and maintain a high level of service at Recycling Centres and to ensure this is provided in the most cost effective manner.

WES-P-7: It is the policy of the Council to ensure that all commercial materials recovery facilities within the County are appropriately licensed/permitted and are operating within the terms of their licences/permits.

Groundwater Protection

WES-P-8: It is the policy of the Council to protect all waters, including any sites on the Water Framework Directive Register of Protected Areas, through supporting and facilitating Irish Water with its environmental protection programme (including the Programme of Measures contained within the relevant River Basin Management Plan; and through the land use planning system.

Controls will be based on a risk management approach, which seeks to establish the nature of the hazard, the vulnerability of the groundwater body and the potential consequences of a contamination event. Within Donegal there are a number of locally important aquifers, which store large quantities of water and are capable of storing water for small group and village schemes. (Public Groundwater Abstraction points and associated Groundwater Protection Plans can be viewed on the Councils website.

WES-P-9: It is a policy of the Council to support and facilitate Irish Water to achieve compliance with the Urban Waste Water Treatment Regulations and the relevant Waste Water Discharge Licence in respect of discharges of municipal waste water to rivers, estuaries and the open sea, and to allow for economic and social development through the delivery of its sewage scheme programmes, where appropriate through partnership with the private sector.

WES-P-10: It is a policy of the Council to implement its Group Water Schemes Programme and to provide adequate technical and administrative support to group schemes committees, and to assist these schemes with the Irish Water taking-in-charge process if the groups so wish.

WES-P-11: It is a policy of the Council to support and facilitate Irish Water to ensure that waste water generated is collected and discharged in a safe and sustainable manner that is consistent with the combined approach outlined in the latest Waste Water Discharge (Authorisation) Regulations and with the objectives of the relevant River Basin Management Plan and in doing so the following will apply:

1. For a single dwelling (or equivalent) with a population equivalent less than or equal to 10 in an un-sewered area:

Proposals for a single dwelling (or equivalent) in an un-sewered area will only be permitted where the planning authority is satisfied that the development, when considered in addition to existing and previously approved development, would not adversely affect the ability to meet the objectives set out in the relevant River Basin Management Plan. When making a planning application the applicant must submit information on the type of on-site treatment system proposed and evidence as to the suitability of the site for the system proposed. Site suitability assessors must carry out all assessments in accordance with the most recent guidance provided in the Code of Practice.

The following are also required:

- (a) The waste water treatment system must comply with the latest revision of the Code of Practice for Waste Water Treatment and Disposal Systems Serving Single Houses (p.e. ≤ 10) published by the Environmental Protection Agency and the system must be selected, designed and installed in accordance with this Code of Practice.
- (b) Proprietary treatment systems where required must have Irish Agrément Board Certification or meet a recognised independent verifiable standard.
- (c) Prior to occupation of the dwelling the Planning Authority shall be furnished with written evidence/certification, confirming that the septic tank/wastewater treatment system has been installed in accordance with the terms and conditions of the grant of planning permission.
- (d) Prior to occupation, owners shall have in place a programme of regular operation and maintenance for the waste water system installed.

2. For a single dwelling (or equivalent) with a population equivalent less than or equal to 10 in a sewerage area:

Proposals for a single dwelling (or equivalent) in a sewerage area will only be permitted where the planning authority is satisfied that the development, when considered in addition to existing and previously approved development, would not adversely affect the ability to meet the objectives set out in the relevant River Basin Management Plan. When making a planning application applicants shall be required to indicate the point at which it is proposed to connect to the existing system, and shall be required to submit consents to connect to the existing system including confirmation of capacity therein. Where the existing sewer or treatment system does not have the capacity for the development then the Planning Authority may at its absolute discretion permit an onsite treatment system compliant with the provisions for an un-sewerage area above.

3. For multiple developments (or equivalent):

Such proposals must be appropriate and consistent with other objectives and policies within the Plan and in such cases the Council will assess proposals in the context of the objectives set out in the relevant River Basin Management Plan, and the terms of the relevant waste water discharge licence or wastewater certificate and having regard to existing and approved developments. Where there is inadequate existing capacity within a waste water treatment plant to accommodate new development the following will apply:

- (a) Where the provision of capacity is imminent and:
 - (i) there is an existing sewer with adequate hydraulic capacity, approval may be granted for an interim treatment plant that shall discharge treated effluent to the sewer. Immediately following the provision of the necessary treatment capacity the interim plant shall be decommissioned and the wastewater directed to the sewer. The conditions listed under (A) in Table 5.2.1 below will apply.
 - (ii) There is no existing sewer, interim approval may be granted for a treatment plant where a license to discharge the treated effluent to the receiving environment is obtained. The conditions listed under (A) in Table 5.2.1 below will also apply.
- (b) Where the provision of capacity is not imminent, development will in general not be permitted, however:
 - (i) Where there is an existing sewer or waste water discharge in the adjacent area consideration will be given to the provision of waste water treatment capacity by a developer provided that the treatment plant has the capacity to serve the proposed, existing, and approved development to a substantial degree. The conditions listed under (B) in table Table 5.2.1 below will apply.
 - (ii) Where there is no existing sewer and (b)(i) does not apply approval may be granted for a treatment plant to serve the development where a licence to discharge the treated effluent to the receiving environment is obtained. The conditions listed under (C) in table Table 5.2.1 below will apply:

Table 5.2.1: Requirements for waste water treatment for multiple developments

Criteria	Details of requirements
(A)	<ul style="list-style-type: none"> ▪ Treatment plant must provide a minimum of secondary treatment and must be sized to accommodate all properties within the development. ▪ The system must be designed for easy connection to the proposed public sewer and connection to the public sewer must be carried out immediately following commissioning of the public wastewater treatment facility. ▪ Evidence of a maintenance agreement with the supplier of the temporary treatment unit must be submitted to the planning authority. ▪ The temporary treatment unit shall be installed and commissioned by the supplier. ▪ Temporary treatment unit systems shall be selected, installed, operated and maintained in accordance with the guidance set out in Wastewater Treatment Manuals, Treatment Systems for Small Communities, Business, Leisure Centres and Hotels published by the Environmental Protection Agency. ▪ The specification of the temporary wastewater treatment unit must be approved by the Planning Authority. ▪ Development Charges in accordance with the Development Contribution Scheme will be payable. ▪ Waste water treatment infrastructure shall be in place, operational, and with adequate capacity, prior to any part of the development being occupied.
(B)	<ul style="list-style-type: none"> ▪ The location, siting, design, construction, installation and commissioning of treatment plant, outfall and other necessary infrastructure must be to the approval of the planning authority. ▪ Treatment process must be adequate to ensure that the discharge will meet the requirements of the combined approach as defined in the Waste Water Discharge (Authorisation) Regulations 2007 (or any amendment regulations). ▪ Applicant must reach agreement with Donegal County Council and Irish Water in respect of sharing the capital costs and also of sharing any operation and maintenance costs incurred for the treatment plant in the period prior to its taking in charge. ▪ Waste water treatment infrastructure shall be in place, operational, and with adequate capacity, prior to any part of the development being occupied.
(C)	<ul style="list-style-type: none"> ▪ Treatment unit systems shall be selected, installed, operated and maintained in accordance with the guidance set out in Wastewater Treatment Manuals, Treatment Systems for Small Communities, Business, Leisure Centres and Hotels published by the Environmental Protection Agency and also to the approval of the Planning Authority. ▪ Evidence of a maintenance agreement with the supplier of the temporary treatment unit must be submitted to the planning authority. ▪ Development Charges in accordance with the Development Contribution Scheme will be payable. ▪ Waste water treatment infrastructure shall be in place, operational and with adequate capacity, prior to any part of the development being occupied.

WES-P-12: It is a policy of the Council to manage development proposals in order to reduce the risk and/or limit the consequences of major accidents which involve dangerous substances.

In the context of including policies and objectives for the purpose of reducing the risk of a major accident and limiting the consequences of a major accident, the Development Plan is required to indicate the location and nature of established sites within the plan area.

Development criteria may relate to maintaining appropriate distances between hazards and residential areas, areas of public use, and/or areas of particular natural sensitivity or interest. In this regard the Council will liaise closely with the Health and Safety Authority and any planning proposals which may be submitted will have to comply with the regulations, guidelines, and Directives related to the Major Accidents Directive.

5.3 Telecommunications

Aim:

To facilitate the development of a high quality and sustainable telecommunications network for the County as a critical element to support growth in all areas of the economy and increase the quality of life for the people of Donegal.

5.3.1 Background

High-speed telecommunications networks are key elements to the economic and social development of the County. High-speed broadband and telephony services support all economic sectors, provide universal access to public services, are crucial to the national and international exchange of goods and services, and act as a catalyst in changing economic interrelationships through rapid technological change.

The rapid and continuous development of Information Communication Technologies (ICT), and the extensive growth in the use of the Internet as a critical access gateway to international trade in goods and services, social networking interaction and the emerging convergence of main stream media broadcasting and mobile communication applications, are generating an ever growing demand from business, educational, media broadcasting and residential users for higher download and upload speeds, more capacity and greater reliability and resilience.

A sustainable high-speed telecommunications network is the key to the provision of high quality, accessible broadband services for all. This comprises a range of telecommunications platforms, developed in an environmentally sensitive manner.

Recent years have seen considerable progress achieved through National and EU co-funded projects in addressing the broadband core network and international connectivity deficits, through the implementation of the Metropolitan Area Networks Schemes in the following towns in the County: Gweedore, Letterkenny, Bundoran, Buncrana, Ballyshannon, Ballybofey/Stranorlar, Carndonagh and Donegal Town.

The rollout of the 'Project Kelvin' initiative has established world class international connectivity focused on the Letterkenny-Derry Gateway. This technology provides direct access to a trans-Atlantic submarine fibre optic cable that extends to land based fibre optic cable networks with connectivity throughout Canada, USA, UK and mainland Europe. The completion of the project has launched Donegal and the region as an attractive location to global companies, such as leading financial houses, exchange markets service providers and media companies requiring superfast, high capacity, competitively priced, resilient and low latency bandwidth. Map 5.3.1 details the route of the Kelvin line, in addition to the location of Eircom DSL exchanges, the broadband interconnector between the Republic and Northern Ireland and the Eircom broadband backbone network.

Other projects such as the National Broadband Scheme and the locally delivered Community Network Services project have improved availability of first generation broadband services throughout the county.

Telecommunications Companies themselves have invested substantially in both fixed and mobile telecommunications services on a commercial basis in recent years. County Donegal relative to other rural Counties has a high percentage of high-speed broadband enabled exchanges. In common with

other parts of the Country however, a rural/urban divide in terms of high speed broadband is emerging which is the focus of the National Broadband Plan.

The National Broadband Plan

The Irish Government has recognised the importance of high-speed broadband particularly for rural areas and has developed a comprehensive intervention strategy – the National Broadband Plan.

The National Broadband Plan is a Government policy initiative aimed at delivering high-speed broadband to every citizen and business in Ireland. This objective is being achieved through a combination of accelerated commercial investment by telecoms operators, and a State intervention programme to provide high-speed broadband to those parts of the country where it is not economically feasible for the commercial sector to invest.

A comprehensive mapping exercise has been carried out by the Department of Communications, Climate Action, and Environment to identify premises which will be served by commercial operators and those which will not. The state intervention scheme will financially assist the provision of high-speed broadband services in the intervention area by means of a competitive process. In County Donegal approximately 48,249 premises will be served by commercial operators and 52,269 premises will be served under the National Broadband Intervention Strategy. The Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs will have joint responsibility with the Department of Communications, Climate Action, and Environment for delivering the programme. Bidders under the National Broadband Plan are proposing a predominantly fibre to the premises solution which is particularly good news for rural Ireland. It is anticipated that the contracts to implement the National Broadband Plan will be awarded at the end of 2017 with the roll-out period running from 2018–2023.

The Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs are working closely with Local Authorities in preparation for roll-out. Both Government Departments have jointly set up a Mobile Phone and Broadband Task Force to immediately address and help alleviate the frustration of poor connectivity and to prepare the ground for the build-out of the National Broadband Plan Network. The Task Force issued its initial report in December 2016 which sets out a range of initiatives to improve connectivity and mobile coverage. An Implementation Group will report regularly to Government on progress.

It is noted that revised Exempted Development regulations and a review of the statutory planning guidelines (Telecommunications Antennae and Support Structures) amongst other matters are to be brought forward by the Department of Housing, Planning, Community and Local Government as part of this initiative. Donegal County Council will be required to comply with these revised arrangements, if and when they are adopted as legislation.

The Council recognises mobile phone and high-speed broadband networks as essential infrastructure for modern communications, business support and also in servicing urban areas, as well as many rural areas across the County. In Donegal this infrastructure is having an increasingly important influence on the rural economy, both in agriculture, tourism and other businesses, reducing the economic and social impact of remoteness and peripherality.

Visual amenity and environmental degradation can be a key issue in relation to mast and antennae proposals and both the cumulative effects and the specific impact of each individual proposal merit careful consideration. The location of telecommunication proposals is a key consideration in addressing the protection of our natural and built heritage. Co-location of antennae on existing masts and co-location of masts on existing sites is preferred as it would serve to eliminate demand to create new mast locations throughout the County; in line with the recommendations of Government Guidelines on Telecommunications Antennae and Support Structures. The location of antennae on existing structures such as electricity pylons and aerials shall be encouraged as appropriate. Visual

impact assessment is a key tool in appropriate circumstances to examine the extent to which a proposed structure impacts on the host environment.

Health Considerations are another issue raised frequently in relation to mast and antennae proposals. The Council is guided by the Government's guidelines referred to above which contain a statement on Health and Safety aspects and a requirement that planning applicants furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines or European equivalent and evidence that their proposed installation complies with the guidelines. Licensing of mobile telephony addresses emissions to ensure they comply with international standards and consequently the Government Guidelines state that monitoring is not a matter for planning authorities.

5.3.2 Objectives

- TC-O-1:** To facilitate the development and delivery of a sustainable telecommunications network across the County through a range of telecommunication systems, developed with due regard to natural and built heritage and to environmental considerations.
- TC-O-2:** To support and facilitate the deployment of the National Broadband Plan the National subvention plan to deliver High Speed Broadband to every rural household outside the commercially served areas as defined on the National Broadband Plan Map and similar projects, subject to the proper planning and sustainable development of the area.

5.3.3 Policies

- TC-P-1:** It is a policy of the Council to facilitate the deployment of the National Broadband Plan, the National subvention plan to deliver High Speed Broadband to every rural household outside the commercially served areas as defined on the National Broadband Plan Map and similar projects, subject to any constraints arising from international/national environmental designations and the proper planning and sustainable development of the area.
- TC-P-2:** It is a policy of the Council to protect the major ICT Wireless Network (line of sight). Development proposals falling within the network shall be considered in consultation with Donegal County Council Information Systems Department. Where the development proposal is considered to have negative effects on the network, the developer will be required to identify and implement measures to overcome this obstruction. The network is set out in Map no. 5.3.2 Updated versions will be made available over the Plan period via www.donegalcoco.ie to reflect upgrades and developments to the network as they come on stream.
- TC-P-3:** It is a policy of the Council to require the co-location of new or replacement antennae and dishes on existing masts and co-location and clustering of new masts on existing sites, unless a fully documented case is submitted for consideration, along with the application explaining the precise circumstances which militate against co-location and/or clustering. New telecommunications antennae and support structures shall be located in accordance with the provisions of the Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996, (or as may be amended) and they shall not normally be favoured within Areas of Especially High Scenic Amenity, beside

schools, protected structures or archaeological sites and other monuments. Within towns and villages operators shall endeavour to locate in industrial estates/areas where possible.

- TC-P-4:** It is the policy of the Council to consider proposals for replacement telecommunications antennae and dishes where any proposed new antennae/dish can be sited and located in a manner that does not negatively impact on the visual amenities, built, natural and archaeological heritage or qualifying interest of any such area. Any proposal for replacement dishes/antennae shall be subject to all material considerations, including environmental designations and amenity considerations.
- TC-P-5:** It is the policy of the Council to consider proposals for replacement telecommunications support structures where any proposed new support structure can be sited and located in a manner that does not negatively impact on the visual amenities, built and archaeological heritage or qualifying interest of any such area. Any proposal for replacement telecommunications support structures shall be subject to all material considerations, including environmental designations and amenity considerations.
- TC-P-6:** It is a policy of the Council that proposals for new telecommunications support structures, antennae and dishes will not be permitted within Areas of Especially High Scenic Amenity.
- TC-P-7:** It is a policy of the Council that access roads associated with telecommunications development must be designed and landscaped to avoid visual and environmental disruption of the landscape, comply with Article 6 of the Habitats Directive and have regard to the relevant conservation objectives, qualifying interests and threats to the integrity of any Natura 2000 site.
- TC-P-8:** It is a policy of the Council to require, where appropriate, (by planning condition if necessary) the installation of broadband ducting in association with road, sewer, watermain, commercial and residential schemes, including one-off rural dwellings.

5.4 Flooding

Aim:

To manage development proposals within flood risk areas in a sequential manner based on avoidance, substitution, justification and mitigation and to otherwise ensure that flood risks can be managed to an acceptable level without increasing flood risk elsewhere.

5.4.1 Background

Introduction

Flooding is a natural occurrence which can never be entirely prevented. It is caused by a variety of factors (e.g. rainfall, river, tidal/coastal, groundwater) often in combination and can occur in a range of locations. Humans can further increase flood risk by such actions as building developments in flood risk locations, reducing floodplain storage capacity or increasing surface water runoff through overuse of hard surfaces.

The timing and extent of flooding is often difficult to predict due to the complex interplay of atmospheric and geographical conditions which give rise to flooding (e.g. rainfall intensity and duration, catchment size, soil, gradient, geology, surface water runoff, tidal conditions etc). Furthermore it is predicted that flood events will become more frequent and severe as a result of climate change.

In recent years Donegal has suffered a number of flooding events which have caused significant socio-economic damage e.g. Letterkenny General Hospital (2013 and 2014), Bunbeg (2009) and Raphoe (2008). However the Council considers that the planning process can play a significant positive role in managing flood risk by such actions as ensuring that; vulnerable developments are not built in identified flood prone locations, developments do not reduce the natural storage capacity provided by flood plains, and developments do not increase surface water runoff over and above natural rates.

Legislation and Guidance

In 2007 the EU Floods Directive (2007/60/EC) became operational. This directive aimed to reduce the adverse consequences of flooding on human health, the environment, cultural heritage and economic activity. The directive required Member states to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this risk.

In November 2009, 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' were published by the DoEHLG. These guidelines:

- Adopt a precautionary approach to flooding.
- Set out a Sequential approach for the management of development in areas at risk from flooding which can be broadly summarised as follows:
 - Avoid development in locations at risk from flooding.
 - Substitute a land use/development that is less vulnerable to flooding where avoidance is not possible.

- Justify the proposed land use/development in accordance with a specific Justification Test where avoidance and substitution are not possible.
- Mitigate any residual flood risks arising from the development to an acceptable level where the development has passed the justification test.
- Require the preparation of Strategic Flood Risk Assessments (SFRA) to; identify Flood Risk Areas, assess existing flood infrastructure, identify possible flood defence measures.
- Identify the following hierarchy of Flood Risk Areas and categories of Vulnerable Development through which to apply the Sequential Test.

The categories of Flood Zones and Vulnerable Developments applicable to the Flood Risk Management Guidelines are set out in the Glossary/Definitions subsection below.

The Office of Public Works (OPW) has been designated as the lead agency for flood risk management in Ireland and the Competent Authority for the implementation of the Floods Directive. Commencing in 2011 the OPW has undertaken a National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme which aimed to: identify and map existing flood hazard and flood risk in certain Areas for Further Assessment (AFA), set out viable options for the effective and sustainable management of flood risk in said AFAs, and prepare Flood Risk Management Plans (FRMP's) including strategies and actions for the cost effective and sustainable management of existing and future flood risk in the AFAs.

To this end the CFRAM's programme has: divided the Country into a number of River Basin Districts (RBD) which in turn are divided into Units of Management (UoM); identified Areas for Further Assessment through a Preliminary Flood Risk Assessment (PFRA); produced Flood Hazard Mapping for the AFA areas; and published Draft Flood Risk Management Plans (FRMP's) for the 3 Units of Management identified within Donegal. These Draft Risk Flood Risk Management Plans set out flood management objectives, and identify flood risk management measures including both general measures for the overall UoM (e.g. application of the Guidelines on the Planning System and Flood Risk Management) and specific measures for each AFA (e.g. infrastructural works).

The Council considers that the Draft Flood Risk Management Plans for UoM 1, 35 and 36 and the associated Flood Hazard Mapping collectively constitute a Strategic Flood Risk Management Plan for the county and represents the best information currently available for the future management of development in Donegal vis-à-vis flood risk. In this regard the Council has used these Draft Flood Risk Management Plans and the associated flood hazard mapping to inform key zoning designations within this plan and will likewise utilise them to inform future decision making on policy, development and infrastructure provision.

However the Council also recognises that there may be other locations at risk from flooding or other flood risks which are not specifically identified in the Draft Flood Risk Management Plans and the associated Flood Risk mapping. In such areas the Council will adopt a precautionary approach, employ the abovementioned sequential approach and utilise other available datasets (e.g. The Historic flood maps available on www.floodmaps.ie, the OPW's Coastal Protection Strategy Study Mapping).

Glossary/Definitions:

Flood Zones types as summarised from Section 2.23 of The Planning System and Flood Risk Management - Guidelines for Planning Authorities (DoEHLG, 2009)

Zone A – High probability of flooding, i.e.) more than 1% probability or 1 in 100 from rivers and more than 0.5% probability or 1 in 200 from coastal flooding.

Zone B – Moderate probability of flooding, i.e.) between 0.1% probability or 1 in 1,000 years and 1% or 1 in 100 years for river flooding and between 0.1% or 1 in 1,000 year and 0.5% or 1 in 200 for coastal flooding.

Zone C – Low probability of flooding, i.e.) less than 0.1% or 1 in 1,000 years for both river and coastal flooding). Flood zone C covers all areas outside of Zones A or B.

Table 5.4.1: Classification of Vulnerability for different types of development taken from Table 3.1 of The Planning System and Flood Risk Management - Guidelines for Planning Authorities (DoEHLG, 2009)

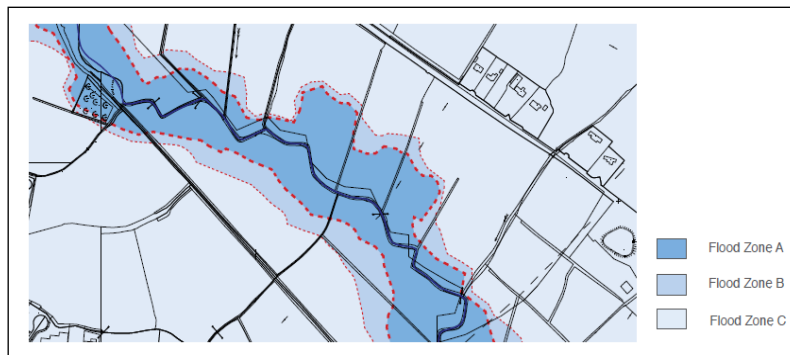
Vulnerability Class	Land Use and Types of Development which include
Water Compatible Development	Flood control infrastructure.
	Docks, marinas and wharves.
	Navigation facilities.
	Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
	Water based recreation and tourism (excluding sleeping accommodation).
	Lifeguard and coastguard stations.
	Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms, and; Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).
Less Vulnerable Development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions.
	Land and buildings used for holiday or touring non-static holiday caravans and camping, subject to specific warning and excavation plans.
	Land and buildings used for agriculture and forestry.
	Waste treatment (except landfill and hazardous waste).
	Mineral working and processing, and;
	Local transport infrastructure.
Highly Vulnerable Development	Garda, ambulance, fire stations and command centres should be operational during flooding.
	Hospitals.
	Emergency access and egress points.
	Schools.
	Dwelling houses, student halls of residence and hostels.
	Residential care homes, children’s homes and social services homes.
	Caravans and mobile home parks.
	Dwelling houses designed, constructed or adapted for the elderly or, other people with impaired mobility, and;
Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution in the event of flooding.	

Source - Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009 DoEHLG.

Table 5.4.2: Matrix of Vulnerability versus flood zone as taken from Table 3.1 of The Planning System and Flood Risk Management - Guidelines for Planning Authorities (DoEHLG, 2009)

	Flood Zone A High Probability	Flood Zone B Moderate Probability	Flood Zone C Low Probability
Water Compatible Development	Development Appropriate	Development Appropriate	Development Appropriate
Less Vulnerable Development	Justification Test Required	Development Appropriate	Development Appropriate
Highly Vulnerable Development	Justification Test Required	Justification Test Required	Development Appropriate

Figure 5.4.1: Example - Flood Zone Areas A, B and C



5.4.2 Objectives

- F-O-1:** To assess all development proposals in accordance with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities', (DoEHLG, 2009).
- F-O-2:** To adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, substitution, justification, and mitigation of flood risk.
- F-O-3:** To ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management and to comply with Articles 6 of the Habitats Directive and have regard to the relevant conservation objectives, qualifying interest and threats to the integrity of Natura 2000 site.

5.4.3 Policies

- F-P-1:** It is a policy of the Council to ensure that all development proposals comply with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities', November 2009, DoEHLG. In doing so the Planning authority shall:
- Assess developments in accordance with the Sequential approach and precautionary principle set out the in the Planning System and Flood Risk Management - Guidelines for Planning Authorities'; and
 - Utilise the Draft Flood Risk Management Plans (and any associated flood risk mapping) prepared as part of the CFRAMS programme, or any other flood risk datasets or mapping it considers appropriate, in assessing flood risk.
- F-P-2:** It is a policy of the Council to require applicants/developers to submit, where appropriate, an independent 'Flood Risk Assessment' in accordance with the Flood Risk Management Guidelines, DEHLG, 2009 or any subsequent related publication and/or 'Surface Water Drainage Calculations', from suitably qualified persons.
- F-P-3:** It is a policy of the Council to require applicants/developers to submit, where appropriate, evidence of compliance with the Justification test set out in S5.15 of The Planning System and Flood Risk Management - Guidelines for Planning Authorities' (DoEHLG 2009) or any subsequent related publication.
- F-P-4:** It is a policy of the Council not to permit development where flood or surface water management issues have not been, or cannot be, addressed successfully and/or where the presence of unacceptable residual flood risks remain for the development, its occupants and/or property or public infrastructure elsewhere including, inter alia, up or downstream.
- F-P-5:** It is a policy of the Council to promote the use of Sustainable Urban Drainage Systems (SUDs), flood attenuation areas, the controlled release of surface waters and use of open spaces and semi permeable hard surfaces for appropriate development proposals.
- F-P-6:** It is a policy of the Council to consider the development of long and short-term flood remediation works, including embankments, sea defences, drainage channels, and attenuation ponds to alleviate flood risk and damage to livelihoods, property and business subject to environmental considerations including potential impact on designated shellfish water and, fresh water pearl mussel catchment areas, compliance with Article 6 of the Habitats Directive, best practice in Coastal Zone Management and the Marine Resource and Coastal Management policies of this Plan.
- F-P-7:** It is a policy of the Council not to permit developments which would hinder the maintenance of river or drainage channels.

Chapter 6 Housing

6.1 Housing Strategy

6.1.1 Background

The Housing Strategy is prepared under Part V of the Planning and Development Act 2000 (as amended) and it aims to encourage and facilitate a level of housing supply that will meet the housing needs of all sectors of County Donegal's population. The strategy examines the future housing needs of the population together with the likely future need for social and affordable housing. The strategy addresses the need for future mix of house types in line with the Core Strategy and the population ambition identified in Part A of the Plan.

Population change in County Donegal is reviewed in Part A, Chapters 1 and 2. It shows a slight decline in population over the period 2011-2016 which aligns with national trend in relation to population and its changing characteristics and the impact of a period of economic downturn. Chapter 2, Part A of the Plan, takes a longer term view in relation to the population ambition of the Plan outlining that over a longer term census period, County Donegal has experienced an overall increase in population and thus an ambitious approach is to be taken through this Plan driving to grow the population of the County by approximately 14,000 people by 2024 leading to a total population of approximately 173,000 and by a further 36,000 people or thereby by 2038 leading to a total projected population of 209,000 people.

The Plan and its' Housing Strategy recognise that demographics are changing and that this has implications for the provision of services and the manner in which we carry out day-to-day activities and business. This is reflected in the NPF 'Issues and Choices' consultation paper which outlines that population change in the country is set to continue. It states that there will be more people who will be more diverse and older and will need more homes and more jobs, supported by new infrastructure, services and facilities. Of particular relevance in the context of the Housing Strategy, the consultation paper states that in Ireland over the next twenty years:

- The number of people over the age of 65 in Ireland will double to well over a million;
- The average number of people per occupied household is likely to reduce to around 2 people per dwelling rather than the current size of 2.7 people per household.
- There will be a need nationally for at least 25,000 new homes to be provided in the country each year;
- There will be an increased emphasis on health and wellbeing, including more active lifestyles and a focus on mental health, especially as people live longer.

Within this demographic backdrop, this Housing Strategy sets out the level of demand for social and affordable housing in County Donegal together with options for supply aligned with the Governments strategy entitled, 'Rebuilding Ireland, an Action Plan for Housing and Homelessness', which was published in July 2016. In particular, the Housing Strategy highlights the potential to refocus an element of supply to bringing privately owned vacant and derelict units back into productive use particularly within the main centres of towns and villages, with a view to contributing to their regeneration and renewal. This approach aligns effectively with the core strategy and the identified need to encourage and enable regeneration of towns and villages throughout the county.

6.1.2 Social and Affordable Housing

Part V of the Planning and Development Act, 2000 requires that the County Housing Strategy must make provision for both social and affordable housing. In this regard, this strategy defines social housing as rented housing provided either by the Local Authority, or by an Approved Housing Body or accommodation provided from the private rental sector via Housing Assistance Payment (HAP), the Rental Accommodation Scheme (RAS) and various leasing mechanisms. Affordable Housing is defined as owner occupied, or housing made available via incremental purchase scheme at prices below market value.

6.1.3 Demand for Social and Affordable Housing

There are currently 1,187 households on the social housing waiting list, as well as a further 1,285 on the transfer list (who are seeking a transfer from existing local authority accommodation or from accommodation provided via HAP). The introduction of HAP during 2015 and its implementation in Donegal has resulted in a significant reduction in the nett number of households on the waiting list.

In overall terms, the *type of accommodation* required to meet the demand has changed over a period of years. Previously, the demand was predominantly for 3 bedroomed family accommodation. However the current profile of demand indicates that 1 and 2 bedroomed accommodation would meet 70% of the overall need. The main *reason for housing demand* is financial, i.e. inability to meet housing needs from own resources, with 88% of applicants citing same on their application.

In addition to those on the social housing list, there is also demand for *elderly and special needs accommodation* to meet needs of persons with disabilities, persons in congregated settings, the elderly and so forth. At present, National Guidelines for the Assessment and Allocation Process for Housing Provisions for People with a Disability are being prepared and this is at an advanced stage. While there are good interagency communication protocols already in place in Donegal in this regard, the new guidelines will further guide and assist agencies in assessing the need of persons who may not traditionally or normally have applied via the normal social housing application process.

The need for *accommodation for traveller families* in County is included in the overall social housing need identified, and key targets in this regard are outlined in the Traveller Accommodation Programme 2014–2018.

The Council will in conjunction with other relevant agencies be involved in the *Resettlement Programme* for refugees in line with requirements of, and numbers assigned by the Department of Justice and Equality. This will involve some demand over and above current social housing need figures outlined above.

Allied to the trends in the market generally, the demand for *affordable housing* has decreased significantly. The Incremental Purchase Scheme provides for the provision/sale of dwellings at below market values, and this Scheme is currently under review.

6.1.4 Supply Options to meet demand

The response to meeting the housing need will involve a range of allocation of tenancies under the Council's own Social Housing Programme, utilising the various rental and leasing initiatives including HAP and RAS, the provision of assistance in the form of loan schemes and the Traveller Accommodation Programme.

Donegal County Council has a long standing positive relationship with *Approved Housing Bodies*, to provide and manage social housing, including units for special needs. This will continue with close working relationships being developed further via our Municipal District structures, and will involve the whole suite of options, i.e. new build, acquisition, leasing and so forth.

Rebuilding Ireland, an Action Plan for Housing and Homelessness, which was published in July 2016 comprises five pillars of concerted actions right across Government. The actions proposed under each of these five pillars can be summarised as follows:

- Pillar 1 – Address Homelessness
- Pillar 2 – Accelerate Social Housing
- Pillar 3 – Build More Homes
- Pillar 4 – Improve the Rental Sector
- Pillar 5 – Utilise Existing Housing

The approach to meeting the social and affordable housing needs in Donegal is based on the five pillars as outlined, with particular emphasis and focus on the specific needs within the county. While there is still a requirement for new build units, there is also a key need to refocus an element of supply to bringing privately owned vacant and derelict units back into productive use particularly within the main centres of towns and villages, with a view to contributing to their *regeneration and renewal*. This will be a key element in Donegal in the broader policy context of regenerating towns and villages throughout the county.

Over the last number of years, there has been some shift in focus towards new initiatives that enable housing needs to be met from within existing private rental sector. This has been achieved via initiatives such as RAS and HAP as outlined earlier, along with initiatives such as leasing of privately owned properties for extended periods. This approach will continue in the coming years. The introduction of HAP will continue to be implemented in the county in this regard.

Notwithstanding the above, the Council will also continue to examine opportunities to develop new build units on existing *landbank*, where deemed appropriate, having regard to demand in particular towns and villages. In some towns and villages there are particular challenges with regard to sewerage capacity that will need to be overcome, if we are to utilise our landbank to its fullest potential in this regard. While it would not be intended to embark upon a significant programme of land acquisition for Housing, there will be a targeted approach in towns and villages where demand requires.

A similar targeted approach will be utilised where *turnkey developments* are deemed necessary. This is expected to be mainly in the larger towns and villages, where turnkey is deemed to be an appropriate supply option.

While the implementation of Part V of the Planning and Development Act will be an important feature in meeting need, it will not play as significant a role as previously given the downturn in the construction industry. However as the economy continues to improve and construction increases, *Part V* will continue to be implemented in terms of 10% reservation for Social Housing.

In the latter part of 2016, the Council obtained approval to acquire existing properties in the market to meet social housing needs. While it is not expected that *acquisitions* will form a significant element of the programme going forward, it is envisaged that it will become an element of our approach to the regeneration of towns and villages with the aim of *bringing existing vacant privately owned units into productive use*. The approach is likely to involve initiatives such as 'buy and renew' or 'repair a lease'. We have already identified the utilisation of existing privately owned housing within our towns and villages as a key element of our strategy going forward. While this provides challenges that are different to new build on green field sites, and may take time to implement, it is intended to put a strong focus on this in the coming years, with the aim of utilising existing housing units, within town and village centres where possible. Similarly, we will continue to bring our own Council void properties back into productive use as part of our programme and this will involve refurbishing these units to modern standards.

The Council have been and will continue to progress schemes for *Elderly and People with Disabilities*, particularly via the Capital Assistance Scheme, through interagency meetings with the Health Service Executive. The Council will be targeting special needs cases where it is clear that the Council's existing social housing programme of direct build, leasing/rental accommodation scheme is unable to cater for the needs of these clients. The Council will also continue to assist persons in their own homes via the various adaptation grants that are available.

The Traveller Accommodation Programme 2014-2018 sets out the Council's targets for meeting the needs of Traveller Community through the provision of thirty two (32) units of accommodation through a range of Social Housing measures. The Programme objectives also set out proposals to deal with the accommodation of families on two halting sites as well as dealing with a range of small scale projects where emergency accommodation need arises during the course of the Programme i.e. adaptation works, remedial works, refurbishment programmes etc. The Traveller Accommodation Programme also commits to completing an overall review of the position in terms of Transient accommodation in the County.

Given the economic challenges of recent years allied with the significant reduction in demand for *affordable housing*, it is not envisaged that the provision of further affordable housing will form a significant aspect of the Council's housing programme in the immediate future. The position in relation to the Incremental Purchase Scheme will be kept under review during the lifetime of the plan.

All of the measures proposed, coupled with the development of the 'life cycle' approach in the assessment of housing need at a particular point in time will serve to meet the social housing need on a sustainable basis over the next 5 to 10 years.

6.1.5 Objectives

- HS-O-1:** To encourage the use of existing material assets such as vacant privately owned properties within town and villages, with a view to contributing to the regeneration of our towns and villages, as well as unfinished housing estates for the provision of social and affordable housing where appropriate and feasible, subject to compliance with other policy provisions of this Plan.
- HS-O-2:** To provide advice to applicants in relation to the range of housing assistance supports available in accordance with all current schemes, through our Public Services Centre's. This service shall ensure applicants are aware of the range of options available and the most appropriate option identified. This is considered to be integral to the delivery of adequate supply to meet need ensuring the most efficient use of resources and schemes available.
- HS-O-3:** To continue to develop and work with the Approved Housing Bodies in order to maximise the various supply mechanisms, particularly in the case of persons with special needs.
- HS-O-4:** To seek to allocate an adequate measure of funding through the annual Budget process and otherwise to maintain all of its rented stock to an acceptable standard and specifically to upgrade older stock using all available funding sources.
- HS-O-5:** To strive to achieve appropriate house type mixes within developments that respond to the changing demographics of persons on the housing list.
- HS-O-6:** To seek support from other relevant agencies to deal with service capacity deficiencies that are a constraining factor in development of housing within some towns and villages.

- HS-O-7:** To promote an appropriate mix of housing and the development of neighbourhood centres where appropriate by engaging in wide consultation with various agencies within the County and through its Municipal District structures and the relevant Strategic Policy Committees. Standards to be set and achieved in this activity to meet the accepted practice as set out in all relevant guidelines, including the childcare guidelines, as issued by the Department of Environment, Heritage and Local Government.
- HS-O-8:** To promote and develop the concept of lifetime adaptable housing to meet the needs of people with disabilities, the elderly, single persons and changing family situations. Priority will be placed on the early identification of needs in terms of lifetime adaptable housing together with appropriate tailoring of mix of house types to meet the identified needs.

6.1.6 Policy

- HS-P-1:** It is a policy of the Council to reserve 10% of land zoned for residential use or a mixture of residential and other uses for the provision of social and affordable housing. The Council will continue to impose a condition on all planning applications for housing on the relevant zoned land which provides for a range of mechanisms to facilitate the applicant/developer to enter an agreement with the Council under section 96(3) of the Planning and Development Act 2000 (as amended).

6.2 Urban Housing

Aim:

To achieve quality urban housing in the County so as to adequately accommodate future population growth in a manner that provides for the sequential and sustainable development and regeneration of towns and integration of communities together with the appropriate level of infrastructure and service provision.

6.2.1 Background

Urban housing in the County grew significantly over the period 2000 to 2008 and has experienced a significant reduction since with only limited construction occurring since the adoption of the last Plan in 2012 and also limited uptake of lands zoned for the purposes of residential development. Urban housing fulfils an important function supplying housing units within existing settlement structures and provides housing close to schools, community facilities, health facilities, shopping, employment and entertainment. In environmental terms, it fulfils a sustainability objective as urban housing provides for optimum use of land resources and concentration of activity within an identified spatial catchment.

The Core Strategy in Part A, Chapter 2, sets out the total housing requirements (in hectares and unit numbers) that are required throughout the county in order to satisfy the population growth that is provided for in the Plan to 2024 of almost 14,000 people. The spatial strategy to guide the location of new urban housing provides for the county's future supply of larger scale multiple residential development in Letterkenny and in the Strategic Towns identified as Layer 2A as these locations have or will have imminently, the suitable capacity in water services to accommodate the relative population equivalents. To facilitate this, circa 190 hectares of land is zoned for residential purposes across Letterkenny (Layer 1) and in Layer 2A. Table 2.3 in Chapter 2 acknowledges that there is a shortfall of zoned residential land across both Layer 1 and 2 and section 2.5 of chapter 2 outlines that the shortfall is to be delivered through a programme of Local Area Plans.

Strategic Towns identified as Layer 2B, due their 'Special Economic Function' as well as rural towns within Layer 3 will also provide opportunities for urban housing of a suitable scale having regard to the Core Strategy, the capacity of available water services and the scale and character of the town. Urban housing in towns identified as Layer 2B and in the rural towns contained within Layer 3 has the potential to be a significant contributor to renewal and regeneration and this is a targeted intervention that is prioritised in the Plan with particular reference in Chapter 3. In particular, the development of serviced sites in towns and villages represents an opportunity to support renewal and regeneration. In addition, innovation is to be sought in revitalising town centres through initiatives to reduce vacancy and dereliction and therefore transfer such units to habitable homes. The Housing Strategy supports this approach also and identifies regeneration of vacant and derelict buildings in town centres as a key focus for the future. The Plan recognises the need for innovative and robust approaches to achieve renewal and regeneration and therefore there are no prescribed zonings for the purposes of residential development across Layer 2B or in the rural towns identified within layer 3. In lieu, settlement envelopes for the towns are contained within Part C of this plan to delineate the extent of the 'urban' area.

In tandem with a targeted focus on the locations for new multiple developments and the role of housing in stimulating renewal and regeneration in smaller towns, the promotion of the design

process for residential developments will provide significant benefits and is a timely intervention in the overall population ambition of the Plan and in a climate of increasing confidence in financial markets and employment generally which is expected to result in a consequent uplift in the housing construction sector. The promotion of design quality will result in more attractive places to live, provides for greater connectivity and integration of new housing with the existing urban fabric, provides positive spaces, provides innovative design solutions, and assists in developing community spirit and in reducing crime. This strategy relates directly to achieving the vision of the Plan which refers to County Donegal ranking highest in the country for quality of life by 2038. This approach is supported by the publication of Guidance by the then Department of the Environmental Heritage and Local Government as follows:

- 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes, Sustaining Communities,' DEHLG, 2007.
- 'Sustainable Urban Housing: Design Standards for New Apartments,' DEHLG, 2007
- 'Guidelines on Sustainable Residential Development in Urban Areas,' DEHLG, 2009.
- 'Urban Design Manual, A Best Practice Guide, A Companion Document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' DEHLG, 2009.

6.2.2 Objectives

The objectives in relation to urban housing are as follows:

- UB-O-1:** To distribute the projected need for housing units in line with the Core Strategy as set out in Chapter 2 which itself provides for the proper planning and sustainable development of the area.
- UB-O-2:** To deliver new urban residential development in towns in a sequential manner, outwards from the core making best use of infrastructure, land resources and assisting in regeneration of existing towns.
- UB-O-3:** To ensure that new residential development is not carried out in advance of the implementation of planned programmes in relation to investment in hard infrastructure (e.g. roads, footpaths, waste water, water supply) and social and community infrastructure.
- UB-O-4:** To promote quality urban design in new residential development and ensure that it is integrated with existing urban development in a manner to provide for positive places and spaces to contribute to overall social cohesion and quality of life.
- UB-O-5:** To ensure the satisfactory provision of social and affordable housing to a high standard of design and layout in the most appropriate locations, where essential services and infrastructure can be maintained or easily provided.
- UB-O-6:** To ensure that key infrastructure to support new multiple residential development is delivered in a manner that supports sustainable neighbourhood development.
- UB-O-7:** To examine opportunities for innovation that may facilitate the delivery of critical infrastructure and thereby resolve deficiencies and facilitate appropriate residential development.
- UB-O-8:** To examine opportunities for the delivery of serviced sites for housing within towns and villages.

- UB-O-9:** To encourage regeneration and renewal of town centres through reuse of vacant and derelict properties for the purposes of providing new residential development.
- UB-O-10:** To seek the effective resolution of unfinished residential development.
- UB-O-11:** To implement the vacant site levy by identifying additional 'vacant sites' and 'regeneration sites' through the Local Area Plan program and in accordance with the Urban Regeneration and Housing Act 2015.

6.2.3 Policies

The Council's Policies, designed to fulfil the aim and objectives set out above, are as follows:

- UB-P-1:** It is a policy of the Council to direct new multiple housing units (defined as 2 or more units) to those towns identified in the Core Strategy/Settlement Structure. The scale of such development shall be in line with the directed growth projected for their specific tier; shall have regard to the circumstances of the specific settlement including the level of zoned land and shall be in accordance with the objectives and policies of this Plan including Part C.
- UB-P-2:** It is a policy of the Council that, within Letterkenny and Layer 2A, applications for residential development will be assessed in the light of all relevant material planning considerations including residential land use zonings, the availability of infrastructure, relevant policies of the County Development Plan including Part C and other regional and national guidance/policy and relevant environmental designations.
- UB-P-3:** It is a policy of the Council that prior to the making of the relevant Local Area Plan for Layer 2A towns, where an ~~new~~ application for residential development is proposed on land that does not have a positive residential zoning (or a mixed use zoning including an element of residential) the proposal shall be considered having regard to the level of uptake of other zoned lands for housing in the particular town and in the context of the Core Strategy and other policy of the County Development Plan including Part C and in the context of the proper planning and sustainable development of the area.
- UB-P-4:** It is a policy of the Council to consider urban housing of 2 or more units on lands located within settlement envelopes of towns identified as Layer 2B and rural towns contained within Layer 3, having regard to the compliance of the proposal with the Core Strategy and having regard to other policy of the County Development Plan including Part C and in the context of the proper planning and sustainable development of the area.
- UB-P-5:** It is the policy of the Council to guide urban residential development in a sequential manner, outwards from the core area in order to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more remote areas and to make better use of underutilised land subject to compliance with Article 6 of the Habitats Directive (where applicable).
- UB-P-6:** It is a policy of the Council to encourage and support proposals for new residential development that will result in the regeneration and/or renewal of town centre areas or areas of vacancy and/or dereliction subject to the policies all other relevant policies of this plan including Part C, relevant national/regional guidance, relevant environmental designation and in the context of the proper planning and sustainable development of the area.

UB-P-7: It is a policy of the Council that, development proposals for new residential developments (2 or more units) in settlements shall demonstrate that the design process, layout, specification, finish of the proposed development meets the guidelines set out in the following key Government publications:

- 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes, Sustaining Communities,' DEHLG, 2007.
- 'Sustainable Urban Housing: Design Standards for New Apartments,' DEHLG, 2007.
- 'Guidelines on Sustainable Residential Development in Urban Areas,' DEHLG, 2009.
- 'Urban Design Manual, A Best Practice Guide, A Companion Document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' DEHLG, 2009.
- 'Sustainable Urban Housing: Design Standards for New Apartments', 2015, DoHPCLG.

UB-P-8: It is a policy of the Council that new residential developments shall be laid out and orientated in order to make use of the landscape characteristics including local features and vistas, and maximise opportunities presented from passive solar gain.

Development adjacent to amenity areas shall be orientated to face onto the amenity areas and provide maximum informal surveillance. Locating amenity areas to the rear of properties will not be permitted.

UB-P-9: It is a policy of the Council that direct pedestrian and cycle linkages shall be provided within proposals for new residential developments so as to interconnect with central amenity areas, adjoining neighbourhood developments and neighbourhood facilities subject to compliance with Article 6 of the Habitats Directive. Linkages shall be provided in addition to the primary access to the development and shall be designed to maximise passive surveillance from surrounding properties, be well lit and maintained and the materials and finish shall be of a high quality. Linkages that follow indirect routes and/or to the rear of properties shall normally not be considered acceptable.

UB-P-10: It is a policy of the Council that proposals for new residential development shall demonstrate that a housing density appropriate to its context is achieved, and provides for a sustainable pattern of development whilst ensuring the highest quality residential environment. Lower density ranges may be required having regard to the density and spatial pattern of development on lands that abutt the site. In addition, housing densities will be considered in the light of all other relevant objectives and policies of this plan, including the objectives and policies set out in Chapter 2, Core Strategy.

UB-P-11: Proposals for residential development shall provide a mixture of house types and sizes in order to reasonably match the requirements of different household categories within the Plan area, including those groups with particular special needs. The Council will seek to achieve a balance of housing stock to meet the needs and aspirations of the people residing within the Plan area.

UB-P-12: It is the policy of the Council both to protect the residential amenity of existing residential units and to promote design concepts for new housing that ensures the establishment of reasonable levels of residential amenity.

UB-P-13: Multiple residential developments shall, in general:

- (a) On greenfield sites, include a minimum of 15% of the overall site area reserved as public amenity area;
- (b) In other cases, such as large infill sites or brown field sites include a minimum of 10% of the overall site area reserved as public amenity area or (

- (c) On lands characterised by a large private or institutional building/s set in substantial open lands, include a minimum of 20% of the overall site area reserved as public amenity area; in accordance with and subject to the guidance set out in the 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas' (2009) and the requirements set out below -

The provision of public amenity open space within new residential developments shall:

- i. Be conveniently located within the development, and designed as an integral part of the overall layout acting as a natural focal point that contributes to the visual enhancement of the development, and
- ii. Be of a high quality design, providing for multi-functional uses, through the use of hard and soft landscaping techniques including equipped formal play areas, informal greens, furniture, paved and planted amenity areas, and
- iii. Provide adequate lighting and signage, and highly accessible linkages with the surrounding public footpath network and other designated amenity areas, and
- iv. Include a programme of maintenance.

UB-P-14: It is a policy of the Council that, within Letterkenny, Bunrana and Bundoran, proposals for single dwellings shall only be permitted on lands identified as 'Residential (Phase 1)' where it can be clearly demonstrated that;

- (a) The location of the house would not compromise the ability of the site to facilitate the provision of comprehensive integrated residential development/s utilising the entire site area; and
- (b) The location of the house would not compromise the line of any proposed relief road; and
- (c) The proposal would not be detrimental to the residential amenity of the neighbouring properties or be injurious to the general character of the surrounding area, shall accord with other objectives and policies of this Plan, and shall not impact negatively on environmental designations.

UB-P-15: It is a policy of the Council that, within Letterkenny, Bunrana and Bundoran, proposals for single dwellings will only be permitted on lands identified as 'Strategic Residential Reserve' where it can be clearly demonstrated that;

- (a) The location and layout of the dwelling would not compromise the ability of the site to facilitate the provision of long term multiple residential development(s) upon release of the land in accordance with its strategic function; and
- (b) The location and layout of the dwelling would not compromise the line of any proposed relief road or infrastructure corridor; and
- (c) The scale and form of the development would respect the existing character of the area and shall not have an adverse impact to the existing character of the area or the residential amenity of adjoining properties; and
- (d) The proposal can reasonably connect to the future provision of mains services to the area; and
- (e) The development will not prejudice access to land within the reserve for future development and will not contribute to forms of ribbon development that cumulatively could result in the land locking of the 'Strategic Residential Reserve'.
- (f) The development will not impact negatively on relevant environmental designations.

UB-P-16: It is a policy of the Council that, in addition to residential proposals within lands zoned 'Residential (Phase 1)' in Letterkenny, Bunrana and Bundoran, complementary scaled facilities may be considered such as crèche facilities, play facilities, small convenience store(s) subject to all other relevant policies of this plan, relevant national/regional

guidance, relevant environmental designation and in the context of the proper planning and sustainable development of the area.

- UB-P-17:** It is a policy of the Council to consider proposals for urban residential development that seek to resolve existing unfinished residential development, including through appropriate reconfiguration of developments, and such proposals shall be considered outside the population targets set by the core strategy.
- UB-P-18:** It is a policy of the Council to maintain the existing social housing landbank to enable the Council to meet public housing need in the absence of any suitable non-construction supply options being available.
- UB-P-19:** It is a policy of the Council to carry out an annual Housing Monitor.
- UB-P-20:** It is a policy of the Council to protect the linguistic and cultural heritage of the Donegal Gaeltacht in relation to material impacts on the linguistic and cultural heritage that may arise from multiple housing developments within or close to any Gaeltacht area through the requirement of Language Impact Assessments as part of development proposals. Language Impact Assessments shall be required to assess the impact on the linguistic and cultural heritage of the area and where significant impact has been demonstrated appropriate mitigation measures will be required to be provided. Such a Language Impact Assessment will form a material consideration of development proposals by the planning authority. Language Impact Assessments shall be required as follows:
- (a) A Language Impact Assessment shall be required for Multiple Residential Developments of 10 residential units or more in An Gaeltacht.
 - (b) In most cases where a proposal is for 2 to 9 units inclusive, there will not be a requirement for a Language Impact Assessment unless there is a potential for "Significant Impact", such as in relation to any cumulative context. However it will be a requirement of any permission that the proportion of units to be occupied by Irish speakers equates to the proportion of Irish speakers within the DED (based on the latest available census data) of the application site (subject to a minimum of 20%).
- UB-P-21:** It is a policy of the Council that prior to commencement of development, housing developments shall be named and numbered by the developers in consultation with the Donegal Placenames Committee, in a logical and sequential manner so as to facilitate ease of access by emergency services and the public. It will also be a requirement that developers install appropriate traffic calming, signage and lineage within housing developments prior to first occupation as part of a quality design solution.
- UB-P-22:** It is a policy of the Council that development proposals for new multiple residential development (2 units or more) provide all infrastructure necessary to support the delivery of services and quality of life to the new residential development and it's neighbourhood, prior to the first occupancy of any unit. Any such infrastructural provision shall include, but not be confined to, service connections to existing utility networks, neighbourhood facilities, childcare facilities, open space provision, bus stops, cycleway, footpaths and public lighting. Adequate security shall be provided, to ensure satisfactory completion and maintenance of development, in accordance with the provisions of Part B, Appendix 3, Development Guidelines and Technical Standards and it shall not be released until those requirements have been complied with and evidenced to the satisfaction of the Planning Authority.

UB-P-23: It is a policy of the Council that, where appropriate, new residential developments shall provide for adequate off-street car parking to facilitate the development in accordance with the standards set out in Part B, Appendix 3, Development and Technical Standards.

UB-P-24: It is a policy of the Council that Multiple and single holiday home units will be considered within settlement framework areas provided that the proposed development would not result in the total number of existing and permitted holiday homes within the settlement framework area exceeding 20% of the total existing and permitted housing stock. Any application will also be assessed in the light of all relevant material planning considerations including land-use zonings, the availability of infrastructure, relevant policies of the County Development Plan and other regional and national guidance/policies and relevant environmental designations. Such developments must have regard to the scale and form of the settlement.

UB-P-25: The Council will permit development that involves the sub division of residential sites only where it can be clearly demonstrated that:

- (a) The existing house is not part of an overall development and the proposal would compromise the original layout of which the existing house formed part thereof, and
- (b) The curtilage of original dwelling is not subdivided by more than 50% by the proposal, and
- (c) The footprint of the proposed dwelling would not exceed one third of the new curtilage, and
- (d) The proposal would not appear incongruous with the density, massing, scale, proportions, materials and overall design and character of the existing property and the character of the street scene and surrounding area; and
- (e) The proposal would not adversely effect the visual and residential amenity of adjoining properties and the surrounding area or give rise to adverse transport or road safety effects and will provide an acceptable level of parking for every separately occupied dwelling, and
- (f) The proposal would not reduce the provision of adequate private amenity space for the existing dwelling and will provide sufficient private amenity space for any new separately occupied dwelling(s).
- (g) The proposal would not adversely affect the amenity of adjoining properties.

UB-P-26: Proposals for the conversion of a building into flats or the conversion of existing large flats into smaller units will normally be permitted, provided that:

- (a) The building/site is capable of accommodating the additional residential amenities; and
- (b) The proposal would not hinder traffic movement or prejudice the safety of road users or pedestrians; and
- (c) The proposal includes amenities comprising refuse disposal facilities, drying areas and access to private outdoor amenity space; and
- (d) The proposal is for self-contained flats; and
- (e) Where appropriate, the proposal shall include convenient and adequate off-street car parking that integrates with the neighbouring properties
- (f) The proposal meets minimum standards specified in 'Sustainable Urban Housing: Design Standards for New Apartments', Department of Environment, Heritage and Local Government, September 2007.

UB-P-27: Proposals for extension to a dwelling shall be considered subject to the following criteria:

- (a) The development reflects and respects the scale and character of the dwelling to be extended and its wider settlement;
- (b) Provision is made for an adequate and safe vehicular access and parking; and
- (c) The proposal would not adversely affect the amenity of adjoining properties.

UB-P-28: Proposals for the re-use of upper floors above retail and commercial premises within the plan area for the purposes of residential accommodation shall be considered subject to demonstration that:

- (a) The development does not prejudice existing commercial activity or result in the loss of residential amenity; and
- (b) The development creates suitable pedestrian and vehicular access arrangements.
- (c) The development can demonstrate that it positively contributes to the vitality and mix of uses in the area.

6.3. Rural Housing

Aim:

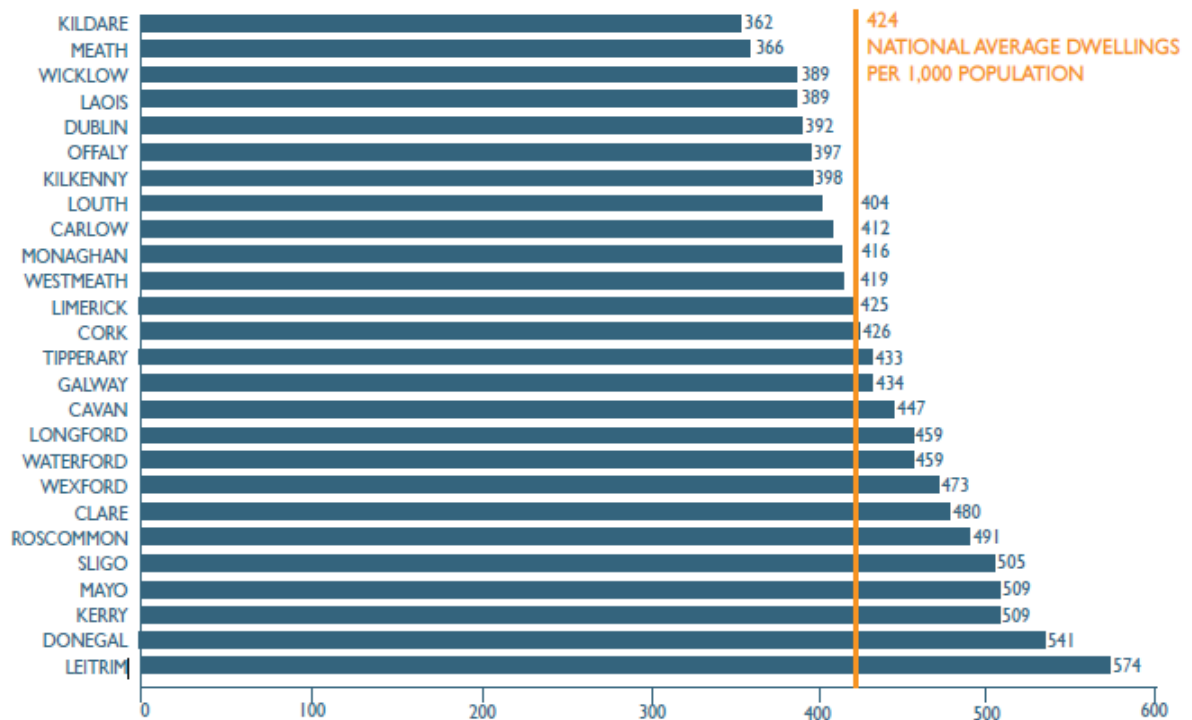
To accommodate development that addresses genuine rural housing need of the rural communities throughout the county in a manner with due regard to environmental considerations.

6.3.1 Background

Rural housing policy focuses on ensuring that every appropriate and sustainable option is available to rural people to continue to live in their own area and to contribute to community life. This principle is fundamentally underpinned in local policy and, nationally, by the Sustainable Rural Housing Guidelines (2005). To reflect this, meeting genuine rural generated housing need will continue to be a central component of Council policy within the targets for population growth identified within the Core Strategy (Chapter 2).

Despite the prevailing economic conditions in the recent past, approximately 1216 residential units have been granted planning permission in rural areas in Donegal since the previous County Development Plan came into operation; and a further 1021 permissions have been 'extended', thereby resulting in approximately 2237 extant permissions for residential units in rural areas. Other indicators also point to a significant supply of individual dwellings within the County. The GeoDirectory 'Geoview Residential Building Report'¹ (2016) notes that Donegal has the second highest concentration of housing per 1000 population in the State (541 dwellings per 1000 population – see Figure 6.3.1 below) and further notes that 28.2 % of this stock is deemed to be vacant (23,899 units, 3243 of which are in rural areas of the county).

Fig 6.3.1: Dwellings per Thousand of the Population by County, Q2 2016



Source: GeoDirectory Database, CSO Census 2016

In addition to this cohort of existing housing, the Core Strategy of this Plan allocates 36% of the total housing allocation for the period 2018-2024 to rural towns and open countryside within the county in order to provide for a population increase of 5029 persons to 2024 (refer to table 2.7).

The Sustainable Rural Housing Guidelines provide a framework for policy development in respect of rural housing based upon the demographic, social and physical characteristics of the county. This enables policy to be tailored to meet the genuine rural generated housing needs for the people of Donegal rather than demand related issues, such as, urban generated pressures, desires of the holiday home market and the demand generated by aspirational land values.

The combined demographic social and physical assessment of the rural area has enabled the identification of the following rural areas:

- Structurally Weak Rural Areas;
- Stronger Rural Areas or Areas; and
- Areas Under Strong Urban Influence

These areas are identified in Map 6.2.1

The Sustainable Rural Housing Guidelines identify Structurally Weaker Rural Areas as areas that exhibit characteristics such as persistent and significant population decline as well as a weaker economic structure based on indices of income, employment and economic growth. Stronger Rural Areas are defined as areas where population levels are generally stable within a well- developed town and village structure and in the wider rural area around them. This stability is supported by a traditionally strong agricultural economic base and the level of individual housing development activity in these areas tends to be relatively low and confined to certain areas. The Guidelines also

identify Areas Under Strong Urban Influence as being those areas in proximity to the immediate environs or close commuting catchment of cities and towns, exhibiting rapidly rising population and under considerable pressure for development of housing, placing pressures on infrastructure such as the local road network.

The Council is obliged to achieve the objectives of the North West International River Basin District plan through their functions. In the rural housing policy context this manifests itself through the protection of surface and ground waters and taking appropriate steps to protect designated shellfish and freshwater pearl mussel areas. This may be achieved through adherence to the Environmental Protection Agency code of practice for wastewater treatment systems and disposal systems serving single houses. In this regard, the Environmental Report, in Part D, provides detailed information on the current state of the environment across the range of environmental indicators. In particular, individual environmental vulnerabilities have been mapped so that they can be considered on a cumulative basis. This information will assist to guide the determination of applications for rural housing in relation to their potential individual and cumulative impacts on the environment.

There has been significant pressure on the rural hinterlands of the larger towns resulting in pressure on local infrastructure and the creation of unsewered suburban development pressures in these areas. The Council, in response to the national policy context and in an attempt to manage these development pressures, must maintain measures to support the viability, sustainability and attractiveness of the towns and villages in the county not at the expense of, but as attractive alternatives to the rural area for those without a genuine rural need.

Strong urban influence continues to be exerted on the identified hinterlands of Letterkenny and the City of Derry and around certain settlements in Layer 2 (Donegal Town, Ballyshannon, Bundoran, Ballybofey/Stranorlar) and these areas have been identified in map no. 6.2.1 associated with the Core Strategy of this Plan. However, in carrying out a review of the County Development Plan 2012-2018 (As Varied), the Planning Authority also determined that there were certain areas around smaller towns and villages (specifically those areas around Glenties, Ardara, Killybegs, Mountcharles, An Clochán Liath (Dungloe), An Bun Beg-Doirí Beaga, Falcarragh, Dunfanaghy, Milford, Creeslough, Ramelton and Carndonagh) that, on review, do not merit designation as *Areas Under Strong Urban Influence* on the basis that (a.) these areas are not in the immediate environs or commuting catchments of any large cities or towns and/or (b.) these areas do not exhibit rapidly rising levels of population and/or (c.) these areas have not exhibited any significant evidence of pressure for housing development in recent years. In deciding on the redesignation of these areas, the Planning Authority has had particular regard to the provisions of the Sustainable Rural Housing Guidelines (2005) and accordingly, former 'Areas Under Strong Urban Influence' located around smaller towns and villages that have (a.) been subject to population decline between the 2002-2016 census periods and (b.) that are located in more peripheral areas of the county around a less developed town or village structure, have been re-classified as Structurally Weak Rural Areas; whilst those former 'Areas Under Strong Urban Influence' that have (a.) maintained a relatively stable population base and (b.) are located in less peripheral parts of the county and around a more developed town/village structure, have been re-classified as Stronger Rural Areas (refer to Map No. 6.2.1).

Holiday Homes

With regard to holiday home developments, the supply and development of new houses to meet demand from this market only provides a short term benefit to the local economy, and it can add to the strain on local infrastructure and disproportionately affect the ability of members of the local community to acquire affordable sites for themselves. The focus in the Donegal County Development Plan 2012-2018 (As Varied) had been to manage the growth of holiday homes in an attempt to maintain a balance in terms of meeting rural generated housing need and tourism potential over a longer time period. However, given the levels of housing vacancy that currently exists in the county and the objective to support genuine rural housing need, this Plan focuses on satisfying the opportunity for holiday homes in rural areas only through the use/re-use of the existing housing stock or via the refurbishment of derelict buildings.

6.3.2 Objectives

The objectives in relation to rural housing are as follows:

- RH-O-1:** To distribute the projected need for housing units in the rural area in line with the Core Strategy.
- RH-O-2:** To support a balanced approach to rural areas to retain vibrancy and ensure the sustainability of established rural communities while having proper regard to environmental considerations.
- RH-O-3:** To ensure that new residential development in rural areas provides for genuine rural need.
- RH-O-4:** To protect rural areas immediately outside towns from intensive levels of residential development and thus safeguard the potential for incremental growth of the towns and their potential beyond the plan period; to utilise existing physical and social infrastructure; and to avoid demand for the uneconomic provision of new infrastructure.
- RH-O-5:** To promote rural housing that is located, designed and constructed in a manner that is sustainable and does not detract from the character or quality of the receiving landscape having particular regard to the Landscape Classifications illustrated on map 7.1.1 and contained within chapter 7 of this Plan.
- RH-O-6:** To promote compliance with the environmental objectives and strategies of the North West International River Basin Management Plan and with the requirements of Article 6 of the EU Habitats Directive.

6.3.3 Policies

As well as considering the issue of rural housing in the context of socio-economic rural area types as described above, the provision of Rural Housing must also be considered (as with all other development within County Donegal) in the context of how rural housing development can be accommodated and facilitated in the rural area, in terms of the provision of the requisite services and facilities for rural dwellings but also with regard to environmental considerations and how the development can be assimilated into the receiving landscape in a manner that does not detract from the character and quality of that landscape.

Chapter 7 of this plan sets out the following three distinct Landscape Character Classifications that have been identified within the county:

- Areas of Especially High Scenic Amenity,
- Areas of High Scenic Amenity; and
- Areas of Moderate Scenic Amenity.

All new development within the County, including rural housing developments, must have regard to the specific landscape classification, in terms of integration and assimilation of development into the receiving landscape (particularly in accordance with Policies NH-P-13 of this Plan).

In this context, the policies of this plan seek to ensure that residential development in rural areas is provided at appropriate locations and in a manner that will sustain rural communities without having

a negative impact upon key economic, environmental, natural and cultural heritage assets of rural areas. It also seeks to manage pressure for overspill from urban areas in the rural areas close to the larger towns and the city of Derry, which are defined as Areas Under Strong Urban Influence in Map 6.2.1

Within Areas Under Strong Urban Influence it is necessary to manage the extent of development whilst facilitating those with genuine "rural generated housing need". In general, within areas defined as Stronger Rural Areas one-off rural generated housing will be facilitated subject to compliance with all relevant policies and provisions of the County Development Plan. Within Structurally Weak Rural Areas the policies of the Plan will, in general, facilitate both urban and rural generated rural housing need. (Ref. Map 6.2.1)

This rural housing policy framework will provide for sustainable rural communities subject to a number of key policy requirements being met; that the specific requirements that are set out under policy RH-P-1 are complied with; that housing is of an appropriate quality design, integrates successfully into the landscape and does not cause a detrimental change to, or, further erode the rural character of the area as specified under Policy RH-P-2; and that the applicant satisfies the relevant definition of rural housing need..

RH-P-1: It is a policy of the Council that the following requirements apply to all proposals for rural housing:

1. Proposals for individual dwellings shall be subject to the application of Best Practice in relation to the siting, location and design of rural housing as set out in Appendix 4 and shall comply with Policy RH-P-2;
2. Proposals for individual dwellings shall be sited and designed in a manner that enables the development to assimilate into the receiving landscape and that is sensitive to the integrity and character of rural areas as identified in Chapter 7 and Map 7.1.1 of this Plan. Proposals for individual dwellings shall also be located in such a manner so as not to adversely impact on Natura 2000 sites or other designated habitats of conservation importance, prospects or views including views covered by Policy NH-P-16.;
3. Any proposed dwelling, either by itself or cumulatively with other existing and/or approved development, shall not negatively impact on protected areas defined by the North Western International River Basin District plan;
4. Site access/egress shall be configured in a manner that does not constitute a hazard to road users or significantly scar the landscape, and shall have regard to Policy T-P-15;
5. Any proposal for a new rural dwelling which does not connect to a public sewer or drain shall provide for the safe and efficient disposal of effluent and surface waters in a manner that does not pose a risk to public health and accords with Environmental Protection Agency codes of practice;
6. Proposals for individual dwellings shall be subject to the flood risk management policies of this Plan.;
7. In the event of a grant of permission the Council will attach an Occupancy condition which may require the completion of a legal agreement under S47 of the Planning and Development Act 2000 (as amended).

RH-P-2: It is a policy of the Council to consider proposals for a new rural dwelling which meets a demonstrated need (see Policies RH-P-3–RH-P-6) provided the development is of an appropriate quality design, integrates successfully into the landscape, and does not cause a detrimental change to, or further erode the rural character of the area. In considering the acceptability of a proposal the Council will be guided by the following considerations:-

1. A proposed dwelling shall avoid the creation or expansion of a suburban pattern of development in the rural area;
2. A proposed dwelling shall not create or add to ribbon development (see definitions);
3. A proposed dwelling shall not result in a development which by its positioning, siting or location would be detrimental to the amenity of the area or of other rural dwellers or would constitute haphazard development;
4. A proposed dwelling will be unacceptable where it is prominent in the landscape; and shall have regard to Policy T-P-15.
5. A proposed new dwelling will be unacceptable where it fails to blend with the landform, existing trees or vegetation, buildings, slopes or other natural features which can help its integration. Proposals for development involving extensive or significant excavation or infilling will not normally be favourably considered nor will proposals that result in the removal of trees or wooded areas beyond that necessary to accommodate the development. The extent of excavation that may be considered will depend upon the circumstances of the case, including the extent to which the development of the proposed site, including necessary site works, will blend in unobtrusively with its immediate and wider surroundings (as elaborated below).

Guidance on the Location of New Developments in Rural Areas *

The Donegal countryside is a unique resource. It is a recreational resource and a considerable tourist asset. The landscape also relates to quality of life and 'sense of identity' and 'sense of place' for residents of Donegal. It contains landscapes of considerable quality and amenity, is significant in terms of nature conservation and biodiversity by providing habitats for wildlife, flora and fauna; and incorporates indications of our cultural heritage. It is vital that in accommodating new rural residential development, care is taken to ensure that it integrates successfully and does not result in detriment to the character of the rural area.

The determination of whether a new rural dwelling integrates into the landscape is not a test of invisibility; rather it requires an assessment of the extent to which the development of the proposed site, including necessary site works, will blend in with its immediate and wider surroundings. The assessment of integration will be judged from the landscape classification; critical views as seen along stretches of the public road network; public rights of way or other areas of general public access and assembly, e.g. a car park, beach or park. Where a suitable site is identified from such critical viewpoints, it shall be necessary to ensure the proposed dwelling blends into its immediate surroundings and is of a high standard of design. New dwellings should be sited to take advantage of the opportunities afforded by any existing mature planting, hills, slopes or other natural features to assist with integration. Proposed housing that would read as skyline development or occupy a top of slope/ridge location or otherwise be a prominent feature in the landscape will be unacceptable. Similarly a new dwelling that relies on significant earth works, such as cutting into slopes, filling to create a level "platform" for development or mounding to achieve integration, will all be unacceptable.

Due to the widespread views generally available in flat landscapes or exposed hill areas it is all the more important to ensure that new dwellings integrate well with their surroundings. In such areas, poor siting and design carries with it a greater potential for adverse impact on visual amenity and

rural character. Particular care is therefore required in site selection so that new dwelling houses will integrate into these landscapes.

On occasions it may not be the impact of the new dwelling by itself which affects the rural character, rather it is when assessed cumulatively with other existing and approved buildings in the vicinity that it could be detrimental to the rural character of that area. This may be by creating or extending a suburban pattern of development or creating or extending unacceptable ribbon development.

In assessing the cumulative impact of a building on rural character the matters taken into consideration include the following:

- the intervisibility of the proposed building with existing and approved development;
- the siting, scale and design of the proposed development; and
- the vulnerability of the landscape and its capacity to absorb further development for those who need to live in the rural area.

* Please refer to Appendix 4 'Building a House in Rural Donegal - A Location, Siting and Design Guide' for further information in this respect. The Planning Department is committed to ongoing engagement with the Elected Members of Donegal County Council in terms of the interpretation and implementation of rural housing policy and will pursue these issues on an ongoing basis via a series of workshops with the Members.

RH-P-3: Stronger Rural Areas

Subject to compliance with Policy RH-P-2, it is a policy of the Council to consider proposals from prospective applicants in need of housing within an area defined as Stronger Rural Area, provided they demonstrate that they can comply with all other relevant policies of this Plan, including RH-P-1 and RH-P-2, where the applicant can demonstrate that they comply with one or more of the following:

- persons whose primary employment is in a rural-based activity with a demonstrated genuine need to live in the locality of that employment base, for example, those working in agriculture, forestry, horticulture etc.;
- persons with a vital link to the rural area by reason of having lived in this community for a substantial period of their lives (7 years minimum), or by the existence in the rural area of long established ties (7 years minimum) with immediate family members, or by reason of providing care to a person who is an existing resident (7 years minimum);
- persons who, for exceptional health circumstances, can demonstrate a genuine need to reside in a particular rural location.

This policy shall not apply where an individual has already had the benefit of a permission for a dwelling on another site, unless exceptional circumstances can be demonstrated. An exceptional circumstance would include, but would not be limited to, situations where the applicant has sold a previously permitted, constructed and occupied dwelling, to an individual who fulfils the bonafides requirements of that permission. New holiday home development will not be permitted in these areas.

RH-P-4: Structurally Weak Rural Areas

It is a policy of the Council to consider proposals for new one-off housing within structurally weak rural areas from any prospective applicants with a need for a dwelling house (urban or rural generated need), provided they demonstrate that they can comply with all other relevant policies of this Plan, including RH-P-1 and RH-P-2. New holiday home development will not be permitted in these areas.

Areas under Strong Urban Influence

RH-P-5: It is a policy of the Council to consider proposals for new one-off rural housing within Areas Under Strong Urban Influence from prospective applicants that have a demonstrated and genuine need for a new dwelling house and who can provide evidence that they, or their parents or grandparents, have resided at some time within the area under strong urban influence in the vicinity of the application site for a period of at least 7 years. The foregoing is subject to compliance with other relevant policies of this plan, including RH-P-1 and RH-P-2. New holiday home development will not be permitted in these areas.

RH-P-6: Refurbishment of existing dwellings/buildings

It is a policy of the Council to consider proposals for the refurbishment of derelict buildings (refer to definitions below) within rural areas, for use as either a permanent dwelling or as a holiday home, subject to (inter alia) the following criteria being satisfied:

- (i) The proposed development will provide for the retention of the majority of the existing building.
- (ii) The proposed development would integrate effectively within the host rural environment, having regard to the landscape classification set out in Chapter 7 and Map 7.1.1 of this Plan, and would not be detrimental to the visual amenities of the area in question.
- (iii) Wastewater from the building can be treated and disposed to current EPA standards,
- (iv) there is no road safety impediment to the use of any existing access and
- (v) the proposal can demonstrate compliance with other relevant policies of this plan, including all relevant provisions of Policy RH-P-1 and RH-P-2.
- (vi) Proposals for extensions in the course of refurbishment shall, in general, not exceed 50% of the size of the original building up to a maximum floor area of 90m². The design, size, height and finishes of the proposed refurbishment/ extension must respect the architectural character of the original building type unless otherwise agreed with the Planning Authority and the finished building must otherwise be of a scale and form such that the development integrates effectively into the host landscape.

RH-P-7: Replacement House Policy

It is a policy of the Council to consider proposals for the replacement of dwellings in rural areas, where:

- (a) The Planning Authority is satisfied that the existing dwelling does not make any significant contribution to the built heritage of the area in question and;
- (b) The replacement dwelling would be of a scale and form generally consistent with that of the existing house on the site and would not result in any significant additional visual impact over and above that arising as a result of the existing development on site and;
- (c) Adequate provision can be made for wastewater treatment on site and
- (d) The proposed development would otherwise comply with all other relevant policies of the County Development Plan.

RH-P-8: Ancillary accommodation for dependant relatives

It is a policy of the Council to consider proposals for the provision of ancillary accommodation for dependant relatives within the curtilage of an existing rural dwelling, subject to compliance with the following criteria:

- (a) Ancillary accommodation for dependant relatives shall be clearly subservient to the main dwelling house in terms of scale and mass, shall be consistent with the form and appearance of the main dwelling house and shall be designed to integrate effectively within the host rural environment,
- (b) Ancillary accommodation shall be served by the existing vehicular entrance to the site and the onus shall be placed on prospective applicants to demonstrate that existing entrance arrangements are safe and fit for purpose,
- (c) Adequate provision shall be made for the treatment and dispersal of domestic effluent. In the event of a grant of permission the Council will attach an Occupancy condition which may require the completion of a legal agreement under Section 47 of the Planning and Development Act 2000 (as amended).

RH-P-9: Design

It is a policy of the Council to seek the highest standards of siting and architectural design for all new dwellings constructed within rural areas and the Council will require that all new rural dwellings are designed in accordance with the principles set out in Appendix 4 of the County Development Plan, entitled 'Building a House in Rural Donegal – A Location, Siting and Design Guide'.

RH-P-10: It is a policy of the Council to require new single house development proposals within the catchment area of the proposed sewerage network in An Bun Beg-Doirí Beaga area to make provision for a future connection to the sewerage network, in consultation with Irish Water.

Any applications for single rural houses within this area must:

- (a) include detail of the proposed means of connection to the proposed network, and
- (b) submit detailed proposals for the interim on-site disposal of effluent to current Environmental Protection Agency standards for the disposal of effluent from single house treatment systems. The catchment area of the proposed sewerage network serving the area is identified on the Settlement Framework mapping for An Bun Beg-Doirí Beaga accompanying this Plan.

RH-P-11: It is a policy of the Council that, with the exception of proposals within Areas of Especially High Scenic Amenity - where the following developments will not be acceptable - proposals for holiday home developments in rural areas will be considered in the following circumstances, subject to environmental and heritage designations, amenity considerations, traffic safety and public health considerations and compliance with all other relevant policies of this Plan:

- (a) Where policy referring to 'resource related tourism projects' can be demonstrated by the applicant.
- (b) Where the proposal is for rental purposes only, (maximum 5 units) as part of a farm diversification plan.

RH-P-12: Any holiday home development (inclusive of proposals involving the refurbishment of derelict buildings) shall be required to accord with the guidelines set out in 'Appendix 4, Building a House in Rural Donegal, A Location, Siting and Design Guide'. In doing so, a holiday home will not be permitted where the landscape cannot absorb the holiday home or where the holiday home would impact negatively on the landscape.

For the purpose of policies numbered RHP-6 to RH-P-7, the definition of a holiday home is as follows: 'A secondary place of residence that does not form a principal and main residence. This excludes second homes occupied on an intermittent basis by persons who are returning emigrants.'

RH-P-13: It is a policy of the Council to direct new multiple housing units (defined as 2 or more units) to those towns identified in the Core Strategy/Settlement Hierarchy.

Definitions:

1. **Immediate family members** are defined as: Sons, daughters, mothers, fathers, grandparents, brothers, sisters, aunts, uncles, nieces or nephews of the applicant.
2. **Permanent House:** The principal and main residence.
3. **Derelict building:** In general this is defined as a building with most external walls intact. Where the external walls consist of low wallsteads within an area of High or Moderate Scenic Amenity, each case will be considered on its merits with regard to location and siting. However, proposals for the refurbishment of low wallsteads will not be given favourable consideration within Areas of Especially High Scenic Amenity (refer to Map 7.1.1).
4. **Rural Areas of Especially High Scenic Amenity:** Are sublime natural landscapes of the highest quality that are synonymous with the identity of County Donegal. These areas have extremely limited capacity to assimilate additional development and accordingly development proposals in such areas must be formulated to ensure adequate integration into the receiving landscape and must otherwise comply with all other objectives and policies of the plan.
5. **Existing cluster** consists of a number of houses and/or other buildings with adjoining curtilages, or within close proximity to each other, and where additional development does not give rise to ribbon development.
6. **Ribbon Development:**
In general 5 houses on any one side of 250 metres road frontage.

Whether a given proposal will exacerbate such ribbon development or could be considered will depend on:

- The type of rural area and circumstances of the applicant.
- The degree to which the proposal might be considered infill development.
- The degree to which existing ribbon development would be extended or whether distinct areas of ribbon development would coalesce as a result of the development.
- The existence of physical and geographical breaks, inclusive of topographical undulations, which may act as a means of extending roadside development in appropriate cases.
- The degree to which the proposal would form a small cluster with a number of houses or other buildings with adjoining curtilages, this may incorporate backland sites in appropriate circumstances.

The Planning Authority shall take a balanced and reasonable view of the interpretation of the above criteria taking account of local circumstances, the context of the site, including the planning history of the area and development pressures.

7. **Holiday Home:** A secondary place of residence that does not form a principal and main residence. This excludes second homes occupied on an intermittent basis by persons who are returning emigrants.
8. **Brownfield Site:** A brownfield site is one that has been previously built upon.

Chapter 7 The Natural and Built Heritage

Aim:

To conserve, protect and enhance the County's natural, built and cultural heritage for future generations and encourage appreciation, access and enjoyment of these resources.

Background

The Council recognises the value of the best of the built, cultural and natural heritage to our quality of life and daily activities. The Council also recognises that it must be managed in a sustainable manner for future generations based on best conservation practice. In addition to its intrinsic and aesthetic values, our built, cultural and natural heritage can be important to the culture, society, environment, tourism and economy of the County.

The Heritage Act (1995) defines heritage as consisting of archaeological objects, architectural heritage, fauna, flora, geology, heritage gardens and parks, heritage objects, inland waterways, landscapes, monuments, seascapes, wildlife habitats, and wrecks. The Council recognises that the protection and conservation of the County's heritage is a shared responsibility where the implications of their land use activities on the built, cultural and natural heritage can be developed as community assets.

County Heritage Plan

The policies herein contained in the County Development Plan 2018 – 2024 seek to ensure that in directing development and determining development proposals, appropriate regard is had to the achievement of a balance between the needs of the community and economy whilst adopting a sustainable approach to development which has proper regard for the County's heritage. The policies of this Plan seek to support and augment the principles of the County Heritage Plan 2014-2019 (as varied).

Landscape

The landscape of County Donegal is distinctive, unique and synonymous with the identity of County Donegal, and the extensive coastline and seascape is an integral and constituent element. The nature of the landscape is such that it is a contributory factor in the economic draw owing to its quality as a place to live and work, attracting Foreign Direct Investment and associated population growth, of note is the growing tourism market, evidenced by its recent accolades as a set location for the next 'Star Wars' movie and being voted 'The Coolest Place on the Planet' by National Geographic Traveller Magazine (Jan/Feb 2017).

The landscape is informed by a myriad of factors including its geology, landcover, natural heritage, built heritage and cultural heritage, that together combine to define its character. A landscape Character Assessment was prepared for the County in 2016 and provides a narrative of these individual and collective elements and provides an evidence-base for the future development of policy.

The landscape policies and objectives of this plan consider the appropriate development, management and consideration of the landscape.

7.1 Natural Heritage

Aim:

To conserve, protect and manage the County's natural heritage for future generations and encourage appreciation and enjoyment of these resources.

7.1.1 Background

Conserving, protecting and managing the county's natural heritage whilst engendering positive growth is important in terms of sustaining biodiversity for the purpose of enjoyment, education, research and maintaining healthy ecosystems. The Council endorses the view that management of the County's natural heritage is a shared responsibility and is committed to working with relevant agencies, communities and individuals in order to ensure that each plays its part in the conservation and protection of our natural heritage as an element of the future development of the county

Designated Nature Conservation Sites

European and National legislation now protects the most valuable of our natural heritage areas. This is achieved through the designation of Natura 2000 sites, Special Areas of Conservation (SACs), Special Protection Areas (SPAs) under the Habitats and Birds Directives and nationally through Natural Heritage Areas (NHAs). The designation of these sites at national level is the responsibility of Government, but it is a common responsibility to secure their protection for the future. The process of site designation is ongoing with new sites being added and/or upgraded in terms of their conservation status, and the boundaries of existing sites being adjusted as better information becomes available. Appendix D, Environmental Report, maps contained within the report show the SPA's, SAC's and NHA's in the County.

Sites Outside Designated Areas

The EU Birds Directive also requires member states to protect the habitats of important species outside of designated areas. County Donegal is important for a range of species of high conservation value, which occur in the wider countryside outside designated areas, which should also be protected.

Protection of Wetlands

Ireland is also a signatory to the International Ramsar Convention on the conservation and wise use of wetlands. Wetland habitats, such as peat bogs, have high ecological value and have an important role in the carbon cycle, helping to mitigate against climate change.

In accordance with the provisions of the Planning and Development (Amendment) (No. 2) Regulations 2011 planning permission is now required for drainage and/or reclamation of all wetlands where the area in question is over 0.1 hectares. This requirement for planning permission also means that the works are subject to a potential environmental impact assessment (EIA) depending on their location and the nature of the works involved. Furthermore, a mandatory EIA is required for any land reclamation exceeding 2 hectare.

Landscape Character Assessment

Ireland signed and ratified the Council of Europe's European Landscape Convention, 2000 (ETS No.176) that requires actions to be taken to fulfil obligations within member states to identify their landscapes, analyse and characterise them, and commit to introducing policies to effect landscape protection, management and planning. The Convention came into effect on 1st March 2004. European Guidelines for the Implementation of the European Landscape Convention 2008 (adopted by the Committee of Ministers on 06/02/08) set out a series of theoretical, methodological and practical guidelines for the implementation of the European Landscape Convention at a national level. The Planning and Development Act requires that a development plan include policies for landscape that provide 'a policy framework for identification, assessment, protection, management and planning of landscapes and development having regard to the European Landscape Convention'. The Department of Arts, Culture and the Gaeltacht published 'A National Landscape Strategy for Ireland 2015-2025' that aims to "implement the European Landscape Convention in Ireland by providing for specific measures to promote the protection, management and planning of the landscape" through 6 core national landscape strategy objectives reflecting the European landscape strategy objectives set out in the European Landscape Convention.

The Regional Planning Guidelines (2010-2022) of the Border Regional Authorities, also contain a suite of landscape objectives and policies to protect, and manage the landscape. These Guidelines will be superseded in due course through the preparation of a Regional Spatial and Economic Strategy (RSES) to be prepared by the Northern and Western Regional Assembly.

The Donegal landscape is a valuable national and local asset that requires sustainable management to facilitate development and growth whilst also retaining, conserving and protecting the character, quality and resultant value of our landscapes.

A Landscape Character Assessment for Donegal (first stage in the process) was prepared and endorsed by the members of Donegal County Council in May 2016; this first stage identified both Landscape 'Types' and 'Landscape Character Areas' and is available on Donegal County Council's website www.donegalcoco.ie. The process was an analysis, characterisation and narrative of the component parts of the landscape of County Donegal and is not to be construed as an accompanying policy document of this Plan.

This Plan provides a policy context to build on the evidential approach of the LCA. The landscape of the county has been categorised into three layers of value and are illustrated on Map 7.1.1 of this plan. These 3 layers of value have been classified as areas of 'Especially High Scenic Amenity', areas of 'High Scenic Amenity' and areas of 'Moderate Scenic Amenity', none of the landscapes of County Donegal have been classified as Low Value. The definitions for each of the areas of landscape value and classification are as detailed below:

Areas of Especially High Scenic Amenity (EHSA)

Areas of **Especially High Scenic Amenity** are sublime natural landscapes of the highest quality that are synonymous with the identity of County Donegal. These areas have extremely limited capacity to assimilate additional development.

Areas of High Scenic Amenity (HSA)

Areas of **High Scenic Amenity** are landscapes of significant aesthetic, cultural, heritage and environmental quality that are unique to their locality and are a fundamental element of the landscape and identity of County Donegal. These areas have the capacity to absorb sensitively located development of scale, design and use that will enable assimilation into the receiving landscape and which does not detract from the quality of the landscape, subject to compliance with all other objectives and policies of the plan.

Areas of Moderate Scenic Amenity (MSC)

Areas of **Moderate Scenic Amenity** are primarily landscapes outside Local Area Plan Boundaries and Settlement framework boundaries, that have a unique, rural and generally agricultural quality. These areas have the capacity to absorb additional development that is suitably located, sited and designed subject to compliance with all other objectives and policies of the plan.

Within each of the landscape classifications detailed above (EHSA, HSA and MSA) and along the interface between the designations there may be areas that do not fully meet the definition of the designation. Such anomalies in landscape designation shall be considered individually and in the context of all other objectives and policies contained within this Plan, should an application for development be submitted in these areas (excluding wind energy proposals or ancillary works). The onus shall be on the applicant to demonstrate that the site within which it is situated does not meet the characteristics of the landscape within which it is situated and that any development applied for shall not adversely affect the classification and value of the wider landscape .

The Environmental Report (SEA) accompanying this Plan has examined the current state of the environment including ecological networks, statutory nature reserves, land cover, cultural heritage (including archaeology and architectural heritage), landscape and visual impacts, material assets and marine/coastal resources. As a result, the potential impact on landscape through the implementation of policies and objectives of the Plan has been considered.

Trees, Stone Walls and Hedgerows

Traditional field boundaries such as stone walls, hedgerows, tree lines, banks and ditches contribute to the regional character of rural landscapes in County Donegal and reflect historical landownership and farming practises that reinforce our sense of place.

Appropriate Assessment

Article 6 of the Habitats Directive (92/43/EEC) requires the protection of the designated species and habitats of Natura 2000 sites. Therefore any plan or project with the potential to impact on the conservation objectives of designated sites is required to take appropriate steps to avoid the deterioration of natural habitats and the habitats of species as well as significant disturbance of species for which areas have been designated and may be subject to Appropriate Assessment.

7.1.2 Objectives

- NH-O-1:** To protect, sustainably manage and enhance the rich biodiversity of County Donegal for present and future generations.
- NH-O-2:** To comply with Article 6 of the Habitats Directive (92/43/EEC) and have regard to the relevant conservation objectives, management plans, qualifying interests and threats to the integrity of Natura 2000 sites.
- NH-O-3:** To maintain the conservation value of all existing and/or proposed SACs, SPAs, NHAs and RAMSAR sites including those plant and animal species that have been identified for protection under the EU Habitats Directive (92/43/EEC), EU Birds Directive (79/409/EEC as amended by 2009/147/EC), the Wildlife Acts (1976-2014) and the Flora Protection Order (2015).
- NH-O-4:** To ensure the protection and management of the landscape in accordance with current legislation, ministerial and regional guidelines and having regard to the European Landscape Convention 2000.

- NH-O-5:** To protect, manage and conserve the character, quality and value of the landscape having regard to the proper planning and development of the area, including consideration of the scenic amenity designations of this plan, the preservation of views and prospects and the amenities of places and features of natural, cultural, social or historic interest.
- NH-O-6:** To protect and improve the integrity and quality of Designated Shellfish Waters, and Freshwater Pearl Mussel Basins and to take account of any relevant Shellfish Reduction Program or Fresh Water Pearl Mussel Sub-basin Plan.
- NH-O-7:** To protect the areas of Especially High Scenic Amenity from intrusive and/or unsympathetic developments.
- NH-O-8:** To ensure where appropriate the protection and conservation of hedgerows, stone walls and traditional field boundaries as natural heritage corridors and migration routes for wildlife where they are shown to play a significant heritage role.
- NH-O-9:** To promote and implement sustainable forest management principles and to ensure that the establishment of new woodlands and forests protect and enhance the environment.
- NH-O-10:** To maintain and restore ecosystems and to conserve valuable or threatened habitats and species in order to prevent further loss of biodiversity and to meet the EU's target to halt biodiversity loss by 2020 through the implementation of the EU Biodiversity Strategy (2011).
- NH-O-11:** To ensure the conservation and management of Peatlands in the County.

7.1.3 Policies

- NH-P-1:** It is a policy of the Council to ensure that development proposals do not damage or destroy any sites of international or national importance, designated for their wildlife/habitat significance in accordance with European and National legislation including: SACs, Special SPAs, NHAs, Ramsar Sites and Statutory Nature Reserves.
- NH-P-2:** It is the policy of the Council to protect the habitats of species listed for protection through the prevention and management of the spread of invasive plant and animal species in the County in accordance with European and National legislation.
- NH-P-3:** It is a policy of the Council to require the consideration of Designated Shellfish Waters and their Shellfish Pollution Reduction Programmes in all development proposals that fall within their catchment.
- NH-P-4:** It is a policy of the Council to require the consideration of Freshwater Pearl Mussel and any relevant Freshwater Pearl Mussel Sub-basin Plans in all development proposals that fall within their basin of catchment.
- NH-P-5:** It is a policy of the Council to require consideration of the impact of potential development on habitats of natural value that are key features of the County's ecological network and to incorporate appropriate mitigating biodiversity measures into development proposals.
- NH-P-6:** It is a policy of the Council to protect areas identified as Especially High Scenic Amenity on Map 7.1.1: 'Scenic Amenity'. Within these areas, only developments assessed to be

of strategic importance or developments that are provided for by policy elsewhere in this Plan shall be considered.

- NH-P-7:** Within areas of 'High Scenic Amenity' (HSC) and 'Moderate Scenic Amenity' (MSC) as identified on Map 7.1.1: 'Scenic Amenity', and subject to the other objectives and policies of this Plan, it is the policy of the Council to facilitate development of a nature, location and scale that allows the development to integrate within and reflect the character and amenity designation of the landscape.
- NH-P-8:** It is the policy of the Council to safeguard the scenic context, cultural landscape significance, and recreational and environmental amenities of the County's coastline from inappropriate development.
- NH-P-9:** It is the policy of the Council to manage the local landscape and natural environment, including the seascape, by ensuring any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area.
- NH-P-10:** It is a policy of the Council to retain and protect significant stands of existing trees/hedgerows/woodlands, and seek increased planting of native trees where appropriate in new developments.
- NH-P-11:** It is a policy of the Council to seek the protection of stone wall boundaries where they are shown to play a significant heritage role. Where the demolition of such stone walls is unavoidable, the reinstatement of stone walls at revised location/set back within the site using agreed local materials and techniques, will be required.
- NH-P-12:** It is a policy of the Council to protect the integrity of the Shore Walks from Moville to Greencastle, Bundoran to Tullaghan, Buncrana to Stragill and the walkway encircling Trusk Lough and Ballybofey by the management of development that would intrude upon or inhibit the amenities of those walks and surrounding areas.
- NH-P-13:** It is a policy of the Council to protect, conserve and manage landscapes having regard to the nature of the proposed development and the degree to which it can be accommodated into the receiving landscape. In this regard the proposal must be considered in the context of the landscape classifications, and views and prospects contained within this Plan and as illustrated on Map 7.1.1: 'Scenic Amenity'.
- NH-P-14:** It is a policy of the Council to protect the character of the following approach roads to Glenveagh National Park:
- Glendowan to Doochary Road.
 - Dunlewey to Termon Road.
 - Churchill to Termon/Dunlewey Road.
 - Muckish Gap to Cabiber Bridge.
- NH-P-15:** It is a policy of the Council to safeguard prominent skylines and ridgelines from inappropriate development.
- NH-P-16:** It is a policy of the Council to protect and enhance the landscape character, culture and heritage of the Islands whilst facilitating appropriate development. All development must be considered in the context of the landscape classification contained within this Plan and as illustrated on Map 7.1.1: Scenic Amenity.
- NH-P-17:** It is a policy of the Council to seek to preserve the views and prospects of special amenity value and interest, in particular, views between public roads and the sea, lakes

and rivers. In this regard, development proposals situated on lands between the road and the sea, lakes or rivers shall be considered on the basis of the following criteria:

- Importance value of the view in question.
- Whether the integrity of the view has been affected to date by existing development.
- Whether the development would intrude significantly on the view.
- Whether the development would materially alter the view.

In operating the policy, a reasonable and balanced approach shall be implemented so as to ensure that the policy does not act as a blanket ban on developments between the road and the sea, lakes and rivers.

NH-P-18: It is the policy of the Council to ensure that an ecological assessment (including where necessary EIA) is carried out at the appropriate level in relation to proposals for drainage or reclamation of wetlands.

NH-P-19: It is a policy of the Council to protect County Geological Sites (CGS) through a precautionary approach to development proposals with the potential to impact upon a CGS. Proposals should be accompanied by a detailed report from a competent person setting out the potential impact to ensure that an informed decision can be made. Where significant harm to the CGS is deemed likely, planning permission will not be granted unless there are overriding considerations of public importance to the County.

NH-P-20: It is the policy of the Council to ensure the protection of Cró na mBraonáin habitats and Grouse sanctuary given its high concentration of Red Grouse and its importance to the national Red Grouse population, which is a protected species under the EU Birds Directive.

7.2 Built Heritage

Aim:

To preserve, protect and enhance the built heritage of the County.

7.2.1 Background

The importance of Donegal's built heritage resource for the county is widely-recognised. The Council's first Landscape Character Assessment was prepared in 2016. The document gives an initial insight into the significant time depth of Donegal's landscape. It is evident that the physical and socio-political climate has moulded the County's very specific and unique identity, with layers of social, historical, political, economic, physical, scientific and emotional reference embedded in the built fabric of our landscape and manifesting itself in our towns, villages and perhaps more pre-dominantly in our rural settlements and homesteads. The distinct qualities in our built heritage, particularly in Donegal's rural architecture, are as important to our cultural identity as the spoken and written word or verse.

Conservation can play a key role in driving economic prosperity by ensuring that an area offers attractive living and working conditions which will encourage inward investment. Over the last few years 'heritage tourism' has become a significant contributor to Donegal's economy by attracting international tourism, boosting economies in towns and rural areas throughout the County and providing associated employment opportunities. Visitor numbers to historic attractions such as Glenveagh Castle, Donegal Castle and Fanad lighthouse have experienced strong growth. Tourism is expected to continue to grow in the future, particularly with the success of the Wild Atlantic Way, and the Council will continue to capitalise on this niche area of 'heritage tourism'.

At a national level 'Heritage Towns' are identified as being important settlements with strong physical characters that contribute to the economic growth of the Country providing a marketing tool for the tourism industry as well as conserving the built environment as a valuable resource. In 2000, Donegal County Council designated 5 such 'Heritage Towns' within the County consisting of Ar dara, Ballyshannon, Moville, Ramelton and Raphoe. These 'Heritage Towns' continue to have an evolving and important role in the economic development of the County and as such have been identified within the Core Strategy as having a special economic and tourism function. Future development in these towns should be informed by their built heritage to protect their unique historic character.

At present there are 377 protected structures in County Donegal. The National Inventory of Architectural Heritage (NIAH) survey for County Donegal was launched at Glenveagh Castle in April 2015. To date, a total of 2228 structures of architectural heritage value in Donegal have been identified in the Survey (the Council is yet to receive the results of the survey of a remaining small part of the County). The Minister of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs is using the NIAH process as the mechanism to make recommendations to Donegal County Council for structures to be included in the County's Record of Protected Structures (RPS). Accordingly, the Council has commenced a programme of additions to the RPS over the plan period. The NIAH survey highlights in particular the vernacular buildings, bridges, country houses and estates in the County as well as a legacy of religious buildings ranging from early ecclesiastical sites such as the place of pilgrimage at Lough Derg to the striking modern churches by local architect, the late Liam McCormick, stated to be the finest collection of their type and date in the country. The Survey also identifies a strong legacy of maritime architecture including coastguard stations and lighthouses together with Napoleonic signal towers and forts and batteries along Lough Swilly and Lough Foyle.

The Survey noted in particular the survival of many thatched buildings and identified that Donegal has the greatest concentration of vernacular buildings found anywhere in the country.

Donegal's homes and farm buildings, often referred to as rural vernacular architecture, have been built over years by using local materials to meet their own needs within specific site constraints. More often than not these buildings evolved through time unaffected by architects, formal styles or fashionable trends. As such the formations of our outbuildings and cottages are very site specific and very often the hand of the thatcher in Inishowen is different to that in Gweedore. Likewise, the profile of dry stone walling varies from Malin Head to Bundoran. It is these strategic subtleties that make our built heritage valuable and worthy of retention.

These buildings have been adapted over the years and this evolution should continue whereby vernacular features are retained, restored and added to, so as to facilitate the spatial requirements of modern day needs. The Council recognises that there are many vernacular buildings that add to the beautiful and rugged landscape synonymous with Donegal but that are not included in the current Record of Protected Structures (RPS). As well as commencing a programme to add such structures to the RPS, where they are on the NIAH, the Council will also work within rural housing policy to encourage the re-use of many of the derelict cottages and buildings.

Donegal's industrial architecture includes the Warehouses in Ramelton, the Mills in Convooy, Newmills and Ballyshannon, the coastguard stations and lighthouses in many of the fishing villages through-out the County from Moville to Killybegs. Many of these sites continued in use until fairly recently. Now redundant, these buildings are currently undergoing a process of active deterioration. To curtail this process of decline a programme of preservation, restoration or adaptive re-use should be facilitated.

Our architectural heritage, including buildings, townscapes and landscapes are protected under Part IV of the Planning and Development Act 2000 (As Amended) The Architectural Heritage Protection Guidelines for Planning Authorities Department of Arts, Heritage and the Gaeltacht 2004 reissued 2011 gives guidance on this part of the Act. Further guidance is provided through Government Policy on Architecture 2009-2015 (DEHLG, 2009), and an on-going Advice Series on specific issues or materials for historic buildings (No.1 -16). There are also non-statutory publications that give guidance on protected structures and historic buildings such as Volume 1: Report on the Present and future Protection of Thatched Structures in Ireland (2002).

7.2.2 Objectives

- BH-O-1:** To preserve, protect, enhance and record the architectural heritage of the County.
- BH-O-2:** To further consolidate and protect the built heritage of the County through a systematic programme of additions to the Record of Protected Structures having regard to Ministerial recommendations arising from the NIAH survey of Donegal, the designation of Architectural Conservation Areas, the safeguarding of Historic Gardens, the preparation of Village Design Statements for the County's 5 Heritage Towns.
- BH-O-3:** To promote economic growth and sustainability through the ongoing regeneration of the built environment.
- BH-O-4:** To harness the economic benefits of the historic environment including the promotion of heritage tourism in both rural and urban areas.

- BH-O-5:** To facilitate appropriate revitalisation and reuse of the built heritage throughout the County including vernacular and/or historic industrial and maritime buildings using best conservation practice and traditional building skills.

7.2.3 Policies

- BH-P-1:** It is a Policy of the Council to conserve and protect all structures (or parts of structures) and sites contained in the Record of Protected Structures that are of special architectural, historic, archaeological, artistic, cultural, scientific, social or technical interest.
- BH-P-2:** It is a policy of the Council to review the RPS on an ongoing basis, and to add structures (or parts of structures) of special interest, including, those recommended by the Minister through the NIAH Survey of Donegal or other buildings which the Council consider to have special interest.
- BH-P-3:** It is a policy of the Council to ensure retention of vernacular and/or historic structures (and parts of structures), including their functional and decorative details, that are sensitive to traditional construction methods and materials and do not have a detrimental impact on the character or appearance of a structure and are in accordance with current conservation guidelines and best practice.
- BH-P-4:** It is a policy of the Council to ensure the repair, reuse and appropriate refurbishment of vernacular and/or historic buildings, which make a positive contribution to the built heritage of the area including those as referred to on the National Inventory of Architectural Heritage.
- BH-P-5:** It is a policy of the Council to protect and preserve vernacular and/or historic industrial and maritime buildings. Proposals for restoration or adaptive re-use should be facilitated subject to a full architectural assessment.
- BH-P-6:** It is a policy of the Council to ensure, where appropriate, measures to extend, modify or materially alter the fabric of vernacular and/or historic buildings are sensitive to traditional construction methods and materials and craftsmanship and do not have a detrimental impact on the character or appearance of a structure.
- BH-P-7:** It is a policy of the Council to promote and retain building fabric such as lime mortar, slate, thatch, timber windows, rendering and joinery and the reinstatement of such will be encouraged.
- BH-P-8:** It is a policy of the Council to facilitate appropriate and high quality design solutions including considerations of scale, proportion, detailing and material specification for development proposals affecting vernacular and/or historic buildings in both urban and rural settings.
- BH-P-9:** It is a policy of the Council to conserve and enhance the quality, character and distinctiveness of towns and streetscapes in the County, including street layouts, historic structures, building lines, traditional plot widths, signage and historical street furniture as well as the character of the area.

- BH-P-10:** It is a policy of the Council to ensure the retention of historic shop fronts, pub fronts and traditional (hand-painted) signage as part of the streetscape of towns and villages and roads of both urban and rural Donegal.
- BH-P-11:** It is a policy of the Council to ensure proposals on the Islands will conserve and/or enhance the intrinsic character, scale and visual amenity of the architectural heritage respecting the character of existing buildings, important views and spaces and the historic settlement pattern in terms of scale, height, grouping, density, design, materials, traditional building techniques and workmanship.
- BH-P-12:** It is a policy of the Council to ensure the sensitive design, siting and rationalisation of modern street furniture and elements such as lighting, seats and benches, litter boxes, bollards, railings, street signs, post boxes, telephone kiosks, paving, kerbstones, utility boxes, cables, posts, antenna, statues, plaques and other monuments, which will visually integrate with their host locations.
- BH-P-13:** It is a policy of the Council to identify and promote the re-use of traditional building clusters/groupings in both rural and urban settings which add to the unique and specific value of a given landscape character.
- BH-P-14:** It is a policy of the Council to continue to protect the built heritage fabric of the County by identifying appropriate Architectural Conservation Area designations.
- BH-P-15:** It is a policy of the Council to preserve, protect and enhance the special built character and functions of the 'Heritage Towns' of Ardara, Ballyshannon, Merville, Ramelton and Raphoe.
- BH-P-16:** It is a policy of the Council to carry out village design statements for its five 'Heritage towns' to contribute to a greater understanding of these townscapes resources of the County and plan for future appropriate development.
- BH-P-17:** It is a policy of the Council to require that any historic structures that have to be demolished or significantly altered are photographed and recorded (including scaled drawings) to agreed professional standards.
- BH-P-18:** It is a policy of the Council to preserve the integrity of Historic Gardens and Designed Landscape sites in County Donegal identified in the National Inventory of Architectural Heritage (www.buidingsofireland.ie/Surveys/Gardens/).

7.3 Archaeological Heritage

Aim:

To conserve and protect the County's archaeological heritage for present and future generations while encouraging appreciation and enjoyment of these valuable, non-renewable, cultural resources through sustainable management, sensitive enhancement and appropriate development.

7.3.1 Background

The Council recognises the cultural and historic importance of the County's archaeological heritage. The Record of Monuments and Places (RMP) is a list of monuments, structures, sites and features afforded statutory protection under the National Monuments (Amendment) Acts 1930-2004. These Acts also afford protection to archaeological objects and wrecks.

The Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs has identified the following Historic Towns for general protection; Ballyshannon, Donegal Town, Killybegs, Lifford, Ramelton, Rathmullan and St. Johnston. Guideline boundaries for these towns are illustrated in the Record of Monuments and Places. The areas are known as Zones of Archaeological Potential and are areas where intense archaeology is present. The County's archaeological heritage is not confined to known monuments and sites identified in the RMP. The National Monuments (Amendment) Act 1994 sets out the procedures for dealing with the discovery of an unrecorded archaeological object or site. The Council recognises the National Monuments in state ownership/care that are managed by the Office of Public Works (Chapter 10, Table 08 Appendix 3). The Council is committed to working in partnership with the Office of Public Works to protect, preserve, promote and enhance these National Monuments. Donegal County Council has several historic graveyards in its guardianship/care (Chapter 10, Table 09 Appendix 3). The Code of Practice published by the Department of the Arts, Heritage and the Gaeltacht entitled, 'Framework and Principles for the Protection of Archaeological Heritage' is noted as setting out the basic national principles in respect of development and archaeological heritage.

7.3.2 Objective

AH-O-1: To conserve and protect the County's archaeological heritage for present and future generations.

7.3.3 Policies

AH-P-1: It is a policy of the Council to protect and enhance the integrity of Archaeological Monuments and their settings and to secure the preservation in-situ of all archaeological monuments included on the Record of Monuments and Places. Preservation by record shall only be considered in exceptional circumstances where the principles of the

Department of Arts, Heritage, Gaeltacht and the Islands publication entitled, 'Framework and Principles for the Protection of Archaeological Heritage' can be satisfied.

- AH-P-2:** It is the policy of the Council to conserve and protect Zones of Archaeological Potential located in the urban areas of Ballyshannon, Donegal Town, Killybegs, Lifford, Ramelton, Rathmullan and St. Johnston as identified in the Record of Monuments and Places.
- AH-P-3:** It is the policy of the Council to protect the character, settings of and views from National Monuments and Recorded Monuments and to manage development which would be considered to (visually or physically) intrude upon or inhibit the enjoyment of the amenities of these sites.
- AH-P-4:** It is the policy of the Council to protect where appropriate, the character and setting of any unrecorded archaeological object or site.
- AH-P-5:** It is the policy of the Council to protect and preserve archaeological sites, their characters and settings which have been identified subsequent to the publication of the Record of Monument and Places.
- AH-P-6:** It is the policy of the Council to protect and conserve historic graveyards identified in the Record of Monuments and Places (including those in the guardianship of Donegal County Council) in cooperation with the National Monuments Service of the Departments of Arts, Heritage, Regional, Rural and Gaeltacht Affairs and encourage their management in accordance with legislation, conservation principles and best practice.
- AH-P-7:** It is the policy of the Council to protect and preserve underwater archaeological sites in rivers, lakes, intertidal and sub-tidal locations.
- AH-P-8:** It is the policy of the Council to protect known battlefield sites and their settings.

Chapter 8 Natural Resource Development

8.1 Extractive Industry and Geology

Aim:

To facilitate the appropriate and sustainable extraction of locally sourced aggregates and/or minerals that contribute to the local economy and ensuring that such activity does not adversely affect issues of acknowledged importance including water quality, natural habitats, important areas of landscape character, views and prospects, areas of geological interest or human health and residential amenity.

8.1.1 Background

Donegal has a strong tradition of using local stone as a road, paving and house building material. The contemporary use of local stone in construction can be encouraging, as it reflects the labours and traditions of previous generations and its use is less visually obtrusive within the Donegal landscape.

Aggregates are a significant and necessary natural resource for the continued economic development of Donegal including job creation and are essential materials for building as well as essential components of infrastructure projects. Therefore, there is a need to facilitate the sustainable extraction of appropriate materials such as clays, gravels, sands and aggregates with due regard for its social and environmental impact. The Council recognises the need to minimise any adverse impacts upon the natural environment, landscape, road network, heritage and communities. Impacts which must be taken into consideration include the following; noise, vibration, dust, water quality, lowering of the water table, natural and cultural heritage, landscape, traffic and waste materials. The Council acknowledge the availability of Aggregate Potential Mapping prepared by the Geological Survey of Ireland to assist in the identification of sites with mineral/aggregate extractive potential.

The Minerals Development Acts 1940 to 1999, govern the exploration for, and development of, all minerals other than stone, gravel, sand and clay (except for a few listed minerals e.g. Roofing Slate, Marble, Silica Sand and Ball Clay). Furthermore Minerals in this context do not include the agricultural surface or peat.

The Department of Communications, Energy and Natural Resources is responsible for the issuing of Prospecting Licenses to undertake Mineral Exploration in Ireland. A number of Prospecting Licenses have been issued in Donegal. These licenses (normally valid for 6 years) only permit prospecting and not extraction. Planning permission and an Integrated Pollution Control License are required before extraction can proceed. A Mining Lease or License is also required from the Minister at the DCENR.

The extractive industries shall be guided by DEHLG Quarries and Ancillary Activities Guidelines for Planning Authorities 2004 and the EPA Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non-scheduled minerals) 2006.

Geology is recognised as an intrinsic component of natural heritage within the Planning and Development Acts 2000- 2015, Planning and Development Regulations, Heritage Act 1995, and the Wildlife (Amendment) Act, 2000. While the most important geological and geomorphological scientific sites will be designated as Natural Heritage Areas (NHAs) by the National Parks and Wildlife Service (NPWS), the National Heritage Plan (2002) has recommended the recognition and protection of other important sites known as County Geological Sites (CGS). The Irish Geological Heritage Programme (a partnership between the Geological Survey of Ireland (GSI) and NPWS) recommends the very best geology sites in the Country for NHA designation. It also identifies many CGS, that although of national, regional and local geological heritage importance will not receive the statutory protection of NHA sites. The CGS of County Donegal are listed in the Environmental Report that accompanies this Plan and a precautionary approach to development proposals with the potential to impact upon a CGS is advocated in the Plan. In addition, the potential for enjoyment of the County's geology and landscape through landscape sustainable tourism activities is recognized.

8.1.2 Objectives

- EX-O-1:** To conserve and protect the environment, including in particular, the archaeological and natural heritage and conservation and protection of European designated sites and any other sites, which are prescribed.
- EX-O-2:** To preserve the character of the landscape where and to the extent that, the proper planning and sustainable development of the area requires it, including the preservation of identified views and prospects, cultural features and the amenities of places and features of natural beauty or interest.
- EX-O-3:** To protect and preserve the quality of the environment so as to ensure no significant adverse effects including the prevention, limitation, elimination, abatement or reduction of environmental pollution and the protection of waters, groundwater, the seashore and the atmosphere.

8.1.3 Policies

- EX-P-1:** It is a policy of the Council to require that development proposals for extractive industry are in accordance with DEHLG Quarries and Ancillary Activities Guidelines for Planning Authorities 2004 and the EPA Environmental Management Guidelines – Environmental Management in the Extractive Industry (Non-scheduled minerals) 2006.
- EX-P-2:** It is a policy of the Council not to permit new extractive industry proposals in areas of Especially High Scenic Amenity or in areas of High Scenic Amenity. Furthermore, such proposals will not normally be permitted where they would adversely impact upon any Natura 2000 site, Natural Heritage Area, Nature Reserve, Groundwater Protection Area (Aquifer), Freshwater Pearl Mussel Catchment or other areas of importance for the protection of flora and fauna, or areas of significant archaeological potential, unless it can be clearly demonstrated that such extractive industries would not have significant adverse impacts on amenities or the environment, and comply with Article 6 of the Habitats Directive.

All extractive industry proposals in designated Freshwater Pearl Mussel Catchments will be subject to a Habitats Directive Assessment and will comply with the objectives and practices set out in the relevant Freshwater Pearl Mussel Sub-basin Plan, and any relevant codes of practice.

- EX-P-3:** It is a policy of the Council not to permit development proposals for quarry and ancillary facilities unless it has been evidenced that the development shall not result in a significant threat of pollution to the environment including, siltation and sedimentation of receiving downstream surface waters, having regard to the vulnerabilities identified within the River Basin Management Plan, and any relevant Fresh Water Pearl Mussel Sub-basin Plan and to ensure that extractive industry proposals do not result in significant adverse impact upon the environment, including surface water and groundwater (aquifers) quality and quantity, river corridors, associated wetlands and River Basin Management Districts.
- EX-P-4:** It is a policy of the Council to require all applications for extractive industry proposals to be accompanied by an integrated phased development and restoration plan for aftercare/re-use of the site. Any restoration plan must comply with Article 6 of the Habitats Directive and have regard to the relevant conservation objectives, qualifying interests and threats to the integrity of a Natura 2000 site. Restoration plans should comply with the following policies EX-P-1 and EX-P-2 and objectives EX-O-1, EX-O-2 and EX-O-3.
- EX-P-5:** It is a policy of the Council to require that, where an extractive industry development is proposed within 300m of a recorded monument/archaeological site or is likely to have a material impact on the visual amenities of the monument/site, the applicants/operators shall engage the services of an archaeologist or suitably qualified person to undertake archaeological assessment of the site. This assessment to be submitted in full with the planning application for the development.
- EX-P-6:** It is a policy of the Council to require that development proposals for extractive industries are accompanied by evidence of the suitability of the road network in terms of width, alignment and carrying capacity and to require that any identified deficiencies can be addressed at the applicant's expense.

Where mitigating works are required to upgrade or realign roads infrastructure, they must comply with Article 6 of the Habitats Directive and have regard to the relevant conservation objectives, qualifying interests and threats to the integrity of a Natura 2000 site, and will comply with the objectives and practices set in any relevant Freshwater Pearl Mussel Sub-basin Plan, and any relevant codes of practice, insofar as reasonably possible taking into consideration the safety of the future road users.

Geology

- G-P-1:** It is a policy of the Council to protect County Geological Sites (CGS). Accordingly the Council will adopt a precautionary approach to development proposals with the potential to impact upon a CGS. Proposals should be accompanied by a detailed report from a competent person setting out the potential impact to ensure that an informed decision can be made. Where significant harm to the CGS is deemed likely, planning permission will not be granted unless there are overriding considerations of public importance to the County.

8.2 Energy

Aim:

To facilitate the development of a diverse energy portfolio by the sustainable harnessing of the potential of renewable energy including ocean energy, bioenergy, solar, wind and geothermal, along with the sustainable use of oil and gas, and other emerging energy sources in accordance with National Energy policy and guidance. It is also an aim to facilitate the appropriate development of associated infrastructure to enable the harnessing of these energy resources and to promote and facilitate the development of Donegal as a Centre of Excellence for Renewable Energy.

8.2.1 Background

This energy strategy has been prepared in the context of the European and national corporate policy frameworks as set out in: 'The EU Renewable Energy Directive, 2009' (EU); and the Department of Communications, Energy and Natural Resources' 'Strategy for Renewable Energy 2012-2020', and White Paper entitled 'Ireland's Transition to a Low Carbon Energy Future, 2015-2030'. These documents set out a framework to guide energy policy between now and 2030, with the aim of improving Ireland's renewable energy output and reducing carbon emissions in accordance with the EU objective of a low carbon society by 2050.

The Council also acknowledges the strategy of Eirgrid (the independent Electricity Transmission Operator)²²—wherein it envisages that the North-West can become a net exporter of power to the rest of the island, reducing its reliance on supply from outside. The strategy promotes an increase in power supply to accommodate and help attract future economic investment in the County. It proposes to make an additional investment in the North-West of approximately €750m to upgrade almost 700 km of the existing transmission network and to build new circuits including 110 kV reinforcements between Killybegs (Binbane station) and Letterkenny and further integration of the Donegal and Northern Ireland networks. Energy resilience into the future will be influenced by continued investment in the electricity networks and infrastructure.

County Donegal is ideally situated on the North-West Atlantic coast to take advantage of its sources of renewable energies, and the associated significant employment and economic opportunities arising as a result. This location also provides an opportunity to pursue the development of the County as a hub for emerging technologies and research through the Letterkenny Institute of Technology . Notwithstanding this strategic context, the value of Donegal's natural, built and cultural heritage must also be considered in the preparation of this policy framework.

²² 'Grid 25': A strategy to develop and upgrade Ireland's electricity transmission network up to 2025'; including proposals to implement new and upgraded electricity infrastructure to harness renewable energy proposals.

Wind Energy

Context

Consistent with the broader European and national corporate energy policy agenda, the emerging National Planning Framework also emphasizes the critical issues around energy. The 'Executive Summary: Issues and Choices' paper (February, 2017) notes that: 'Energy...is critical to support Ireland's future growth.' Similarly, preliminary commentary in relation to the forthcoming Regional Spatial and Economic Strategy (RSES) indicates continued emphasis on the provision of sustainable energy in compliance with International, European and National energy targets.

In terms of wind speed and consistency, Donegal is ideally located on the North-West Atlantic coast and this wind energy resource has already been harnessed to a significant degree. Thus Donegal already generates significant wind energy outputs relative to other counties in Ireland and has become an energy exporter, despite the limited available electricity grid infrastructure in the County and significant environmental and heritage designations covering over one-third of the County. It is therefore challenging to achieve a balanced approach to the identification of further suitable locations that will not detract from the scenic and environmental resource of the County.

The Council's approach to wind energy has been prepared having regard to the Planning Guidelines on Wind Energy Development, 2006-prepared by the (then) Department of the Environment, Heritage and Local Government. The review of the policy context guiding wind energy production has been augmented by the evidence base that is made up, in part, by the landscape character assessment process, the SEAI commissioned reports 'Examination of the Significance of Noise in Relation to Onshore Wind Farms' Marshall Day Acoustics. (November 2013), and 'Preliminary Report on Wind Turbine Noise Modelling RPS (March 2015), the Donegal County Council Interreg Iva project, 'Practical Implementation of Freshwater Pearl Mussel Measures' report 'Windfarm Development Guidance - Dr Tony McNally (June 2014), the Eirgrid reports, 'All Island Ten Year Transmission Forecast Statement 2015' and 'Generation Capacity Statement 2017-2026'.

Arising from this process, and in accordance with E-P-12, Map 8.2.1 and 'Wind Energy' section of Appendix 3, Development Guidelines and Technical Standards, Part B, Objectives and Policies of the Plan, the Plan identifies the following policy/zoning areas for consideration of proposed new wind farm developments, and alterations to existing wind farms within the County.

- (1) 'Open to Consideration': Within these locations, wind farm developments are open to consideration, subject to compliance with other objectives and policies of the Plan. These areas are open to consideration for appropriate wind energy proposals. They have been identified having regard to a range of factors, including wind energy potential (through the wind speed atlas www.seai.ie), existing grid connections, proposed grid connections, natural heritage designations and landscape sensitivity, road infrastructure and where potential conflict with natural heritage designations may be managed effectively
- (2) 'Acceptable for augmentation of/improvements to existing windfarms': Within these locations, wind farm development would be unacceptable save as augmentation of, or improvements to, existing wind farm development subject to compliance with all other objectives and policies of the Plan.

The Council recognises the opportunities arising from the use of more efficient turbines on established windfarms, as they generate much higher energy yields per turbine, thereby reducing the need for additional turbines. In most cases the infrastructure, roads, hardstand, turbines, sub station and fences have already been established, so there should be limited additional impact. Wind energy developments within these areas will be considered subject to compliance with all other objectives and policies of the Plan.

- (3) 'Not acceptable': Locations where Wind Farm Development would be unacceptable. Areas where wind energy proposals would be unacceptable have been identified having regard to their significant environmental, heritage and landscape constraints. These include; Special Areas of Conservation (SAC's) and Special Protection Areas (Natura 2000) sites, Natural Heritage Areas, areas identified as high and medium landscape sensitivity, areas of Fresh Water Pearl Mussel including the catchments identified in the Sub-Basin Management Plans for Clady, Eske, Glaskeelin, Leannan, Owencarrow and Owenea (as listed in S.I. 296 of 2009), important views and prospects, among others. It is considered that these areas have no capacity for wind energy development.

Ocean Energy

The EU Blue Growth Strategy 2012 identifies 'Blue Energy' as a sector that could not only help compliance with the EU renewable energy targets but could also deliver sustainable economic growth and jobs in the blue economy.

The Department of Communications, Energy and Natural Resources published a framework for the sustainable economic development of Ireland's offshore renewable energy resources entitled 'Offshore Renewable Energy Development Plan (OREDP)' in February 2014. The OREDP's sets out the following vision: "Our offshore renewable energy resource contributing to our economic development and sustainable growth, generating jobs for our citizens, supported by coherent policy, planning and regulation, and managed in an integrated manner". The OREDP recognises that development of offshore renewable energy represents a significant opportunity for ports, particularly along the western Atlantic coast. This constitutes a significant opportunity for Killybegs in particular from an economic and employment generating as well as technological research and training.

Bioenergy

Biomass is the biological material derived from living, or recently living organisms. For centuries people in Donegal relied upon our natural resources including peat as a source of fuel and seaweed for the fertilisation of crops. While the harvesting of peat is increasingly unsustainable there is a wide range of sustainable and affordable alternatives. The County has large areas of sustainable managed commercial forestry which has potential for use as wood fuel for both domestic and commercial markets. In addition, the growth of interest in energy crops such as willow, rape seed and miscanthus, all represent alternative biofuel opportunities which are viable and already growing in the County.

Fossil Fuels

Nationally the supply of gas will be strategically supplied through inter-connections between Ireland and the UK, which will secure sufficient gas supplies for the foreseeable future. A new gas pipeline has been constructed from Belfast to Derry and the Council would support the extension of existing services into the County.

Solar Energy

Traditionally Solar Energy has not been a prevalent renewable energy source in County Donegal, however advances in technology mean that the capacity for production of electricity from light (photovoltaics) to electricity and solar thermal for heat, is increased. It is estimated that a typical 2.5kWp system could provide up to 50% of a households annual electricity.

Geothermal energy

Ireland has an excellent source of geothermal energy, a clean and sustainable heat energy stored underground, that can be extracted through a number of engineering methods involving shallow and deep drilling. The Sustainable Energy Authority of Ireland (SEAI) has prepared mapping of the country identifying areas of geothermal potential. This mapping is available at the SEAI's website along with other information on geothermal energy (refer www.seai.ie).

8.2.2 Objectives

- E-O-1:** To develop sustainably a diverse renewable energy portfolio to meet demands and capitalize on the County's competitive locational advantage.
- E-O-2:** To facilitate the strengthening of the electricity grid to enable the harnessing and distribution of energy. The Council will support transboundary and trans-national interconnectors to enable the exporting of energy outside of the County.
- E-O-3:** To facilitate the sustainable development of Donegal as a Centre of Excellence for renewable technology, and Killybegs as an offshore service centre and wind energy centre.
- E-O-4:** To facilitate a sustainable and diverse mix of developments which limit the net adverse impacts associated with global warming such as promoting renewable energy, the growth of local farm produce and the promotion of sustainable modes of public transport.
- E-O-5:** To ensure that wind energy developments meet the requirements and standards set out in the DEHLG Wind Energy Development Guidelines 2006, or any subsequent related Guidelines (or as may be amended).
- E-O-6:** To ensure that wind energy developments do not adversely impact upon the existing residential amenities of residential properties, and other centres of human habitation (as defined at Para. 6.6, 'Wind Energy', Appendix 3, Development Guidelines and Technical Standards, Part B, Objectives and Policies of the Plan).

8.2.3 Policies

General

- E-P-1:** It is policy of the Council to facilitate the development of grid reinforcements including grid connections and transboundary energy network (Electricity and gas) into and through the County and between all adjacent counties and to support the development of cross border grid connections, subject to other objectives and policies of this Plan.
- E-P-2:** It is a policy of the Council to facilitate the appropriate development of renewable energy from a variety of sources, including, hydro power, ocean energy, bioenergy, solar, wind and geo-thermal and the storage of water as a renewable kinetic energy resource, in accordance with all relevant material considerations and the proper planning and sustainable development of the area.
- E-P-3:** It is a policy of the Council to facilitate the appropriate development of the biofuels industry through ancillary infrastructure to enable the harvesting, storage and production of sustainable biofuel crops, in the context of other objectives and policies of this Plan.
- E-P-4:** It is a policy of the Council to facilitate solar energy installations in residential, commercial, industrial and public building projects, provided proposals do not detract

from the built heritage, in accordance with the proper planning and sustainable development of the area.

- E-P-5:** It is a policy of the Council to become a centre of excellence for research and development of renewable energy technologies including wind, hydro, tidal and wave and specifically to facilitate the development of Killybegs Harbour and Donegal Airport as maintenance, service and supply centres for onshore and offshore energy facilities in the context of other objectives and policies of this Plan.
- E-P-6:** It is a policy of the Council to facilitate the development of proposals to convert waste to energy, including anaerobic digestion and dry digestion for farm or other wastes and by-products subject to compliance with other objectives and policies of this Plan.
- E-P-7:** It is a policy of the Council to facilitate the sustainable development of facilities associated with biomass products including wood chip and pellets subject to compliance with other objectives and policies of this Plan.
- E-P-8:** It is a policy of Donegal County Council that the process of Hydraulic Fracturing (or fracking) will not be permitted within the County of Donegal.
- E-P-9:** It is a policy of the Council to seek to ensure that, where practicable, power lines be routed underground, having particular regard to the scenic amenity of the receiving landscape.

Wind Energy

As well as implementing the undernoted policy framework, the Council will also encourage all wind energy developers to engage in pre-planning consultation with the Planning Authority in relation to development proposals. Developers will also be encouraged to engage with the local community to investigate the potential for local community benefit that may arise, and/or arrangements for local community investment.

- E-P-10:** It is a policy of the Council that development proposals for wind energy shall be in accordance with the requirements of the Wind Energy Development Guidelines: Guidelines for Planning Authorities, 2006 (or as may be amended).
- E-P-11:** It is a policy of the Council to consider the development of renewable energy, through the development of on offshore wind energy proposals, in accordance with the proper planning and sustainable development of the area.
- E-P-12:** It is the policy of the Council to:
- Consider the development of appropriate new wind energy developments within the areas identified as 'Open To Consideration' on the Wind Energy Map 8.2.1, subject to compliance with all other relevant objectives and policies contained within this Plan.
- Consider the augmentation, upgrade and improvements of existing wind farm developments within areas identified as 'Acceptable for augmentation of/improvements to existing windfarms' on the Wind Energy Map 8.2.1 on a case by case basis subject to compliance with other relevant objectives and policies contained within this plan and the following:
- (a) **Repowering**
Repowering is the process of replacing older turbines with newer ones that either have a greater capacity or more efficiency which results in a net increase of power generated. Repowering may also seek to extend the overall lifespan of the development. Proposals for repowering, shall not result in a net increase in turbines,

and it shall be demonstrated that there is no adverse impact on the receiving environment; or

(b) **Extension**

In areas located outside of Natura 2000 sites, proposals for an extension to an existing wind farm (of up to 20% in terms of permitted numbers of turbines or in cases where 5 or less turbines are permitted in a wind farm, one additional turbine) will be considered. The proposal will be required to demonstrate that the additional turbines may be served by the infrastructure serving the existing development; or

(c) **Reapplication**

In areas located outside of Natura 2000 sites, where an existing wind farm has been permitted and this permission has expired, a revised proposal will be considered within the planning unit of the previously permitted development, and where it is demonstrated that there is no net increase in turbines.

Not favourably consider wind energy proposals in those areas identified as 'Not Acceptable' on the Wind Energy Map 8.2.1.

E-P-13: Within the areas identified as 'Open To Consideration' on Map 8.2.1, it is a policy of the Council to encourage the development of community windfarms/co-operatives to enable communities to generate their own electricity, income and to sell surplus back to the grid, in accordance with other objectives and policies of this Plan and the proper planning and sustainable development of the area.

E-P-14: It is a policy of the Council to support voluntary initiatives from developers/renewable energy operators for local community benefits, in accordance with other policies of this Plan and the proper planning and sustainable development of the area.

(Examples could include; shared ownership of development proposals, financial dividends, the development of improved local infrastructure, the donation of land for community use, such as playing fields, the development or refurbishment of local community facilities, the creation of rights of way/cycle, walking and bridleways, educational tours and promotional days).

E-P-15: It is the policy of the Council to support and facilitate, appropriate on site wind energy development by auto producers/micro producers* where energy generated is primarily required to meet the immediate needs of the development, whether community/agricultural and/or small enterprise, subject to compliance with all other relevant objectives and policies contained within this plan.

The Wind Energy Map 8.2.1 does not restrict the location of turbines for the purposes of auto-production. *(see definitions at end of chapter)

E-P-16: It is a policy of the Council to support the strengthening and enhancement of the capacity of existing wind farms, within the local environmental capacity including the sustainable upgrade/replacement of older turbines with newer and more efficient models.

E-P-17: It is a policy of the Council to ensure that all roads associated with the development of wind farms are maintained or repaired at the developer's expense to the satisfaction of the Council.

E-P-18: It is a policy of the Council that potential impacts on natural, built and cultural heritage including impacts on archaeological monuments and watercourses are assessed as part of renewable development proposals. Where such impacts are identified, mitigation

measures such as buffer zones, separation distances and access arrangements should be employed as appropriate.

E-P-19: It is a policy of the Council to facilitate the development of combined wind and wave, tidal and/or hydro proposals in areas where there are no significant environmental, heritage or landscape constraints, to generate and export renewable energy and to generate local revenue subject to the proper planning and sustainable development of the area.

E-P-20: It is the policy of the Council that all proposals for renewable energy development will have regard to the cumulative effect of the development on the environment when considered in conjunction with other existing and permitted developments in the area.

E-P-21: It is the policy of the Council that all applications for renewable energy projects will ensure that details of the proposed grid connection and all associated infrastructure are considered in the Environmental Impact Statement (EIS) and Natura Impact Statement as may be required.

Definitions:

1. Auto-production

Auto-production of electricity is the production of electricity for a consumer's own use on a premise/site where the energy is to be consumed. While there is no upper limit to the definition of an auto-producer, the Maximum Export Capacity (MEC) must be less than twice the Maximum Import Capacity (MIC). Auto producers are generally industrial large volume energy users who generate wind energy to offset their immediate energy needs and reduce their reliance on fossil fuels. For generation up to 0.5MW, auto-producers do not have to apply via the Group Processing Approach Process (Gate queue) for connection to the grid. For generation of between 0.5MW and 1MW they are processed as non GPA applicants if they can demonstrate there are no interactions and public good criteria are met. Auto-producers can avail of an export tariff, agreed upon between the autoproducer and their energy supplier. The tariff rates offered vary with electrical supplier and technology exporting to the electrical grid. However, it is more cost effective for an auto producer to use the electricity generated to replace imported electricity.

2. Micro-production

Micro-generation is a subset of auto-production classified by ESB Networks as generation of less than 11kW when connected to the three phase portion of the distribution grid (400V). However, in the case of most users, who are connected to the single phase portion of the distribution grid (230V), a maximum rating of 6kW is permitted. Small scale wind energy developments (consisting of 1 turbine) with a total height of 13m for domestic use or 20m for agricultural and light industrial use are exempted developments subject to criteria specified in the Statutory Instruments (SI 83 of 2007 and SI 235 and SI 256 of 2008).

Chapter 9 Tourism

Aim:

To enable Donegal to compete as a world class tourism destination by protecting key tourism assets and supporting the sustainable development of new and existing tourism products and attractions.

9.1 Background

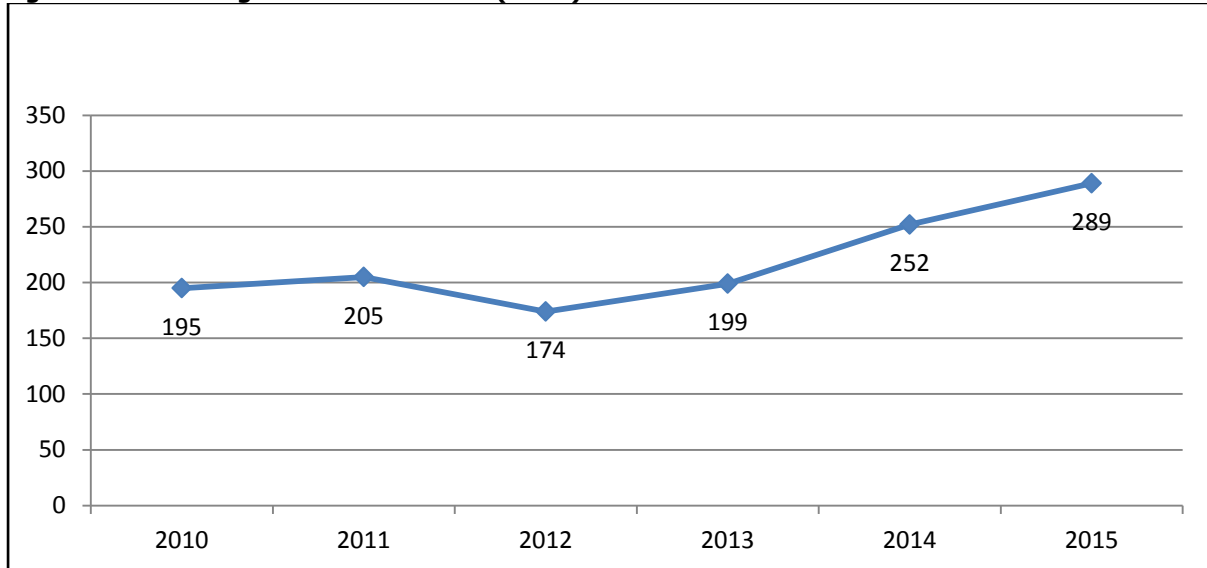
Introduction

With its; rugged coastal landscapes, windswept mountains, offshore islands, varied natural habitats, vibrant cultural life and Gaeltacht areas, and rich built heritage, Donegal possesses a wealth of world-class tourism assets (Map 9.1: Tourism refers). Furthermore iconic attractions such as Glenveagh National Park, Sliabh Liag, Fanad Lighthouse Malin Head, and Grianan Na Aileach are capable of attracting significant visitor numbers in their own right.

The tourism sector is a potential differentiator for the County and significant progress has been made to begin to realise the full extent of the sectors opportunities for the economy. The success of the Wild Atlantic Way tourism initiative and recent media exposure (such as being voted the Coolest Place on the Planet for 2017 by National Geographic Traveller Magazine) has; marketed Donegal on a par with other destinations, significantly raised market awareness both for overseas and domestic visitors, resulted in a growth in visitor numbers in recent years (Figures 9.1, 9.2 and 9.3 refer) and thus presents a unique opportunity for significant further growth.

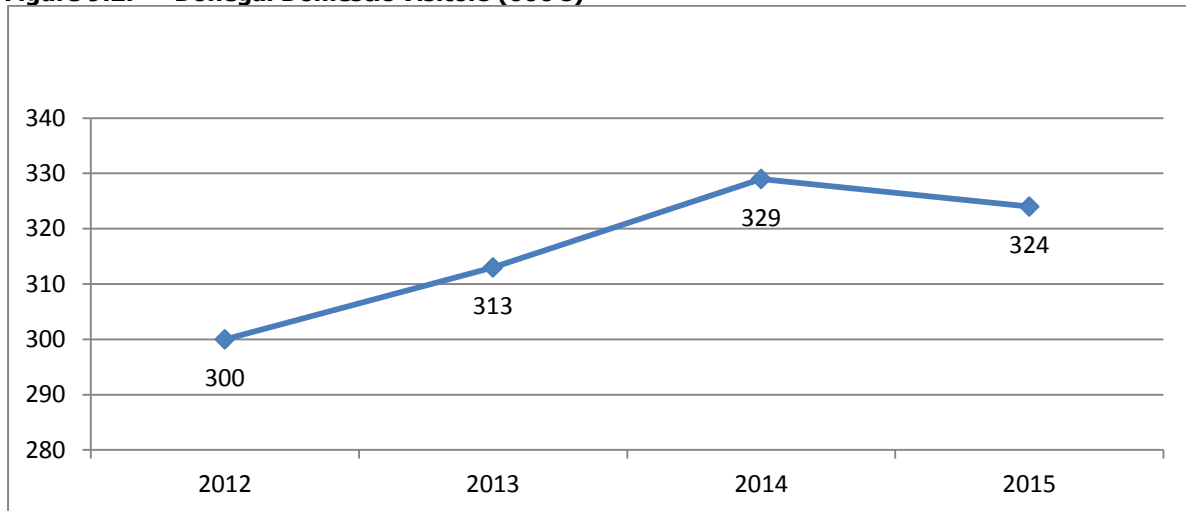
Notwithstanding the growing visitor numbers and the nature of the tourism sector as an important contributor to the local economy and employment, Fáilte Ireland's Regional Tourism Performance Report for 2015 shows that Donegal and the North West has under-performed compared to other counties and regions in Ireland in relation to tourism due to geography/politics, a lack of market awareness and key infrastructural deficits. Therefore, the potential that exists to encourage 'regionality' by attracting visitors to travel northwards to the North West region is significant and also to encourage seasonality through tourism product and experience development resulting in visitors staying longer and the extension of the season. The Wild Atlantic Way Strategy and its associated marketing and branding together with an integrated approach to product and experience development within the County is critical in this regard.

Figure 9.1: Donegal Overseas Visitors (000's)



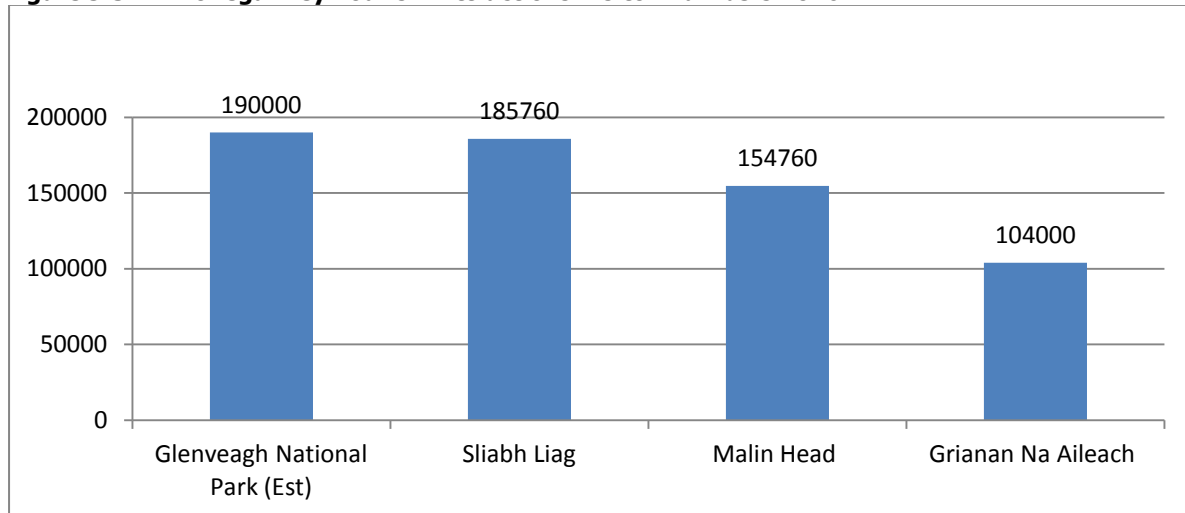
(Source: 'Regional Tourism Performance in 2015,' published by Fáilte Ireland, October 2016)

Figure 9.2: Donegal Domestic Visitors (000's)



(Source: 'Regional Tourism Performance in 2015,' published by Fáilte Ireland, October 2016)

Figure 9.3: Donegal Key Tourism Attractions Visitor Numbers 2016



(Sources: Donegal County Council, OPW, NPWS)

Policy and Trends

The government's tourism strategy '*People, Place, and Policy Growing Tourism to 2025*' seeks to maximise the export contribution of tourism whilst protecting the invaluable assets that are our natural built and cultural heritage' (P.7 refers). The strategy recognises tourism as a key element of economic driver and aims to increase; national tourism revenue to €5 billion, visitors number to 10m and tourism related employment to 250,000 by 2025. This plan aims to increase Donegal and the North West regions share of future national tourism revenue. The Governments Strategy stresses the importance of destination marketing as visitors choose a destination based on the quality of the tourism offering including scenery, culture, visitor attractions and events. In doing so the strategy further recognises the importance of grouping our tourism offering around experiences which are attractive to key market segments which are likely to choose Ireland as a destination including:

- Culturally Curious: Travellers in the over 45 age group who wish to broaden their minds and expand their experience by exploring new landscapes history and culture.
- Great Escapers: Younger travellers who are specifically interested in rural holidays and are on a holiday to take time out and experience nature at close range.
- Social Engineers: Younger visitors who like to holiday in groups or as couples. Friends or colleagues looking for an exciting trip to a new and exciting destination.

Faillte Ireland has in turn recognised the need to respond to these market factors by;

1. Building regional brand propositions of scale which are capable of standing out internationally based around these key market segments (e.g. The Wild Atlantic Way and Ireland's Ancient East) and;
2. Re-positioning Ireland's tourism base so that it directly mirrors the interests and requirements of the consumers identified as the most promising market segments. (Source: Tourism Development and Innovation A Strategy for Investment 2016-2022 published by Fáilte Ireland, 2016) and
3. Providing visitors with a memorable experience through authentic products, high quality service, distinctive stories and unique narration. To this end the strategy identifies a Experience Development Framework consisting of Signature 'Must Do' Visitor Experiences (which draw tourists to an area), Supporting Experiences (which provide visitors with a wide range of things to see and do and thus retain visitors, and Ancillary Experiences (which visitors expect in any high quality destination e.g., restaurants, pubs and accommodation). The development of a Visitor Experience Plan is currently being undertaken in relation to the Sliah Liag Signature Point.

The Wild Atlantic Way

The Wild Atlantic Way tourism initiative is based on the above tourism strategy and geographically consists of a 2500km long distance touring route stretching along the spectacular Atlantic Coast from Donegal to West Cork with 181 Discovery Points (21% of which are located in County Donegal), 15 signature discovery points (3 of which are in County Donegal). It is built around the Brand proposition of 'Where the wild Irish land and seascapes meet – the world's longest defined coastal touring route'. It is designed for people who 'want to experience an off the beaten track experience that genuinely immerse them in multiple ways so that they feel stimulated energised and uplifted' (Source: Source: Tourism Development and Innovation A Strategy for Investment 2016-2022) and is based around the three overarching themes:

- Spirit of Adventure (Adventure)
- Life Shaped by the Atlantic (Culture) and
- Where Land and Sea Collide (Landscape and Seascape)

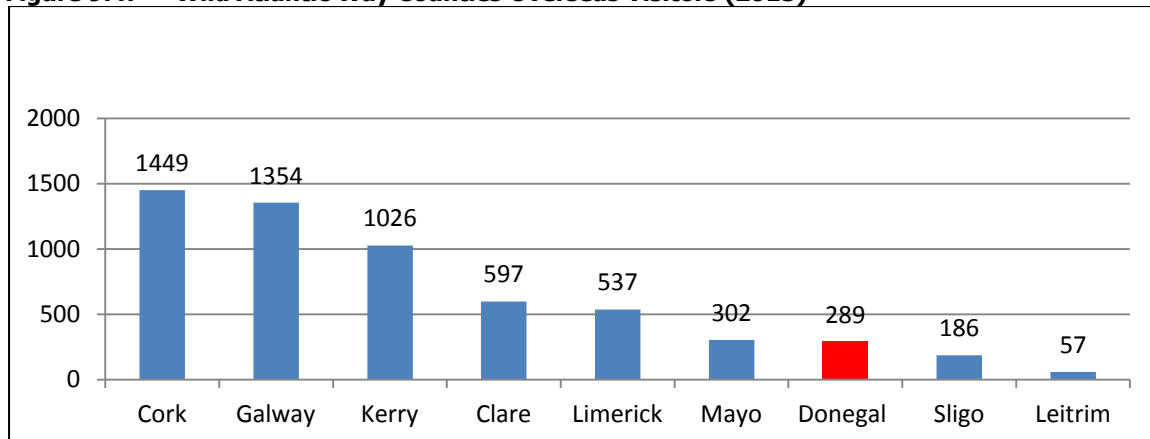
In summary the strategic objectives of the Wild Atlantic Way are to:

- Generate and sustain economic opportunity and economic development.
- To-repackage the Atlantic seaboard as a destination to overseas and domestic visitors and establish a destination brand and touring route product of sufficient scale and singularity.
- Increase in visitor numbers, dwell time spend and satisfaction.
- Increase visitor numbers to less visited area and encourage better visitor management in areas achieving greater visitor numbers.
- Improve linkages between and add value to a range of attractions and activities(and experiences)
- Reinforce the particular strengths and characteristics of the key destinations along the route.
- To ensure that the wild Atlantic Way is delivered in accordance with the principles of sustainable tourism.

Donegal; having some of the wildest coastal scenery (including 3 signature discovery points), benefitting from key related attractions such as Sliabh Liag and Glenveagh National Park, and being a relatively undiscovered stretch of the route (and thus appealing to key aspects of the abovementioned market segments), is well placed to capitalise on the opportunity presented by the Wild Atlantic Way. Figure 9.4 again demonstrates the importance of a regional approach to tourism in order increase overseas visitor numbers to the North West region in the context of the Wild Atlantic Way. Indeed, the tourism sector in the County and all the relevant stakeholders including local communities, statutory agencies and Donegal County Council are actively engaging in the Wild Atlantic Way strategy, including a cross border approach linking to the Causeway Coast and Glens. However this opportunity also brings specific challenges to Donegal's tourism sector and stakeholders including: protecting the landscape asset that underpins the route, developing high quality tourism infrastructure and attractions, and developing new and innovative tourism products and experiences which compliment the brand.

In this regard the Council and other key stakeholders has progressed/is progressing a number of key projects aimed improving visitor infrastructure at signature discovery points/tourism attractions along the route (e.g. Sliabh Liag, Malin Head, Fanad Head) as well as developing new supporting tourism attractions (e.g. Inch Levels, Ard Forest Park ArtScape Sculpture Park). In addition the Council continues to supporting tourism experiences such as the Errigail Arts Festival, the Donegal Bay and Blue Stacks Festival).

Figure 9.4: Wild Atlantic Way Counties Overseas Visitors (2015)



(Source: 'Regional Tourism Performance in 2015,' published by Fáilte Ireland, October 2016)

Other Tourism Products and Attractions

Whilst it is envisaged that the Wild Atlantic Way will be central to the success of the Donegal tourism sector in the coming years it is also acknowledged that Donegal possesses a wealth of other products and attractions which are making a significant contribution to the tourism sector and have considerable further potential including: Festivals and Events (e.g. the Earagail Arts Festival and the Donegal Bay and Blue Stacks Festival and other Family, Music and Coastal based festivals and events), Hill walking, walking trails and Forest Walks, Cycling, Island attractions, Golfing, Angling, Equestrian activities, Marine Leisure (e.g. Including Surfing, Diving Chartered Fishing, and Sailing), Rallying, Castles and Built Monuments, (e.g. Donegal Castle, Doe Castle and Beltany Stone Circle). The Council will facilitate new and existing tourism developments in these sectors subject to the policies of the plan and will continue to support key event festivals and events through its funding programmes. Furthermore the Council recognises the tourism assets of the heritage towns of Moville, Ramelton, Raphoe, Ardara and Ballyshannon and will seek to protect and sustainably develop these key heritage assets.

In addition to the abovementioned existing products and attractions the Council acknowledges the immense potential of the Donegal's old railways lines and other potential linkages to act as Greenways for walking and cycling tourism. The Council will therefore continue to protect the routes of such potential greenways through the policies of this plan and will actively work with all stakeholders to facilitate the development of Greenways and walking and cycling routes throughout the County. The Council recognises the continued role and potential of Killybegs and Greencastle to act as destinations for the Cruise ship market and will facilitate the development of additional infrastructure at these locations to harness this opportunity. Finally the Council recognise that the Donegal effectively sits within a wider cross border tourism region and will work with local authorities and tourism agencies in Northern Ireland to exploit these natural cross border synergies in order to unlock the regions full tourism potential.

Accessibility to Tourism

Donegal's geographical position, political issues, and infrastructural deficiencies have long raised significant access challenges (both real and perceptual) to the growth of tourism in Donegal. The issue of Brexit raises further questions and challenges including potential future border controls. Improving access and journey times for tourists both into and throughout the county is therefore a key aspect of unlocking Donegal's tourism potential.

Whilst some of these issues remain outside the control of the Council and other local stakeholders the Council will continue to: lobby at a national level for the upgrading of the key roads links into and throughout the county (including the A5 Dublin to Derry road and the N56), protect the functionality,

carrying capacity and future routes of National Roads within the county through the policies of this plan, support the growth and development of both Donegal and City of Derry Airport, and support the Greencastle to Magilligan and Bunrana to Rathmullan Ferry services.

Key Planning Challenges

In turn it is considered that the abovementioned set of circumstances and opportunities translate into a number of key planning challenges which need to be overcome to achieve Donegal's Tourism potential namely:

- Protecting the key landscape resource which underpins the Wild Atlantic Way and the Donegal Tourism brand generally from inappropriate development.
- Facilitating the development of new and existing strategic tourism attractions which act as motivational 'must do' signature experiences to draw visitors to the county in manner consistent with the brand identity of the Wild Atlantic Way.
- Facilitating the development of a wide range of tourism products and attractions which support the visitor experience by providing tourists with a wide range of things to see and do (e.g. activity based tourism and engaging with the landscape) and thus increase visitor dwell time in a manner consistent with the brand identity of the Wild Atlantic Way.
- Facilitating the development of ancillary tourism attractions (e.g. restaurants, cafes, bars, and tourist accommodation) in a manner consistent with the brand identity of the Wild Atlantic Way.
- Improving visitor infrastructure generally along the Wild Atlantic Way.
- Protecting the approaches to, the visual settings of and enhancing visitor infrastructure at, key tourism attractions.
- Protecting the natural environment including Natura 2000 sites and fragile coastal and upland environments.
- Improving the social and economic vibrancy of key settlements along the Wild Atlantic Way.
- Protecting and enhancing our built heritage and the vernacular character, streetscape and design quality of our towns and villages.
- Protecting the routes and visual settings of potential Greenways and other recreational walkways and cycling routes.
- Improving and protecting roads, air and sea access to Donegal including the along the Atlantic Corridor, the A5 and A6 via Donegal and City of Derry Airports.

General Tourism Development Strategy

The abovementioned context, trends, challenges and opportunities informs a development strategy based on; protecting Donegal's key underlying tourism resource, facilitating new tourism developments which provide signature, supporting and ancillary tourism experiences consistent with the overarching themes and brand proposition of the Wild Atlantic Way, and providing new high quality tourism accommodation at appropriate locations in a manner which safeguards the tourism resource and generates economic benefits for the local community. The following tourism specific objectives and policies, and related objectives and policies elsewhere in the plan, give effect to this strategy.

9.1.2 Objectives

TOU-O-1: To sustainably develop and realise the potential of Donegal's Tourism product as a key economic driver of, and social catalyst for, the County.

TOU-O-2: To protect and enhance Donegal's landscape and natural environment as a fundamental resource which underpins the county's tourism product.

- TOU-O-3:** To facilitate the development of new and existing strategic tourism attractions which are capable of acting as motivational 'must do' signature experiences to draw visitors to the county, in a manner consistent with the brand identity of the Wild Atlantic Way.
- TOU-O-4:** To facilitate the development of a wide range of tourism products and attractions which provide supporting visitor experiences based on things to see and do and thus increase visitor dwell time, in a manner consistent with the brand identity of the Wild Atlantic Way.
- TOU-O-5:** To facilitate the development of ancillary tourism attractions (e.g. restaurants, cafes, bars, and tourist accommodation) in a manner consistent with the brand identity of the Wild Atlantic Way.
- TOU-O-6:** To support the development of quality public visitor infrastructure at strategic tourism attractions and other locations throughout the county.
- TOU-O-7:** To manage development in a manner which supports and sustains the Wild Atlantic Way Tourism initiative.
- TOU-O-8:** To support the development of and protect the functionality of key tourism access infrastructure into and throughout the county such as roads infrastructure (including the A5 Dublin to Derry Road, the Atlantic Corridor and the N56), Air Infrastructure (including Donegal Airport, City of Derry Airport, and Knock/Ireland West Airport) and Sea access (including port infrastructure at Killybegs and ferry infrastructure throughout the County).
- TOU-O-9:** To support the development of new, and protect the functionality of existing, Greenways, walking and cycling routes as keys components of an overall green tourism infrastructure and as standalone tourism products in their own right.
- TOU-O-10:** To protect and enhance the vitality, vernacular character, streetscape and design quality of our towns and villages as vital tourism assets of our overall tourism product.
- TOU-O-11:** To protect and enhance the built and historical heritage of the county (including structures on the RPS, NIAH, recorded monuments, heritage towns and battlefield sites) as an important element of the County's overall tourism product.
- TOU-O-12:** To protect the built, natural, and cultural heritage of, and support the sustainable development of new access and visitor infrastructure on, Donegal Islands in order to unlock their considerable tourism potential.
- TOU-O-13:** To protect the vitality and linguistic base of the Gaeltacht in order to protect it as a key tourism resource.
- TOU-O-14:** To facilitate new tourism accommodation in a manner which sustainably protects and harnesses the tourism resource on which it depends.
- TOU-O-15:** To collaborate with relevant tourism bodies and local authorities in Northern Ireland to unlock the full tourism potential of the North West cross border region.
- TOU-O-16:** To support educational and research institutions to that assist in the development of tourism.

TOU-O-17: To support the development of tourism and recreational activities that will harness the potential of the riverine in County Donegal and in the region including the Rivers Finn and Foyle subject to environmental considerations including the Habitats Directive.

9.1.3 Policies

- TOU-P-1:** It is a policy of the Council to ensure that tourism related development proposals do not negatively impact on the natural landscape, environmental habitats and built heritage of the county.
- TOU-P-2:** It is a policy of the Council to facilitate the development of signature/strategic tourism experiences/attractions which are consistent with the brand identity of the Wild Atlantic Way and other similar initiatives and are in accordance with the policies of this Plan.
- TOU-P-3:** It is a policy of the Council to facilitate tourism developments which support the County's core tourism product by providing visual and activity based visitor experiences/attractions which are consistent with the brand identity of the Wild Atlantic Way and other similar initiatives and are in accordance with the policies of this Plan.
- TOU-P-4:** It is a policy of the Council to facilitate the development of ancillary tourism attractions (e.g. restaurants, cafes, bars, and tourist accommodation) in a manner consistent with the brand identity of the Wild Atlantic Way and other similar initiatives and in accordance with the policies of this Plan.
- TOU-P-5:** It is a policy of the Council not to permit development which would materially detract from visual and scenic amenities along the route of the Wild Atlantic Way.
- TOU-P-6:** It is a policy of the Council not to permit developments which would materially detract from the visual/scenic amenities on the approach roads to, the visual setting of, or the views to be had from, significant tourism attractions.
- TOU-P-7:** It is a policy of the Council to facilitate developments for the Cruise ship market in Killybegs and Greencastle including berthing facilities and visitor infrastructure.
- TOU-P-8:** It is a policy of the Council to; facilitate the development of, to protect and enhance the functionality of, and improve access to, both Donegal Airport and City of Derry Airport.
- TOU-P-9:** It is policy of the Council to:
- Conserve lands zoned Amenity/Green space/Open Space in settlement frameworks/urban areas for exclusively for public amenity/recreational use.
 - Protect the routes of, not permit development which would hinder the creation of, and otherwise positively facilitate the development of, future 'Greenways', walking and cycling routes including those identified in this Plan.
 - Protect the extent, quality, visual setting and functionality of existing 'Greenways', walking and cycling routes including those identified in this Plan.
- TOU-P-10:** It is a policy of the Council to consider development proposals for resource related/activity based tourism product developments (e.g. developments related to walking, cycling, horse riding, fishing/angling, watersports, outdoor pursuits, craft/cultural centres etc) throughout the county except within Areas of Especially High

Scenic Amenity, where it is demonstrated that a) the core of the proposal is based on a demonstrable tourism product, b) said product is functionally dependent on the resource which is being harnessed or is activity based and c) the development has wider economic benefits for the community. In considering such proposals the planning authority may permit:

- On-site accommodation units which are; retained within the same ownership as, designed as accommodation units for, and rented on a short term basis (1 month maximum) in conjunction with, the tourism business providing the tourism product.
- A small retailing element which is ancillary to and functionally dependent on the core tourism product (e.g. gift shop, equipment shop).
- A small cafe/restaurant which is ancillary to and functionally dependent on the core tourism product.

TOU-P-11: It is Council policy to consider development proposals for the provision of exclusively campervan/motorhome and touring caravan stopover sites at locations along and in close proximity to the designated 'Wild Atlantic Way' route, excluding areas of Especially High Scenic Amenity, which comply with the following criteria:

- There is provision of suitably designed and surface parking bays with water and power facilities, green space for each vehicle/touring caravan and wastewater disposal facilities.
- The specific criteria set out in the Tourism Development General Criteria Policy (TOU-P-20 refers).

TOU-P-12: It is a policy of the Council to consider development proposals for new hotels within the defined boundaries of settlement framework/urban areas and within safe walking distance of local services and facilities (i.e. via an existing or proposed footpath). Where it is demonstrated that there are no suitable sites available which meet the abovementioned locational criteria the Council will consider new hotels at alternative locations within said settlement framework/urban areas. The Council will consider development proposals for new hotels within rural areas excluding area of Especially High Scenic Amenity in the following circumstances:

- Where it is demonstrated that there are suitable sites available for the proposed development within any settlement in the locality or;
- It is demonstrated that the development is functionally dependent on, and ancillary to, an existing rural resource (e.g. Golf Courses).
- The development involves the refurbishment/reuse of existing building(s) including the extension of such buildings where the extension is subsidiary in scale to the existing building.

TOU-P-13: It is a policy of the Council to consider development proposals for new guest houses in urban areas and new guest houses of up to 10 bedrooms in rural areas excluding areas of Especially High Scenic Amenity which comply with the Tourism Development General Criteria Policy (TOU-P-20 refers).

TOU-P-14: It is a policy of the Council to consider development proposals for new tourism hostels in both rural and urban areas excluding areas of Especially High Scenic Amenity, which comply with the Tourism Development General Criteria Policy (TOU-P-20 refers).

TOU-P-15: It is a policy of the Council to consider development proposals for extensions to existing hotels, guest houses and tourism hostels in both rural and urban areas excluding areas of Especially High Scenic Amenity, which provide a high quality sustainable design, and which comply with the Tourism Development General Criteria Policy (TOU-P-20 refers).

- TOU-P-16:** It is a policy of the Council to consider development proposals for holiday resorts involving high quality recreational amenities/visitor facilities and associated managed accommodation units, in both urban and rural locations areas excluding areas of Especially High Scenic Amenity where they comply with the following criteria:
- The resort offers a wide range of high quality on-site; sports and recreational activities for various age groups (e.g. playgrounds, ball courts, all weather pitches, indoor swimming pools, marine leisure equestrian, golfing, etc) and other visitor facilities (e.g. reception, restaurant, bar/evening entertainment, games rooms) within walking distance of the accommodation units.
 - It is demonstrated that at minimum 75% of the associated accommodation units will be retained within the ownership of the resort and are designed for, and rented on a short term basis (maximum one month) in conjunction with, the holiday resort with the remainder of the units leased on a longer term basis.
 - The proposed development of a high quality design and layout with natural boundary screening, internal planting and landscaping, physically defined and adequately surfaced internal road and pedestrian linkages.
 - The development is within safe walking distance of local services and facilities (via an existing or proposed footpath) where developments are located within or adjacent to town and villages.
 - That there is the suitable provision of toilet/shower facilities where camping facilities are proposed.
 - The location siting and design of the development generally accords with Holiday Camp Registration and Renewal of Registration Regulations, 2008.
 - It would otherwise comply with the Tourism Development General Criteria Policy (TOU-P-20 refers).
- TOU-P-17:** It is a policy of the Council to consider development proposals for new parks for, mobiles homes/static caravans (including facilities for touring caravans, and campervans/motorhomes and camping) which do not meet the criteria of a holiday resort set in policy TOU-P-16 above within the defined boundaries of settlements/urban areas excluding areas of Especially High Scenic Amenity where they comply with the following criteria:
- The development is within safe walking distance of local services and facilitates (i.e. via an existing or proposed footpath).
 - The specific criteria set out in the Tourism Developments General Criteria Policy (TOU-P-20 refers).
 - The location, siting and design of the development generally accords with the Caravan and Camping Parks Registration and Renewal of Registration Regulations, 2009 or any subsequent related regulations.
- TOU-P-18:** It is a policy of the Council to consider development proposals for extensions to existing parks for mobiles homes/static caravans (including facilities for Touring Caravans, Campervans, Motorhomes and Camping) and in both urban and rural areas excluding areas of Especially High Scenic Amenity where they comply with the following criteria:
- The specific criteria set out in the Tourism Developments General Criteria Policy (TOU-P-20 refers).
 - The location siting and design of the development generally accords with the Caravan and Camping Parks Registration and Renewal of Registration Regulations, 2009 or any subsequent related regulations.
- TOU-P-19:** It is a policy of the Council to consider development proposals for exclusively camping sites including high quality, low density, 'Glamping' type accommodation units in both

urban and rural areas excluding areas of Especially High Scenic Amenity where they comply with the following criteria:

- The development provides suitable toilet/shower facilities.
- The specific criteria set out in the Tourism Development General Criteria Policy (TOU-P-20 refers).
- The location siting and design of the development generally accords with the Caravan and Camping Parks Registration and Renewal of Registration Regulations, 2009 or any subsequent related regulations.

TOU-P-20: It is a policy of the Council that all development proposals for the creation of new, or the extension of existing Tourist Developments (including Resource Related/Activity based Tourism Product Developments, Campervan/Motorhomes and Touring Caravan Stopover Sites, Hotels, Guest Houses, Tourism Hostels, Holiday Resorts, Mobile Homes/Static Caravan Parks Camping Sites, and other Tourist Related Developments) shall comply with the following criteria:

- a) The location, siting and design of the development (including associated infrastructure and landscaping arrangements) is of a high quality, integrates successfully with, and does not, either individually or in combination with existing and permitted developments, have an adverse impact on; the scenic quality, visual amenity, rural character, streetscape, vernacular character or built environment of the area.
- b) The development is not located within sensitive/fragile physical environments (e.g. sand dunes, machairs, etc.), and provides adequate means of protection of such environments by means of fencing and the provision of raised/fenced walkways across beach and sand dune areas.
- c) The development is significantly setback from, and adequately screening from, coastlines, shorelines and river banks.
- d) The development will not detract from the visual setting of the coastline or be visually obtrusive from key points along the coastline.
- e) Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;
- f) It will not have a significant impact on adjacent residential amenities.
- g) There is an adequate means of water supply.
- h) There is existing or imminent programmed capacity in the public waste waters infrastructure for developments within urban areas or suitable on-site effluent treatment facilities to EPA standards can be provided in rural areas.
- i) The development will not cause a traffic hazard, and the existing road network can safely handle any extra vehicular traffic generated by the proposed development.
- j) Adequate parking provision, access and manoeuvring arrangements (including for touring coaches and motorhomes), and servicing areas are provided in line with best practice, and the technical standards and policies of this plan.
- k) The layout of the development provides for a high level of, and prioritises, pedestrian permeability and access.
- l) The development does not create a noise nuisance and will not cause any significant environmental emissions.
- m) The development will not have an adverse impact on the built, scenic, or natural heritage of the area including structure on the RPS/NIAH and Natura 2000 sites;
- n) The development is not located in an area at flood risk and/or will not cause or exacerbate flooding;
- o) The development will not compromise the water quality of water bodies with River Basin Districts designed under the Water Framework Directive or hinder the programme of measures contained within any associated River Basin Management Plan.

Chapter 10: The Marine Resource and Coastal Management

Aim:

To facilitate the sustainable development of Donegal's marine resource and coastline in a manner which, maximises the socio-economic potential whilst protecting its fundamental environmental resource.

10.1 Background

Introduction

As a coastal county on the Ireland's northwest Atlantic seaboard, Donegal has one of Ireland's richest marine resources including 1,134 km of coastline (17% of the state's total), 13 Blue Flag beaches, deep natural harbours, rich coastal seas, coastal communities and inhabited islands. This marine resource has allowed the fishing sector to thrive, is of major importance to tourism and leisure activities, and is a fundamental part of our natural and cultural heritage. Moreover, whilst Ireland's territorial waters extends out to 12 nautical mile(nm) (22 km), its Exclusive Economic Zone extends to 200nm and the Continental Shelf extends to a maximum of 350nm, giving the state a marine territory of 880,000km² (i.e. 10 times the state's land mass). The Council recognises the immense environmental, social and economic value of this marine and coastal resource and seeks to maximise its potential in a sustainable manner.

Legislative Context

The foreshore of Ireland is classed as the land and seabed between the high water of ordinary or medium tides (shown HWM on Ordnance Survey maps) and the twelve-mile limit (12 nautical miles equals approximately 22.24 kilometers). Foreshore also covers tidal areas of rivers, particularly estuaries.

Currently Planning permission is required for, and the Council assesses proposals for, development on the foreshore (not being exempted development) where it would adjoin; the functional area of the planning authority or any reclaimed land adjoining such functional area²³. However where the Council proposes to carry out development wholly or partially on the foreshore it must apply to An Board Pleanála for approval²⁴.

In parallel with the planning process, at present a foreshore lease a license must be obtained for the 'carrying out of works, or placing of structures or materials on, or the occupation of or removal of material from State-owned foreshore'. Lease are required where developments are of a permanent nature (e.g. piers, slipways), whilst licenses are generally required for temporary activities (e.g. seaweed harvesting, site investigation) and laying of pipelines and telecoms cables. Responsibility for foreshore developments related to aquaculture and sea fishing activities and developments within Fishery Harbour Centres rests with the Department of Agriculture Food and the Marine. Whilst responsibility for foreshore developments related to offshore energy developments (e.g. oil and gas),

²³ S.225 of the Planning and Development Act 2000(as amended) refers.
²⁴ S.226 of the above Act.

aggregate and mineral extractions, commercial harbour operations rest with the Department of Housing, Planning, Community and Local Government. Consequently developments on foreshores adjoining a Local Authority's administrative area require a foreshore lease or license in addition to planning permission.

A new maritime consent process is proposed under the Foreshore and Marine Area Development Bill which aims to; align the foreshore consent process with the onshore planning system and to provide a coherent mechanism to manage development activity in Ireland's Maritime area including strategic infrastructure. The Bill proposes to make An Bord Pleanála responsible for; strategic infrastructure projects, developments requiring an EIA or Appropriate Assessment, and developments beyond the Nearshore, whilst Planning Authorities would be responsible for developments entirely within, or partially on land/partially within, the Nearshore.

Regional, National, and European Policy Context

The Regional Planning Guidelines for the Border Regional Authority 2010-2022 highlights: fishing and the marine sector as important element of the region's economy; identifies Killybegs and Greencastle as significant fishing ports in the Region; and cites the importance of Aquaculture. The Guidelines also highlights the need to inter alia diversify marine activity into other areas and to maximise the usage of the sea as a natural resource²⁵. The National Planning Framework Issues paper 'Ireland 2040 Our Plan - Issues and Choices highlights inter alia the value of the our fisheries resource, our ideal location for finfish, shellfish and seaweed aquaculture and our significant wave and tidal resources.

The Governments Marine Strategy 'Harnessing Our Ocean Wealth An Integrated Marine Plan for Ireland' published in 2012 recognises our ocean wealth as a key element of economic recovery and sustainable growth. It sets out 3 high levels goals for managing Ireland Marine resources, namely a thriving marine economy, a healthy ecosystem, and increasing our engagement with the sea, and aims to double the value of our ocean wealth to 2.4% by GDP by 2030. In particular it highlights offshore wind, cruise tourism, bluebiotechnology, ocean renewable and aquaculture as key future growth opportunities.

Maritime Spatial Planning (MSP) is a practical way to create and establish a more rational organisation of use of marine space and the interaction between its use, to balance demands for development with the need to protect marine ecosystems, to achieve social and economic objectives in an open and planned way (Source: UNESCO). The 2014 Marine Spatial Planning Directive establishes a framework for MSP and requires EU member states to adopt Marine Spatial Plans by 2021. The Department of Housing, Planning, Community and Local Government has been chosen as the competent authority to implement MSP in Ireland. When adopted Marine Spatial Plans will apply from the High Water Mark and extent to Ireland's coastal waters, territorial seas, exclusive economic zones and in designated parts of the continental shelf.

In term of the Environment the Marine Strategy Framework Directive (MSFD) requires EU member states to prepare marine strategies for their marine waters in order to achieve good environmental status (GES) in the marine environment by the year 2020 at the latest. The Department of Environment, Community and Local Government (DECLG) is the lead body for the implementation of the MSFD and is supported by a number of other departments and state agencies. Under the directive, marine waters must be assessed against an agreed set of standards across a number of important environmental areas (e.g. biodiversity, fish stocks, and contaminants). Based on the assessment, appropriate environmental targets and indicators must be set and programmes of measures put in place to reach GES.

²⁵ P.69 refers of said Guidelines refers.

Fishing and Seafood

The contribution of the fishing sector to the Donegal economy remains strong despite restructuring and quota restrictions. The marine sector in Donegal employs approximately 3,200 full and part time people in fishing/farming, processing and service activities²⁶. In particular, Killybegs (with €92m of landings) and Greencastle (with €69m of landings) are the 2nd and 8th were the largest fishing ports in the country in terms of overall fish landings in 2015²⁷. Killybegs, Greencastle and Burtonport are important centres for fishing and fleet activity and act as vital economic catalysts for their respective local economies. The maintenance of the critical mass achieved at these locations is essential for future development. However it is essential to implement strategies, which aid the growth and diversification of the sector. The Council will continue to support the fishing sector through the maintenance of its existing piers and harbours and the provision new harbour facilities (e.g. Greencastle).

The County also has a well-established and successful, added value fisheries sector which includes onshore processing, packaging, the development of fish meal products. In addition, the County has a diverse range of onshore industries supporting marine sector including; boat building, net manufacture/repair, haulage and logistics, marine winches, hydraulics, pumps, electronics etc. The Council will facilitate onshore marine related development at appropriate locations. in accordance with the economic development policies of the plan.

The county has a strong aquaculture sector (e.g. Salmon, Oyster and Mussel farming) providing considerable local employment both onshore and offshore for coastal communities around the Donegal Coastline. Consent for aquaculture developments on the Foreshore and in coastal waters remain the remit of the Department and fish farming activities in particular require careful environmental management. However the Council will support the sustainable development of onshore/ancillary aquaculture developments to maximise the potential of the sector in terms of employment and product export.

Offshore Energy

Offshore renewable energy (e.g. wind, wave and tidal) has been identified as a major growth sector in the Government's marine strategy and our high energy wind, wave and tidal coastal environment and the recently completed deepwater harbour facilities at Killybegs makes Donegal a natural location, and gives its a competitive advantage in, the development of offshore renewable energy technologies. The proximity of Donegal to a expansive area of continental shelf continues to offer considerable opportunities for future Oil and Gas exploration. This in turn this provides considerable potential for ancillary onshore energy related haulage and logistic, engineering, and servicing repair energy related developments.

Marine Leisure and Infrastructure

Donegal has all of the natural resources necessary to develop a vibrant and successful marine leisure sector including boating, sea angling, sailing, surfing, swimming, kayaking, diving. The provision of a network of marine leisure facilities (e.g. marinas, small craft berthing facilities, visitor mooring. and slipways) is crucial to the success of this sector. The County Donegal Marina Development Strategy 2004 identified the need to provide safe havens at Ballyhoorisky, Bunagee/Culdaff, and Tory Island, and Marinas at Fahan, Killybegs and Burtonport. Significant progress had been made in recent years in the development of new marine leisure infrastructure at a variety of locations and the county now benefits from a Marina at Fahan, pontoon facilities at Greencastle, Culdaff, , Rathmullan, Killybegs and Teelin and visitors mooring at a number of locations around the coastline. Visitors to the County may also avail of charter trips from numerous piers along the rugged coasts of west Donegal, where marine wildlife such as birds, seals, dolphins and even basking sharks can be seen, or island hop between the Donegal Gaeltacht islands of Uaigh (Owey), Gabhla (Gola) and Árainn Mhór. The marine section of the Council has also identified the need for new marine leisure berthing facilities at

²⁶ Strategy for Growth and Jobs in Coastal and Marine Tourism Donegal County Council 2014 (P.9 refers)

²⁷ <http://www.sfpa.ie/Portals/0/Users/020/20/20/2015%20Figures%20for%20website.pdf>

Ballyshannon, Mevagh (Mulroy Bay), and along the west coast. The Council continues to support the Marine Leisure section through maintaining and upgrading its existing network of piers and harbours, marketing Donegal as a marine leisure destination through Malinwaters tourism brand, and participating in marine leisure projects such as the Cool Route, and the Wild Sea Europe. In addition the Council specifically recognises the importance of; Rathmullan, Downings and Portsalon as sea angling centres, Bundoran and Rosstown as surfing centres, and Fahan, Rathmullan and Greencastle as sailing centres.

Amongst its wealth of beaches, Donegal currently has 13 Blue Flag Beaches (2016). The Council recognises that these beaches are a key marine leisure asset and require careful management to protect their recreational and environmental assets. The beaches are governed by Bye-Laws prohibiting certain activities and the Council will continue to manage and maintain the ancillary infrastructure (e.g. parking and toilets) associated with these beaches.

In terms of marine access and infrastructure, the Council has a portfolio of 155 piers and harbour throughout the County providing essential marine access. The Council will continue to manage and maintain these infrastructural assets. In addition the Council also recognises the socio-economic and tourism importance, and will support the continued operations of the Greencastle-Magilligan and Rathmullan-Buncrana car ferry services.

Islands

The geographical location of the offshore Islands, creates difficulties associated with access, communications and economic development for the island communities. The Council recognises the important built, natural, cultural, marine, archaeological heritage of the Islands and their considerable tourism potential. The development of improved access and telecommunications infrastructure are necessary to sustain vibrant island communities by improving connectivity to the mainland and enabled people to live and work remotely.

Coastal Management

Donegal displays a rich variety of coastlines from hard rocky cliffs and headlands (hard coastlines) to beaches, dunes and coastal estuaries (soft shorelines). Coastal change, such as coastal erosion and deposition, is a phenomenon which can result from both natural processes (e.g. wave action, longshore drift) and human actions (e.g. sand removal, trampling of dunes, building of piers harbours etc). In particular our soft shorelines such as beaches and dune systems, generally based on a finite resource of glacial derived sand, formed by a complex interplay of geomorphological forces, and involving finely balanced sediment budgets, represent a unique and fragile resource which requires careful management.

Donegal has been largely insulated from significant sea level rise to date by post glacial uplift. However our coastline is at risk from increased storm surges and future sea level rise as a result of climate change. The OPW has identified areas at risk from Coastal Flooding as part of its The Irish Coastal Protection Strategy Study (ICPSS) and Flood Risk Management Plan and the Council will use these datasets in managing development in locations at risk from Coastal flooding.

There are a number of strategies for managing coastal erosion/sea level rise which can utilise a range of hard engineering (e.g. sea walls, rock armour, breakwaters, groynes) and soft (e.g. beach nourishment, planting of marram grass, dune protection) techniques (see below)

Table 10.1: Coastal Management Strategies

Strategy	General Approach	Suitable Location
Do Nothing	No preventative or defensive measures taken – just react to flooding as it arises.	Remote, unpopulated areas.
Managed Retreat	Allows an area that was not previously exposed to flooding by the sea to become flooded by removing coastal protection.	Low-lying estuarine areas previously claimed from the sea.
Limited Intervention	Address flooding problems to a certain extent by use of wave dissipating natural environments (e.g. Salt Marshes, Sand Dunes).	Rural areas with relatively low wave energy environments.
Hold the Line	This typically involves building hard defences (e.g. sea walls, rock armour, breakwater) and soft engineering (e.g. beach nourishment, planting of maram grass, dune protection), to protect existing land from erosion/sea level rise.	Urban areas or areas with valuable land.
Move Seaward	This involves constructing defences seaward of the existing coastline.	Areas at which land is at a premium/reclamation is necessary.

The Council recognises that hard engineering solutions are the most resource intensive and involve the highest level of interference with natural processes. Consequently such solutions can only be used in limited circumstances. In addition to natural coastal erosion and sea level rise our coastline is also at risk from poorly planned marine infrastructure developments that may alter natural coastal process such as a longshore drift and tidal currents and thus cause siltation/deposition and also potentially increase erosion elsewhere due to the resulting displacement of sediment.

Integrated Coastal Zone Management (ICZM) is a planning and management framework for a particular coastal zone, developed through liaison with relevant stakeholders to allow for the sustainable development of the coastal environment. The Council has previously utilised ICZM as a tool in beach management at Rossnowlagh and recognises its potential for the management of coastal zone management scenarios.

In view of the above circumstances the Council will adopt an overall Coastal Management Strategy based on objective MRCM-O-3 below

10.2 Objectives

- MRCM-O-1:** To maximise the social and economic potential of Donegal’s marine sector by:
- Supporting the fishing and seafood sector by maintaining and improving harbour infrastructure (in accordance with the Councils Marine Services Capital Investment Programme) and facilitating seafood processing industries and ancillary service developments.
 - Consolidating and strengthening our Marine Leisure sector by, protecting the recreational and environmental quality of our coastal areas, maintaining and upgrading existing and providing new marine access infrastructure (in accordance with the Councils Marine Services Capital Investment Programme), facilitating ancillary onshore marine leisure developments, and marketing our marine tourism product.
 - Facilitating developments which enable the sustainable harnessing of the offshore energy resource.

- MRCM-O-2:** To safeguard and improve and the health of our Marine ecosystem by:
- Protecting the qualifying habitat and species of Natura 2000 sites through Appropriate Assessment of development proposals.
 - Maintaining and improving water quality in our estuaries and seas by implementing River Basin Management Plan and any future programmes under the Marine Strategy Framework Directive.
 - Ensuring that there is; sufficient sewage treatment capacity to serve development in urban areas, adequate on-site effluent treatment to EPA standards for developments in rural/unserved areas, and adequate pollution control measures for commercial/industrial development.
 - Seeking best practice measures in relation to the carrying out of site preparation and construction works for developments in close proximity to rivers and the sea.
- MRCM-O-3:** To manage our coastal environment in a sustainable manner by:
- Avoiding new development in areas at risk from Coastal Flooding in line with the flooding policies of this Plan.
 - Managing coastal change in a manner which accepts that coastal erosion/sea level rise is a natural and/or inevitable process and does not permit/provide coastal protection works; in areas subject to significant long term coastal erosion/change or sea level rise unless there is overriding reason of public interest to do (e.g. built up urban areas), where it would damage the visual, scenic or environmental amenities of the area or where it would have a significant impact on natural coastal geomorphological processes and systems.
 - Managing development in a manner which protects sensitive coastal environments (e.g. dune environments) and undertaking coastal zone management projects.
 - Ensuring that new marine infrastructure developments (e.g. pier, breakwaters) are located, sited and designed in a manner which has minimal impact on natural Coastal Geomorphological process.
- MRCM-O-4:** To safeguard and enhance the role of Killybegs, Greencastle and Burtonport as centres of fleet activity, seafood processing and ancillary services.
- MRCM-O-5:** To facilitate the continued operation of the Greencastle to Magilligan and Buncrana to Rathmullan Ferry Services.
- MRCM-O-6:** To maintain and enhance the appropriate and sustainable development of the Islands.
- MRCM-O-7:** To manage the marine resource and coastal environment in a co-ordinated and collaborative manner by engaging with stakeholders and agencies, and utilising managements tools such as Integrated Coastal Zoned Management.

10.3 Policies

- MRCM-P-1:** It is a policy of the Council to safeguard and enhance the roles of Killybegs, Greencastle, and Burtonport, as centres of fleet activity, seafood processing and ancillary services, and, to facilitate the diversification of such locations into new areas of appropriate investment and employment opportunities, including marine related economic activity.

- MRCM-P-2:** It is a policy of the Council to facilitate the development of Killybegs as a centre for training, research and development, transit and logistics, manufacture, servicing and repair of energy related technologies.
- MRCM-P-3:** It is a policy of the Council to facilitate the development of new and the upgrading of existing marine access infrastructure including piers, harbours, berthing facilities and slipways subject to the policies of this Plan.
- MRCM-P-4:** It is a policy of the Council to consider development proposals for large scale marine access infrastructure (e.g. marinas, large scale harbour facilities) in accordance with the following locational criteria:
- (a) At coastal locations within/adjoining the defined boundaries of settlement framework/urban areas.
 - (b) At alternative locations, excluding areas of Especially High Scenic Amenity, where it is demonstrated that there are no suitable sites available which met the locational criteria in Point a) or where the development is functional tied to a specific location.
- MRCM-P-5:** It is a policy of the Council to facilitate the appropriate development of angling facilities throughout the county subject to the policies of this Plan.
- MRCM-P-6:** It is a policy of the council not to permit developments which will have a significant impact on natural coastal geomorphological processes and systems (e.g. longshore drift, tidal currents, sediment budgets) or give rise to significant coastal change. Coastal development shall be required to submit appropriate evidence based assessments which demonstrate compliance with this policy.
- MRCM-P-7:** It is a policy of the Council not to permit developments at locations at risk from coastal flooding in accordance with the flooding policies of this Plan.
- MRCM-P-8:** It is a policy of the council not to permit development proposals for, or carry out coastal protection/food prevention works, where such works;
- Are located in an area which is subject to significant long term coastal erosion/change or sea level rise unless there is overriding reason of public interest to do (e.g. built up urban areas).
 - Would damage the visual, scenic or environmental amenities of the area.
 - Would have a significant impact on natural coastal geomorphological processes and systems/not comply with Policy MRCM-P-6.
- MRCM-P-9:** It is a policy of the Council to ensure that development proposals in coastal areas do not significantly impact on, and incorporate appropriate measures to protect, sensitive coastal environments (e.g. beaches, sand dunes and other softshores).
- MRCM-P-10:** It is a policy of the Council to ensure that development proposals do not adversely compromise the recreational amenity and environmental quality of coastal areas including Flag Beaches, Natura 2000 sites and areas of Especially High Scenic Amenity.
- MRZM-P-11:** It is a policy of the Council to facilitate development proposals that enhance access to and provide for the sustainable development of the Islands.

Chapter 11 Community Culture and the Gaeltacht

Aim:

To provide an optimal quality of life in Donegal in a socially inclusive and environmentally sustainable manner by ensuring that;

- High quality Social, community and cultural infrastructure is provided at sustainable locations where they can best serve communities.
- Future development protects and strengthens the cultural assets of the county, and the linguistic base and socio-economic vibrancy of Gaeltacht areas.

Background

Providing the optimum quality of life for communities and individuals in a socially inclusive and environmentally sustainable manner is central to the future development of the County and manifests itself across all the subject areas of the Development Plan. Quality of life is determined among other things by equality of opportunity to a wide range of factors including access to employment opportunities, adequate infrastructure, high quality services, and cultural vibrancy.

Responsibility for the creation of employment, delivery of infrastructure and the provision of services across all areas is shared through a spectrum of agencies and Government departments. In this context this Development Plan can play its part by providing a planning framework based on best planning practice, which maximises the potential of resources (people, land, funding, infrastructure, energy and culture) by sustainably managing the location, quality, nature and scale of development (such as housing, infrastructure, industry) to provide optimum conditions for social, environmental, economic and cultural development and ultimately the creation of vibrant, healthy, well serviced and socially inclusive sustainable communities.

Social and Community Infrastructure and Services:

The provision of high quality social and community infrastructure and services such as sports and recreation facilities, walking and cycling routes, parks, public spaces, playgrounds, community resource centres, schools, childcare services and healthcare facilities is crucial to the creation of sustainable communities and in turn a high quality of life. The Council will collaborate with public, private and community organisations in the provision of such infrastructure and services and will directly provide new and maintain existing physical social and community infrastructure such as parks, playgrounds, and public spaces including through inter alia the Council's playground programme, and the Town and Village renewal scheme.

However in order to justify, sustain and maximise the potential of social and community infrastructure and services it is imperative to; achieve a critical mass of population in our settlements, locate new social and community developments in close proximity to services and residential areas and ensure that such developments are of high quality layout and design. To this end the housing policies of this plan set out policies aimed at focusing a significant quantum of new residential development within our town villages in a manner which consolidates the urban form and integrates such development

with existing services and infrastructure. In turn the objectives and policies of this chapter are designed to:

- Ensure that new social and community infrastructure and services are located where they can best serve, and be sustained by, centres of residential population and also benefit from synergies with existing services.
- Facilitate social and community infrastructure and services which specifically serve rural communities.
- Provide for high quality development in terms of the siting and design of social and community infrastructure.

In addition the Council recognises the significant contribution of green spaces, walking and cycling routes to the general health and quality of life of Donegal's citizens and consequently this chapter makes specific provision for the protection of existing, and the provision of new, green infrastructure.

Adequate, qualitative childcare facilities are necessary to meet the development needs of children and also the social and economic requirements of the wider population. As such planning policy must strategically consider the need for childcare and amenities for children, especially in the context of job creation initiatives, economic based developments, residential/housing developments and neighbourhood centres in the County.

Culture

Culture and creativity are the greatest assets of any society. Participation in cultural activity drives personal and collective creativity, with significant implications for individual and societal wellbeing and achievement. The Government recognizes that investment in cultural infrastructure underpins social cohesion and supports strong and sustainable economic growth.

Culture 2025 Éire Ildánach states that arts and culture are intrinsic to the Irish state, acknowledges the need to increase access to, and participation in, the arts, boost our creative industries, and preserve our heritage with a particular focus on language, landscape and the environment. As well as the intrinsic value of culture, a further key value of Culture 2025 is the value of culture as a means of fostering a more sustainable future for Ireland, including through economic and social policy.

Donegal's unique and varied culture is a source of immense pride. Donegal County Council is committed to protecting and promoting our culture, language, arts, libraries and heritage, and to encouraging existing and new cultural forms to flourish. It is an aspiration of the Council that by 2020, Donegal's reputation as a leader in culture will be strengthened by this commitment. The Council believes that to invest in arts, culture, heritage and language is a commitment to a healthier, more fulfilled, prosperous, successful county.

The Irish Language and the Gaeltacht

Irish, one of the oldest surviving spoken literary languages in Europe, was the predominant language in Ireland until the 16th Century. However historical trends and events such as; the plantations, the widespread use of English as the language of commerce and law, the Famine and mass emigration, resulted in English becoming the majority language in Ireland by the 19th century. Today Irish is spoken by 77,185 people on a daily basis in the Republic of Ireland outside the education system (Census 2011). In particular the language is spoken as a first language in 'Gaeltacht' areas along the west coast including Donegal, Mayo, Galway, Kerry, Cork and Waterford.

The Donegal Gaeltacht

The Donegal Gaeltacht, covering a third of the County and encompassing an area of 1502km² is the second largest of the seven Gaeltacht areas in Ireland. It contains a population of 24,744, 24.5% of the total Gaeltacht population in Ireland (Census 2011). The Gaeltacht covers large areas of the west of the County and includes the 6 inhabited islands of Aranmore, Tory, Inishboffin, Inishfree Upper, Island Roy and Gola. The Gaeltacht is divided into 3 main categories based on the usage of Irish:

- A: Electoral Divisions where more than 67% of the population speak Irish daily.
- B: Electoral Divisions where 44-66% of the population speak Irish daily.
- C: Electoral Divisions where less than 44% of the population speak Irish daily.

In addition to its fundamental linguistic resource the Council acknowledges Gaeltacht benefits from a rich social and cultural heritage, areas of outstanding natural beauty but also faces significant infrastructural and economic challenges.

Recent Decline in the Irish Language

Despite the large geographical extent of, and significant total population within, the Donegal Gaeltacht, studies over the last decade have indicated that the number of people who speak Irish within the Gaeltacht is diminishing at an increasing rate and that English is now the dominant language of young people. In particular the key study 'Comprehensive Linguistic Study of the use of Irish in the Gaeltacht: Principal Findings and Recommendations 2007' indicated that this decline is being driven by such factors as: social dynamics (the linking of Gaeltacht Communities to wider English Speaking networks), demographic movements (the movement of non-Irish speakers into Gaeltacht), and the socialisation of young people through English. The study further concluded that without intervention even the strongest Gaeltacht districts Irish will become a language of social networks rather than main community and family language within in a generation.

The study highlighted the critical importance of maintaining the proportion of active integrated Irish speakers above 67% and ensuring that the proportion of young people speaking Irish is increased and identified a number of objectives including:

- Supporting and empowering younger generations of young Gaeltacht parents to raise their children through Irish.
- Ensuring that the education system supports parents in raising children through Irish and results in an Irish medium socialisation process.
- Engaging with young people on the vulnerability of the language and the importance of their language behaviour on the future viability of the language.
- Focusing on the linguistic rights and needs of native Irish speakers.
- Formulating an integrated strategic language planning process for the Gaeltacht and Gaeltacht proofing all activities undertaken by state organisations.
- Devising language centred economic development strategies for the Gaeltacht.
- Provide incentives and advice to local businesses with regard to good language processes.

In particular the study made a number of planning recommendations including assessing the linguistic background of housing applicants and facilitating native young people who wish to build and live in their own area.

Legislation, and Government Policy in relation to the Irish Language

Article 8 of the Irish Constitution designates Irish as the First Official Language of the state. In 2003 the Official Languages Act placed obligations on public sector bodies to provide services through Irish, led to the establishment of the An Coimisiún Teanga, and made statutory provision for Irish placenames and their uses. The Government Statement on the Irish Language 2006 reaffirmed its support for the development and preservation of the Irish Language, recognised the importance of Irish as a spoken community language and set out 13 objectives including; supporting the Irish language community to transmit Irish to the next generation as a living household language, giving special support to the Gaeltacht, and supporting Gaelscoileanna and Irish language preschools.

The 20-Year Strategy for the Irish Language 2010–2030 aims to increase the number of daily speakers of Irish to 250,000 and the number of speakers who speak Irish on a daily basis in the Gaeltacht by 25%. Specifically the Strategy proposed the preparation of Community Language plans for each Gaeltacht district to integrate the approach in relation to linguistic issues, educational physical planning and social and community development and County Language Plans. Under the Gaeltacht Act 2012 the following language planning areas have been identified in Donegal for which 7

years Community language plans will be developed by lead organisations selected by Údarás NaGaeilachta:

- Tuaisceart Dhún na nGall
- Gaoth Dobhair, Rann na Feirste, Anagaire agus Loch an Iúir
- Cloich Chionnaola, Gort an Choirce, An Fál Carrach agus Machaire Rabhartaigh
- Na Rosa
- Árainn Mhór
- An Ghaeltacht Láir
- Dún na nGall Theas
- Toraigh

In addition the Act identifies Letterkenny, An Clochán Liath (Dungloe) and Donegal Town as Gaeltacht Service towns which have a significant role in providing public services, recreational, social and commercial facilities for Gaeltacht areas.

Planning Challenges and Overall Strategy for the Irish Language

The Council recognises the strategic imperative of sustaining and consolidating the Irish Language as the community language in Category A Gaeltacht areas and the importance of strengthening the language in other Gaeltacht areas and throughout the county. In planning terms it is considered that the Council can play a supporting role in achieving this overall strategy by implementing the Irish Language specific objectives and policies detailed below.

11.1 Objectives

- CCG-O-1:** To integrate the planning and sustainable development of the County with the social, community and cultural requirements of its population.
- CCG-O-2:** To provide an optimal quality of life in Donegal through the development of vibrant, socially inclusive, and sustainable communities.
- CCG-O-3:** To facilitate the provision of services for the community within the County including, in particular, schools, crèches, and other education and childcare facilities.
- CCG-O-4:** To facilitate a coordinated approach to the delivery of social, community, and cultural infrastructure and provision of services through the work of the various Council directorates, as well as inter-agency liaison and co-operation with statutory and other relevant organisations including cross border initiatives.
- CCG-O-5:** To preserve, improve and extend amenities and recreational amenities of the county including:
- Maintaining and enhancing our existing playgrounds, parks, and recreational spaces and providing new recreational amenities at sustainable locations.
 - Improving the urban environment of our Towns and Villages including through the Council's town and village renewal programme.
- CCG-O-6:** To facilitate quality childcare provision by:
- Enabling the provision of quality sustainable and adequate childcare facilities in appropriate locations taking account of the spatial distribution of the population of Donegal, both rural and urban.
 - Consulting and working with the Childcare Committee County Donegal, local partnerships/groups, Health Boards and the Local Enterprise Office in the provision

and monitoring of childcare facilities and in establishing baseline information systems.

- Supporting the provision of childcare facilities using the Irish language and in particular in the Gaeltacht.
- Recognising childcare as an area of local employment creation and of importance to the social and economic progress of an area.

CCG-O-7: To promote, protect, harness and sustainably develop the Culture of Donegal by inter alia:

- Implementing the Capital Programme/Infrastructural Plan of the Cultural services strategy 2016-2020 and any subsequent related capital programme/infrastructural plan.
- Supporting the public arts programme of the Council.
- Engaging with local communities to harness the cultural and creative resource of the county.
- Promoting the cultural and creative sector as an integral part of a sustainable tourism sector including the cultural tourism product associated with the Wild Atlantic Way and cultural tourism products associated with the history, geography, folk traditions and language and musical tradition of Donegal.
- Recognising and protecting the landscape and built heritage of Donegal as key elements of our culture.
- Nurturing and harnessing the cultural and creative resource of the Donegal Islands.
- Engaging with the cultural and creative resource that of the worldwide Donegal Diaspora and Donegal's new communities.
- Promoting the artistic sector including: visual arts, performance arts, literature, and contemporary arts including the reuse and redevelopment of vacant and derelict buildings for the arts sector.

CCG-O-8: To sustain the Irish Language as a living community language in the strongest Gaeltacht areas, to strengthen the use of the language elsewhere, and to protect the cultural heritage of, and facilitate the sustainable social, physical and economic development, of the Gaeltacht by inter alia:

- Preparing and Implementing a Countywide Irish Language Plan.
- Collaborating with the selected lead organisations and Udaras Na Gaeltachta in the implementation of Community Language Plans for specific Gaeltacht areas.
- Consolidating the linguistic base of Gaeltacht areas by facilitating sustainable rural housing for native Irish speakers who wish to build and live in their own area and requiring Language Impact Assessments on Multiple residential developments of 10 or more residential units.
- Facilitating the development and expansion of Gaelscoileanna and Naíonraí in Gaeltacht areas.
- Supporting the development of Páirc Gno Gaoth Dobhair Business Park as a business, enterprise and manufacturing centre to support the employment base and economic vitality of the Gaeltacht.
- Ensuring the sustainable development of Gaeltacht Settlements as socio-economic drivers for their surrounding areas, including harnessing the tourism potential of said settlements and providing supports through appropriate funding programmes and initiatives.
- Achieving a higher visibility, and more widespread use, of Irish in business and community signage through appropriate signage policies.
- Providing Council services through Irish particularly in Gaeltacht areas and the identified Gaeltacht service towns.

- Liaising with Údarás Na Gaeltachta, other state agencies and the Gaeltacht communities in working jointly to ensure the protection of the Irish language and cultural importance of the Gaeltacht.

CCG-O-9: To identify sites for the purposes of municipal graveyard/s.

CCG-O-10: To utilise funding generated by financial contributions levied under Section 48 and 49 and other provision of the Planning Acts to provide community infrastructure and such as open space and recreational facilities.

11.2 Policies

General

CCG-P-1: It is a policy of the Council to consider development proposals for new social and community infrastructure/service related developments (e.g. healthcare facilities, sheltered housing facilities, nursing homes, residential care homes, sports/recreational facilities, playgrounds, community resource centres, new education facilities, etc) in accordance with the following locational criteria:

- (a) At locations within the defined boundaries of settlement framework/urban areas which are within safe walking distance (i.e. via an existing or proposed footpath) of local services and residential areas and which would otherwise promote social inclusion.
- (b) At alternative locations within settlement framework/urban areas where it is demonstrated that there are no suitable sites available which meet the abovementioned locational criteria in point a) above.
- (c) In rural locations in close proximity to existing rural infrastructure (e.g. rural schools, sports facilities, churches etc), excluding areas of Especially High Scenic Amenity, where it is demonstrated that; the development is intended to serve an exclusively rural need, the development is functionally dependent on a specific rural location, or where there are no sites available which meet the abovementioned locational criteria in points a) and b) above.
- (d) At other rural locations excluding areas of Especially High Scenic Amenity where it is demonstrated that; the development is intended to serve an exclusively rural need, the development is functionally dependent on a specific rural location, or where there are no sites available to meet the abovementioned locational criteria in points (a), (b) and (c) above.

CCG-P-2: It is a policy of the Council to ensure that development proposals for residential care facilities such as nursing homes comply with the design standards set out in the document National Quality Standards for Residential Care Settings for Older People in Ireland, 2009 or any subsequent relevant design standards.

CCG-P-3: It is a policy of the Council to facilitate development proposals for private and community allotments and community gardens throughout the county.

CCG-P-4: It is a policy of the Council that any development proposal for social, community or cultural use (e.g. healthcare facilities sheltered housing facilities, nursing homes, residential care homes, sports/recreational facilities, playgrounds, community resource centres, education facilities, libraries, museums, galleries etc.), in addition to other policy provisions of this Plan, shall be required to meet the following criteria; It is compatible with surrounding land uses existing or approved.

- (a) It will not have a significant impact on adjacent residential amenities.
- (b) There is existing or imminent programmed capacity in the public water waste infrastructure for developments within urban areas or suitable on-site effluent treatment facilities to EPA standards can be provided in rural areas.
- (c) It does not cause a traffic hazard and the existing road network can safely handle any extra vehicular traffic generated by the proposed development.
- (d) Adequate parking provision, access arrangements, maneuvering and servicing areas are provided in line with technical standards and policies of this Plan.
- (e) The layout of the development provides for a high level of, and prioritises, pedestrian permeability and access.
- (f) It does not create a noise nuisance and will not cause any significant environmental emissions.
- (g) The location, siting, and design of the development including associated infrastructure and landscaping arrangements is of a high quality and does not have an adverse impact on the host landscape, rural character, or visual amenities of the area (for developments in rural areas), does not have an adverse impact on/successfully integrates with the streetscape, vernacular character or built environment of the area (for developments in urban areas).
- (h) Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;
- (i) It does not have an adverse impact on the built, scenic, or natural heritage of the area including structures on the RPS/NIAH and Natura 2000 sites;
- (j) It is not located in an area at flood risk and/or will not cause or exacerbate flooding;
- (k) It does not compromise the water quality of water bodies with River Basin Districts designed under the Water Framework Directive or hinder the programme of measures contained within any associated River Basin Management Plan.

Education

- CCG-P-5:** It is the policy of the Council to ensure that development proposals for primary and post primary schools comply with the following, or any subsequent related, publications, in terms of their location, siting and design:
- The provision of Schools and the Planning system – A Code of Practice for Planning Authorities, Department of the Environment, Heritage and Local Government, July 2008.
 - Technical Guidance Document TGD20-TGD25 Department of Education and Skills 2007
 - Sustainable Residential Development in Urban Areas, Department of the Environment, Heritage and Local Government May 2009 (and the accompanying Urban Design Manual)
- CCG-P-6:** It is a policy of the Council to facilitate the implementation of Department of Education and Skills programme of capital investment in schools in line with the proper planning and sustainable development of the area.
- CCG-P-7:** It is a policy of the Council to facilitate the appropriate expansion of education and research facilities by third level institutions especially in regard to innovations in biotechnology, renewable energy and cross border linkages with the third level providers in Northern Ireland subject to the availability of necessary infrastructure, any environmental designations and the proper planning and sustainable development of the area.

CCG-P-8: It is a policy of the Council not to permit development adjoining existing public educational facilities which would hinder the planned future expansion of such facilities and any associated ancillary infrastructure.

Childcare

CCG-P-9: It is the policy of the Council to facilitate and support, where the need is identified, the provision of childcare facilities in appropriate locations including towns and villages, areas adjacent to existing community facilities, areas of employment and close to public transport, in order to facilitate localised provision, accessibility and sustainable development.

CCG-P-10: It is a policy of the Council to consider childcare facilities in areas of Especially High Scenic Amenity where it can be integrated satisfactorily in the landscape and would consist of:

- The refurbishment of derelict, rundown or dilapidated buildings;
- The extension of an existing buildings/building clusters.

CCG-P-11: It is a policy to co-operate with Údarás Na Gaeltachta and local development groups in the Gaeltacht areas to facilitate provision of naionraí and facilities for older children as a key element of protecting the linguistic and cultural heritage of the Gaeltacht. Where significant amounts of social and/or affordable housing are being provided by the Council in Gaeltacht areas, facilitation of appropriate childcare facilities as part of the development will be considered. The DCCC also works in the Gaeltacht, along with Udaras Na Gaeltachta to ensure the childcare needs of the area are met.

Health, Sport and Recreation

CCG-P-12: It is a policy of the Council to ensure that relevant development proposals have appropriate regard for walking and cycling which will promote physical activity and reduce car use.

CCG-P-13: It is policy of the Council to:

- Conserve lands zoned Amenity/Green space/Open Space in settlement frameworks/urban areas for exclusively public amenity/recreational use.
- Protect the routes of, not permit development which would hinder the creation of, and otherwise positively facilitate the development of, future Greenways, walking and cycling routes including those identified in this Plan.
- Protect the extent, quality, visual setting and functionality of existing Greenways, walking and cycling routes including those identified in this Plan.

Cultural Infrastructure and Services

CCG-P-14: It is a policy of the Council to facilitate the implementation of the Capital Programme/Infrastructural Plan contained within the Cultural services strategy 2016-2020 and any subsequent related Cultural capital programme/infrastructural plan, including the following projects:

- Donegal Town Public Library.
- Donegal Diaspora Centre.

- The County Museum Redevelopment.
- Archives Centre.
- ArtScape Donegal Sculpture Park.
- Records Centre.

CCG-P-15: It is a policy of the Council to consider development proposals for large scale Cultural Infrastructure (e.g. Libraries, Theatres, Museums, Galleries, Large Scale Visitor Centres etc) in accordance with the following locational criteria:

- (a) At central locations within the defined boundaries of settlement framework/urban areas, which are within safe walking distance (i.e. via an existing or proposed footpath) of local services and residential areas and which would otherwise promote social inclusion.
- (b) At alternative locations within said settlement framework/urban areas where it is demonstrated that there are no suitable sites available which meet the abovementioned locational criteria in point a) above.
- (c) In rural locations in close to existing rural infrastructure (e.g. rural schools, sports facilities, churches etc), excluding areas of Especially High Scenic Amenity, where it is demonstrated that the development is; intended to serve an exclusively rural need or is functionally dependent on a specific rural location.
- (d) At other rural locations, excluding areas of Especially High Scenic Amenity, where it is demonstrated that; the development is intended to serve an exclusively rural need, the development is functionally dependent on a specific rural location, or where there are no sites available which meet the abovementioned locational criteria in point c) above.

CGG-P-16: It is a policy of the Council to facilitate small scale Cultural developments (e.g. artists studios, small scale visitor centres etc) throughout the county excluding areas of Especially High Scenic Amenity

CCG-P-17: It is a policy of the Council to ensure that new public spaces; are of a high quality, imaginative design, utilise high quality materials and incorporate, where appropriate creative public art.

Gaeltacht

CCG-P-18: It is a policy of the Council to support the Linguistic base of the Gaeltacht through the facilitation of sustainable rural housing for native Irish speakers and the application of Language Impact Assessments for multiple residential developments in accordance with the housing policies of this Plan.

CCG-P-19: It is a policy of the Council to facilitate developments which would strengthen the socio-economic vibrancy of Gaeltacht towns and villages in accordance with the related policies of this Plan.

CCG-P-20: It is a policy of the Council to facilitate the development of Páirc Gno Gaoth Dobhair as a business, enterprise and manufacturing centre in accordance with the economic development policies of this Plan.

CCG-P-21: It is a policy of Council to require the use of Irish in both public and business community signage in accordance with the technical standards of this Plan.

CCG-P-22: It is a policy of the Council to provide services through Irish particularly in Gaeltacht areas and the identified Gaeltacht service towns.

PART B: Appendix 3

Development Guidelines and Technical Standards

Aim:

To ensure the orderly and sustainable development of the County through the setting out of objectives and standards for the management of development.

1 General Development

A range of documents containing principles, standards, policies and guidelines for development has been published at National, Regional and County level.

- 1.1 All development proposals shall be subject to relevant material planning considerations, the relevant objectives, policies and standards of this Development Plan (including the appendices), Regional and National strategies, guidance and policies, environmental designations and considerations, and any such designation, consideration or revision published during the lifetime of this plan.

For the purposes of this chapter, some of the most pertinent of these documents are listed below. A list of available planning guidance documentation is accessible on the Department of Housing, Planning, Community and Local Government website: www.housing.gov.ie

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities towns & Villages) (DoEHLG 2009) and companion document Urban Design Manual Best Practice Guide, 2008.
- Building a House in Rural Donegal - A Location Siting and Design Guide – Part B Appendix 4.
- Traffic Management Guidelines, 2012.
- Design Manual for Urban Roads and Streets.
- Government Policy on Architecture 2009-2015.
- National Roads Policy.
- Provision of Tourist & Leisure Signage on National Roads.
- Delivering Homes Sustaining Communities, 2007.
- Sustainable Urban Housing: Design Standards For New Apartments, Guidelines for Planning Authorities, 2015.
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, (DoEHLG 1996), as updated by Circular Letter: PL 07/12.
- The planning System and Flood Risk Guidelines for Planning Authorities (DoEHLG 2009).
- Quarries and Ancillary Activities Guidelines for Planning Authorities (DoEHLG 2004).

- Wind Energy Development Guidelines for planning Authorities (DoEHLG 2006).
- Recommendations for Site Development Works for Housing Areas in Donegal (2007).

1.2 TELECOMMUNICATIONS INFRASTRUCTURE

Development proposals for multiple residential developments shall provide open access fibre connections and vendor neutral ducting throughout the development.

All ducting (public and private) shall be designed and installed in accordance with 'Recommendations for Underground Telecommunications Cable Works - For Road, Commercial and Residential Schemes'.

1.3 BONDS

In the case of developments comprising 2 or more houses, developers shall be required to give adequate security by way of a cash deposit or bond to ensure satisfactory completion and maintenance of development, including maintenance until taken in charge, in circumstances where the development satisfies the Council's policy on Takeover of Private Housing Estates. Where the development satisfies the Council's policy in respect of Takeover but the residents/developer have made alternative suitable arrangements for maintenance, such as a Management company, then the security may be released.

A condition shall be imposed in accordance with the provisions of Section 34(4)(g) of the Planning and Development Act 2000 (as amended). The amount of the security will be calculated on the basis of €5000 per house within a development that contains no mechanical/electrical equipment. In instances where the development contains mechanical/electrical equipment the security shall be €15,000 per house.

The developer will be required to provide "as constructed" drawings, CCTV survey, a written report and written certification that infrastructural services have been completed to the required standards before the security is released.

2 Transport

ALL PUBLIC ROADS

2.1 Requirement for Traffic and Transport Statement

Certain development proposals will generate significant trips either by car, commercial vehicle, cycling, walking or public transport, with potentially serious implications for the local road network, this could in some circumstances necessitate changes to the road/junction layout and capacity in order to address road safety concerns and maintain a satisfactory level of service for road users. In these circumstances a traffic and transport assessment (TTA) may be required to fully address the implications arising and assist the evaluation of the planning application. Planning applications requiring an access on to a public road and generating significant additional traffic must be accompanied by a completed Transport and Traffic Statement, i.e. TTS 1 and a TTS 2. These will not normally be required in the case of an application for a single dwelling

The Traffic and Transportation Assessment should be an impartial description of the impacts of proposed development and should outline both positive and negative aspects. The scope of which must be agreed with the Councils Road's Engineers. Guidance documents include The Traffic and Transportation Assessment Guidelines NRA.

2.2 **Requirement for Safety Audit**

In certain instances a road safety audit may be required to better inform that assessment of the safety implications of the proposed development and to aid the identification of appropriate measures required to maintain safety standards. Safety audits may only be carried out by safety audit teams, the members of which have been approved by the NRA/Local authority.

What to safety Audit:

- Road safety audits are mandatory for all planning applications on National Roads (TII Publication GE-STY-01024; NRA HD19)
- On Local roads Safety Audits are mandatory for applications in excess of 50 dwellings or other developments of similar traffic types and/or volumes or as deemed necessary by Donegal County Council in the interests of traffic safety.
- On developments where NRA DMRB Standards may be difficult to achieve, the applicant may submit alternatives supported by a feasibility stage safety audit for consideration.

When to Safety Audit:

- Feasibility stage (F) – a comparative assessment of options.
- Stage 1 – Completion of preliminary design.
- Stage 2 – completion of detailed design.
- Stage 1/2 - Combined for minor schemes.
- Stage 3 – Completion of construction/prior to open to traffic.

2.3 **Roadside Boundaries in Rural Areas**

- The line of existing roadside boundaries in rural areas should be retained, where possible, particularly along scenic roads, subject to traffic safety considerations, whereby setback may be required. The setback area shall be soiled to a height no higher than 100mm above the level of the adjacent carriageway and shall be seeded with grass.
- All roadside boundaries to be maintained by landowner to ensure vision line requirements are preserved. (low Level Planting to ensure visibility).
- Roadside boundary in rural areas shall be setback to the minimum distance specified in Table 01 Appendix 3 below to facilitate the entrance.

Table 01 Appendix 3: Roadside Boundaries in Rural Areas

ROAD TYPE	MINIMUM SETBACK FROM CENTRE LINE OF ROAD
National Secondary Road	10.0m
National Primary Road	12.0m
Regional	6.5m
County Road	5.0m

Should the existing roadside ownership boundary be further back than the setback identified in the table above, then that boundary shall be retained.

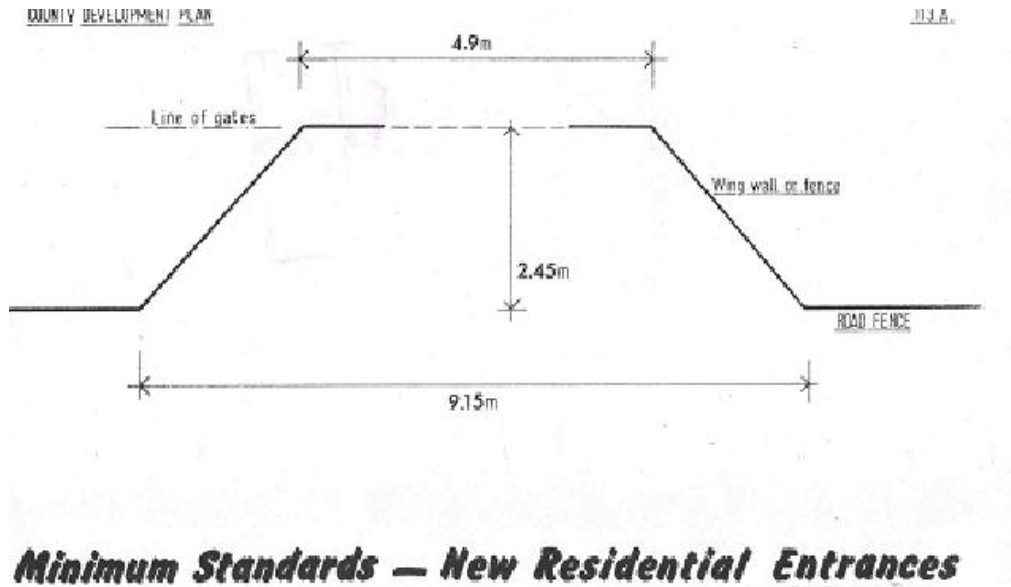
Should the existing adjacent roadside development boundary setback be less than that stated in the table above, the Council shall decide the minimum setback.

Reference should also be made to Building a House in Rural Donegal A Location Siting and Design Guide (Appendix 4) where it refers to boundary treatment/entrance and access.

2.4 Entrance Details

- Entrance details for residential properties shall be laid out in accordance with Table 01 Appendix 3, and Figure 01 Appendix 3, Entrance Details and Residential Properties.

Figure 01 Appendix 3 – Entrance Details For Residential Properties



- For non-residential entrances the setback of entrance gates/barrier from road kerb shall be minimum of 20m.

Entrance radii for all developments other than single dwellings, shall provide public road/development junction radii in accordance with the National Roads Authority, Design Manual for Roads and Bridges NRA (DMRB). Internal radii within residential developments shall be a minimum of 6m.

Internal access roads shall be designed and constructed in accordance with Recommendations for Site Development Works for Housing Areas and Design Manual, Donegal County Council.

Driveway access shall not be located at the mouth of a junction nor within twice the kerb radius on minor arms of a junction.

2.5 Surface Water and Roadside Drainage

Existing roadside drainage shall be maintained and surface water road gullies or alternative suitable system shall be provided to cater for run-off from the public road. The entrance shall be designed to prevent discharge of water from site onto public road or footpath. Surface water systems shall preferably be routed to discharge to a suitable watercourse, capable of accommodating the anticipated volume of water (soakpits shall not normally be encouraged). All proposed road works shall include fully designed drainage systems to the final outfall and shall include attenuation systems where necessary particularly on steep sites or at outfalls which may be deemed to be at or near capacity.

2.6 Visibility Spays at junctions/Site Entrances

Visibility spays at junctions and site entrances shall be provided in accordance with table 03 Appendix 3 or table 04 Appendix 3, as appropriate.

2.7 Road Re-instatement

Any damage to public roads occurring as a result of a development shall be repaired to the satisfaction of the County Council, where deemed necessary, a cash security may be required to guarantee the satisfactory repair of damage.

2.8 In certain circumstances the road network may be deficient in carrying capacity and it may be appropriate to facilitate the development subject to a requirement that road strengthening works be undertaken by the Council at the expense of the developer. In such circumstances a development contribution shall be levied or in appropriate circumstances a condition may be imposed requiring works to be undertaken by the developer to Council specifications, including indemnification of the Council.

NON NATIONAL ROADS

2.9 Maximum acceptable gradient on approach to public road

The table below is indicative of maximum gradients permissible on roads– refer to NRA DMRB for more detail:

Table 02 Appendix 3: – Internal Residential/Industrial Roads

	Access Point	Section adjacent to Public Road	Maximum internal road gradient
TD41-42/09/ DN-GEO03043	Direct Access	15m @ 2.5%*	10% gradient
	Single Access **	15m @ 2.5%	

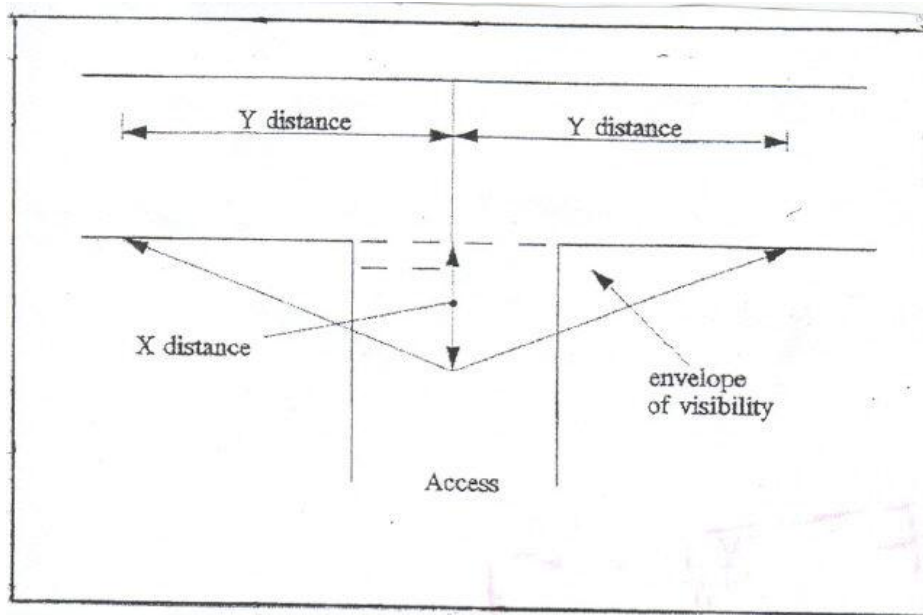
* can be relaxed to 10m dwell area and 4% in difficult circumstances

** can be relaxed to 5m dwell area and 4% in difficult circumstances

2.10 Vision Lines

Vision Lines at junctions with Non-National Public Roads: Permanent visibility splays shall be provided to enable emerging drivers using the direct access to have adequate visibility in each direction to see oncoming traffic in sufficient time to make their manoeuvre safely without influencing the major road traffic speed. Vision Lines at junctions with the Non-National Public Road in rural areas outside a 60kph speed limit zone shall be in accordance with Table 03 Appendix 3 and Figure 02 Appendix 3. Visibility in urban areas within a 60kph speed limit shall be based on the stopping sight distances set out under Table 04 Appendix 3 and in accordance with Figure 02 Appendix 3 or 03 Appendix 3, as appropriate. Deviation from the requirements in Table 03 Appendix 3/Table 04 Appendix 3 may be considered upon certification by the Applicant’s Designer to be designed and constructed in accordance with the NRA DMRB/DMURS as appropriate. The following diagram details the method by which the site envelope shall be calculated and presented for all planning applications, with the exception of urban roads where there is a constraint on overtaking.

Figure 02 Appendix 3: Measurement for visibility Splays [X & Y distances]



Definition of 'X' and 'Y' distances

The 'X' distance is referred to as the setback distance and shall be measured from the continuation of the nearer edge of the major road running lane (edge of carriageway markings and not the hard strip) along the centreline of the direct access. Where a hard shoulder on the major road continues across the line of the direct access, the 'X' distance shall be measured from the back of the hard shoulder.

The 'Y' distance is the minimum permissible vision line and shall be measured from a point on the nearer edge on the main road running lane to its intersection with the centreline of the access road.

For regional and local urban roads, where overtaking is prohibited by a solid white line, a relaxation may be allowed to measure the visibility splay to the left to the near side edge for oncoming traffic, rather than the near side edge of the road; See Figure 03 Appendix 3.

Figure 03 Appendix 3:

Alternative visibility Splay for urban regional and local roads where overtaking is prohibited (source: DMURS) . Forward visibility splays refer to an X and Y value. The X value allows drivers to observe traffic on the intersected arm. The Y value allows the driver of a vehicle to stop safely should an object enter its path, and is based on the SSD value.

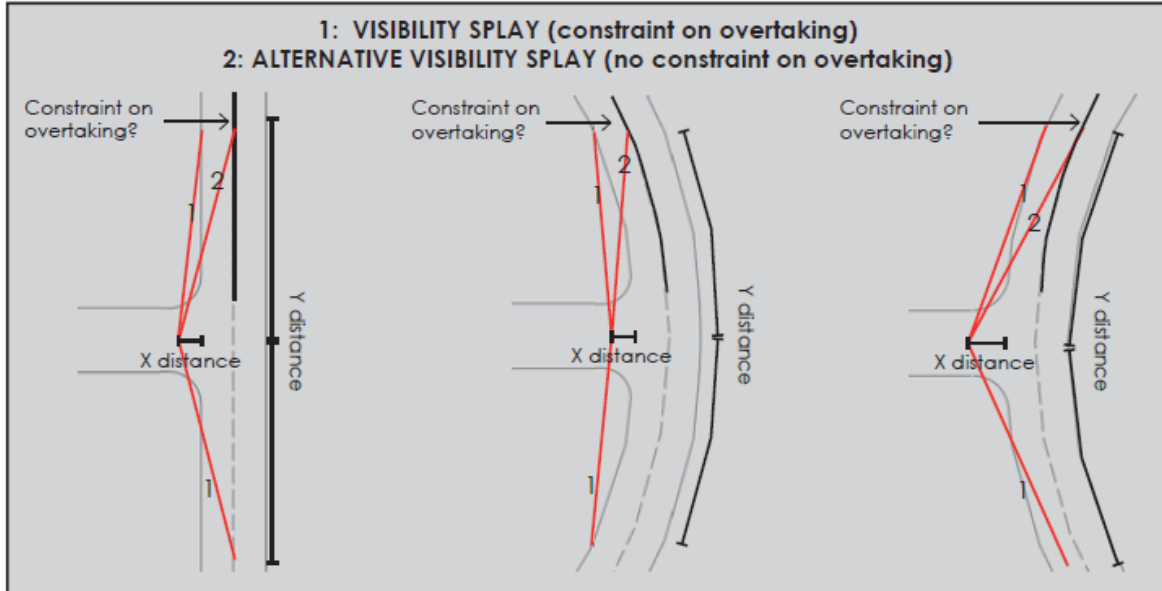


Table 03 Appendix 3: Vision Lines at accesses to Non-National Rural Roads, outside 60kph speed limit zone

Vision Lines at accesses to Non-National Roads				
DMRB - Ref	Access Type	Speed Kph	Y Distance Metres	X Distance Metres
TD 41- 42/09 Table 7.1/DN- GEO-03043	Multiple Access	42	50	3m*-9m**
	Multiple Access	50	70	3m*-9m**
	Multiple Access	60	90	3m*-9m**
	Multiple Access	70	120	3m*-9m**
	Multiple Access	85	160	3m*-9m**
	Multiple Access	100	215	3m*-9m**
	Single Access		Dependant on speed limit above	2.4m

* When stop sign is erected at junction

** When yield sign is erected at junction

Table 04 Appendix 3: (source: DMURS) - Stopping Sight Distances for Urban Areas within 60kph speed limit zone (SSD). Reduced SSD standards for application within cities, towns and villages. Reduced forward visibility increases driver caution and reduces vehicle speeds.

SSD STANDARDS																													
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Design Speed (km/h)</th> <th>SSD Standard (metres)</th> </tr> </thead> <tbody> <tr><td>10</td><td>7</td></tr> <tr><td>20</td><td>14</td></tr> <tr><td>30</td><td>23</td></tr> <tr><td>40</td><td>33</td></tr> <tr><td>50</td><td>45</td></tr> <tr><td>60</td><td>59</td></tr> </tbody> </table> <p>Forward Visibility</p>	Design Speed (km/h)	SSD Standard (metres)	10	7	20	14	30	23	40	33	50	45	60	59	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Design Speed (km/h)</th> <th>SSD Standard (metres)</th> </tr> </thead> <tbody> <tr><td>10</td><td>8</td></tr> <tr><td>20</td><td>15</td></tr> <tr><td>30</td><td>24</td></tr> <tr><td>40</td><td>36</td></tr> <tr><td>50</td><td>49</td></tr> <tr><td>60</td><td>65</td></tr> </tbody> </table> <p>Forward Visibility on Bus Routes</p>	Design Speed (km/h)	SSD Standard (metres)	10	8	20	15	30	24	40	36	50	49	60	65
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30	24																												
40	36																												
50	49																												
60	65																												

2.11 Building Setback on Non-National Roads:

A minimum of 25m setback will be required from centreline of carriageway on Regional Roads and 15m setback will be required from centreline of carriageway on Local Roads. Where existing buildings have formed an established building line, new buildings may follow the established building line, and the proposed set back may not be required.

2.12 Stopping Sight Distance:

Minimum stopping sight distances on Non-National Roads in rural areas outside a 60 kph speed limit zone shall be in accordance with Table 05 Appendix 3 below. Deviation from the requirements in Table 05 Appendix 3 may be considered upon certification by the applicant's designer to be designed and constructed in accordance with NRA DMRB.

Table 05 Appendix 3: Stopping Sight Distances

Design Speed (km/h)	100	80	70	60	50
Stopping Sight Distance (m)	215	160	120	90	70

DMRB ref TD 9/07 / TII DN-GEO-03031

3 Parking

Table 06 Appendix 3: Car Parking Standards

Development	Car-Parking	Cycle-Parking (no. of stands)
Dwellings/Residential		
Dwelling house	2 per dwelling House 1.5 per Terraced Dwelling House	None provided external access is provided to back garden/yard otherwise 1 per unit.
Duplex (upper floor dwelling unit)	2 per Dwelling	1 covered stand per unit
Apartments/Flat	1.25 per One Bedroom 1.5 per Two Bedroom 1.75 per Three Bedroom	1 covered stand per unit
Caravans/Mobile Home	1 space per Caravan/Mobile Home	
Shops/Retail		
Shops/Retail Food	1 per 20m ² publically accessible floor area Plus Parking for Delivery Vehicles	Minimum of 2 per unit. 1 per 500m ² publically accessible floor area 1 per 250m ² publically accessible floor area thereafter
Shops/Retail Non Food	1 per 25m ² publically accessible floor area Plus Parking for Delivery Vehicles	1 per 100m ² publically accessible floor area 1 per 500m ² publically accessible floor area thereafter
Bulky Goods Retail	1 per 35m ² publically accessible floor area Plus Parking for Delivery Vehicles	Minimum of 2 per unit. 1 per 500m ² publically accessible floor area
Offices and Professional Services		
Offices and Financial/ Professional and other Services principally to serve visiting members of the public	1 per 30m ²	1 per 100m ²
Industrial/Light Industrial/Storage or Distribution		
Heavy Industrial	Assessed on individual merits having regard to the number of workers, operating patterns, location and proximity to public transport but with a minimum of 1 per 2 employees	Assessed on individual merits having regard to the number of workers, operating patterns, location and proximity to public transport but with a minimum of 1 per 10 employees
Light Industrial	As above	As above
Warehousing	As above	As above

Development	Car-Parking	Cycle-Parking (no. of stands)
Hotels/Hostels/Guesthouses		
Hotels/Guest Houses (Excluding internal Bars, Restaurants and Function Rooms) - to be calculated separately.	1 per bedroom Plus 1 space per 10 Bedrooms Staff Car Parking Plus Parking for Delivery Vehicles	1 per 10 Bedrooms with a minimum of 2 stands.
Hostels	1 space per 5 beds	1 per 20 Beds with a minimum of 2 stands.
Restaurants and Take Aways		
Restaurant	1 per 9m ² publically accessible floor area	1 per 100m ² publically accessible floor area
Take Away (including take away counter within restaurants)	Minimum of 5 spaces up to 30m ² publically accessible floor area and 1 per 10m ² thereafter	1 per Take Away
Educational/Childcare Establishments		
Schools - Primary and Secondary	1.5 per classroom	2.5 per classroom
Third level Colleges/other Public/Private Adult/Further Education Facilities	5 per classroom	4 per classroom
Childcare Facilities	1 per employee plus 0.25 spaces per child (as defined by the maximum number of children allowable for the floorspace provided as set out in Government Childcare Regulations)	1 per 5 employees
Healthcare Facilities		
Health Centres, Doctors Surgeries, Healthcare Practitioners, Dentists, Veterinary Surgeries etc	3 per consulting room Plus dedicated ambulance space at health centres Plus adequate turning/manoeuvring space at veterinary surgeries for large animals.	1 per consulting room
Nursing Homes	1 per on duty employee 1 per bed/room visitor car parking plus parking for Delivery Vehicles.	1 per 5 employees
Hospitals	1 space per doctor or consultant 2 spaces per 3 nursing staff 1 space per 3 beds 3 spaces per out patient consulting room Plus operational space for ambulance service lorries.	1 per 10 staff
Social/Entertainment		
Public Houses without dancing areas	1 per 20m ² publically accessible floor area	1 per 200m ² publically accessible floor area.
Public Houses/Nightclubs/Music venues with dancing areas	1 per 20m ² publically accessible floor area Plus set down area to accommodate a minimum of 3 taxis, 2 bus parking spaces at non town centre sites.	1 per 200m ² publically accessible floor area.

Development	Car-Parking	Cycle-Parking (no. of stands)
Social/Religious/Assembly		
Function Rooms/Conference Centres	1 per 10m ² Plus set down area for taxis/other vehicles and dedicated bus parking as/where appropriate at non-town centre sites.	1 per 200m ²
Cinema	1 per 5 no. seats	1 per 200m ²
Theatre	1 per 5 no. seats	1 per 200m ²
Church	1 per 5 no. seats	1 per 200m ²
Community/Sports Facilities		
Libraries	1 per 50m ²	Minimum of 5 spaces
Museums	1 per 100m ² plus bus parking for Non town centre locations	Minimum of 5 spaces
Sports Hall	1 per 50m ² plus bus parking	Minimum of 5 spaces
Sports Club/Playing Pitches	30 per Sports Club/Primary Pitch Applications for larger sports clubs and sports grounds with dedicated spectator facilities shall be assessed on their own merits.	Minimum of 5 spaces

- 3.1 The above standards should be read in conjunction with the Parking related policies contained within the Transportation chapter. NB – in assessing car parking requirements, the Council will require that a proportion of the spaces to be provided are allocated as charging points for electric vehicles in accordance with best practice (refer to Policy T-P-13).
- 3.2 The floor spaces listed above shall equate to the net floor space of the development proposed, unless otherwise stated.
- 3.3 All other proposals for development types not listed above shall be assessed having regard to specific characteristics of the development including: the number of employees/visitors, hours of operation, location and proximity to public transport etc.
- 3.4 Car parking areas shall be landscaped and planted with trees to minimise their visual impact where appropriate.
- 3.5 The planning authority shall seek financial contributions in lieu of parking spaces in line with the current Development Contribution Scheme when
- The developer cannot conveniently provide the required spaces.
 - The Council wishes to develop a centrally located car park rather than a number of individual car parks. The contribution per space will reflect the cost of developing the said alternative space.

- 3.6 The Council will be prepared to enter into caretaker agreements with landowners/property owners to provide car parking in towns whereby:
- The landowner retains full ownership and development potential of the lands concerned.
 - The Council will convert the lands into temporary car parking (usually for a period of at least 5 years).
 - In this policy, adjoining lands owned by different landowners (back lands) may, by agreement with the parties, be aggregated into one single car park.

Table 07 Appendix 3: Dimensions of Loading and Parking Bays

DIMENSIONS OF LOADING AND PARKING BAYS	
Car parking bay	5m x 2.5m
Circulation Aisles	6m
Loading Bay	Designed and sized for appropriate Service Vehicles

4 Language Impact Assessment

4.1 Preparation of a Language Impact Assessment

- In relation to cases where it will be a requirement of any permission that the proportion of units to be occupied by Irish speakers equates to the proportion of Irish speakers within the DED (based on the latest available census data) of the application site (subject to a minimum of 20%), and where the number of units is a fraction of a whole, then the number shall be rounded to the nearest whole number.
- Structure for a Language Impact Assessment to be as follows:
 - A description of the development and the district.
 - Analysis of census (CSO) data, and the usage of the Irish language on a daily basis in the area.
 - Analysis of the social infrastructure in the area where the use of the Irish language and its cultural effect can be demonstrated, for example the media, schools, sporting facilities, Irish language facilities/venues, businesses, signage.
 - The conclusions and presentation of possible mitigation measures where negative impacts are demonstrated.

5 Industrial And Commercial Development

- All industrial and commercial development proposals shall be subject to environmental and all other planning considerations and shall be located and designed in accordance with NRA, DMRB, EPA Guidelines and Standards and any such future publications.
- Landscaping and in appropriate cases, buffer zones between different uses will be required to be provided. Developers shall provide effective screening from the public road or residential areas, where appropriate.

- 5.3 All service areas shall be located entirely within the curtilage of the site with adequate manoeuvring space and a suitable means of access to the public road being provided.
- 5.4 All waste materials shall be stored to the rear of buildings in environmentally safe conditions and shall be screened from public view.
- 5.5 All waste shall be stored in such a manner so as to ensure runoff shall not seep into surface water drainage system.
- 5.6 All runoff from bunded areas shall be collected and disposed off separately from surface water drainage.
- 5.7 All fuel connection points or similar discharge points shall be rollover bunded.
- 5.8 All ducting (public and private) shall be designed and installed in accordance with 'Recommendations for Underground Telecommunications Cable Works - For Road, Commercial and Residential Schemes'. DCNR

6 Wind Energy

- 6.1 Wind energy proposals shall be screened for Environmental Impact Assessment and Appropriate Assessment of the potential impacts of the proposal on the host environment. Where a development does not require an EIA then an Environmental Report should be prepared.
- 6.2 The following should also be considered in the preparation of wind energy proposals:
- Geological assessment of the locality.
 - Geotechnical assessment of the overburden and bedrock.
 - Assessment of local and migratory flora and fauna.
 - A Peat Stability Assessment to determine the possibility of a bog burst or landslide.
 - Assessment of potential visual impacts.
- 6.3 No fencing should occur on any part of the site except for around ancillary developments such as substations.
- 6.4 All grid cable connections within the site should be undergrounded.
- 6.5 Wind turbines must meet the requirements and standards set out in the DEHLG Wind Energy Development Guidelines 2006, or any subsequent related Guidelines and in addition must not be located within:
- (a) The zone of visual influence (ZVI) of the Glenveagh National Park.
 - (b) The zone of influence/flight path at Donegal Airport.
 - (c) Areas identified as locations where wind farm development would not be acceptable as identified on map 8.2.1, chapter 8 of the County Development Plan 2018-2024.
 - (d) Special Areas of Conservation (SACs) nor Special Protection Areas (SPAs)
 - (e) The 6 Fresh Water Pearl Mussel (S.I. 296 of 2009) catchments contained in the Freshwater Pearl Mussel Sub-Basin Management Plans for Clady, Eske, Glaskeelin, Leannan, Owencarrow and Owenea.
 - (f) A set back distance of ten times the tip height of proposed turbines from residential properties and other centres of human habitation.

6.6 **Glenveagh National Park: Zone of Visual Influence**

Definition:-

The environmental and visual character of Glenveagh National Park consists of the geographic extent of the park and its immediate environs. The implementation of the relevant policy should not be interpreted as relating to lands with limited physical or visual connection to the park. The onus is on the applicant to demonstrate the extent of the potential impact a proposed wind energy development has on the National Park.

Centre of Human Habitation:

Definition:-

'Centre of human habitation' includes schools, hospitals, churches, residential buildings or buildings used for public assembly.'

7 Caravan and Camping

- 7.1 Proper consideration shall be paid to the design and landscaping of the park with particular reference to the entrance and reception areas.
- 7.2 A maximum density of 50 caravans per hectare (20 per acre).
- 7.3 Minimum of 8m between each pitch and a minimum 9m between each pitch and any permanent structure. Additional space will be required where a car will be parked alongside a caravan.
- 7.4 Minimum 30m between any pitch and the public road or 15m if suitable screening is provided plus minimum 3m between any pitch and site carriageways.
- 7.5 Where such a supply is not available an alternative source of potable water must be provided to the satisfaction of the County Council, i.e. which will permit 136 litres (30 gal) per day per pitch.
- 7.6 A fire hydrant conforming to BS750 should be provided on site a maximum of 100m from the furthest pitch. The hydrant should be connected to a 100mm minimum diameter watermain. A fire flow water supply of 2000 litres per minute sustainable for 30 minutes simultaneously with peak daily demand shall be provided for. If no suitable water flow or source is available, storage may be provided. A fire point with hose reels shall be provided within 30m of any pitch.
- 7.7 General lighting shall be provided and maintained at all times in good working order for all buildings, caravans, entrances, exits and roads used for internal circulation.

8 Petrol Filling Stations

- 8.1 The following will apply in respect of new petrol filling stations:
- Where appropriate a low wall, approximately 0.6m in height, shall be constructed along the road frontage in conjunction with appropriate measures to provide for the adequate enclosure and security of premises outside operating hours.
 - A maximum of 2 road access points shall be provided for, which will be designed and constructed in accordance with the NRA DMRB/DMURS, as appropriate. The applicant

- shall submit a document demonstrating compliance with the NRA DMRB/DMURS as part of the planning application.
- No advertising or commercial signage shall obstruct visibility over the site access points or front boundary/wing walls.
- 8.2 A shop of up to 100 square metres net floor area may be allowed when associated with a petrol filling station. Where net retail space in excess of 100 square metres is sought the sequential approach to such development will apply.
- 8.3 In order to protect the carrying capacity of strategic routes, new petrol filling stations requiring direct access onto such routes, will not be considered outside the 60kph speed limit. This policy will apply to the strategic road network mapped in the Transportation Chapter.

9 Signage

Advertising signage can have a significant impact on the visual appearance and character of an area and it is therefore the goal of the Council to ensure that any such signage is designed and located in a manner that integrates effectively within the host environment. In general terms, signs should compliment the architectural features of buildings and should refrain from cluttering streetscapes. Furthermore, signs should be designed to promote retail, business and community activity in a way that enhances the pedestrian/visitor experience and avoids any adverse impacts in terms of traffic safety.

- 9.1 It is a policy of the Council to only permit Directional Signage on the subject business/development, or in the immediate vicinity of key junctions leading to the subject business/development where it is:
- Exclusively directional in nature;
 - Of a scale appropriate to its directional function and its host location. In rural areas signs shall be of a modest scale.
- 9.2 It is a policy of the Council to only permit general Advertising Signage on/within the curtilage of a business/development or within the defined, or readily identifiable centres of all settlement framework areas.
- 9.3 It is a policy of the Council to only permit General Interpretative/Informational Signage of a non-commercial nature on lay-bys, parks, public car parks, viewing points or other points or areas of historical, geographical, scientific, literary or architectural significance.
- 9.4 It is a policy of the Council to only permit Name/Welcome signage for the County, Town/Village or Specific Geographical Area (including signs for geographically specific tourism brands) at entry points to; the county, the subject town/village, or geographical areas (e.g. Ballybofey/Stranorlar, An Gaeltacht, Fanad Peninsula etc.) where the name/crest of the county, particular town/village or tourism brand is the dominant element if appropriate.
- 9.5 It is a policy of the Council to only permit Signage for key Tourism Attractions (e.g. Heritage Centres, Museums, Interpretative Centres etc), Tourism Routes, Community Facilities (e.g. community centres, sports facilities etc) or other Key Public or Infrastructural Facilities (e.g. Parking facilities, Post Office, Hospitals, Health Clinics, Libraries, public toilets, civic amenity sites, airports etc) on the subject development, at the entry points to the host town/village, or at, or in the immediate vicinity of, key junctions leading to the subject development. At such locations signage for multiple facilities/attractions shall be grouped on a single sign. Signage

for Tourism Attractions/Routes shall be brown and white in colour. Signage for public/community facilities shall generally be Black and white in colour. Signage for car parking/transportation shall be predominately blue and white in colour. Logo's/symbols shall be a dominant element of such signs. Internationally Recognised symbols of a non commercial nature shall be a dominant element of such signs.

9.6 It is a policy of the Council to ensure that all signage proposals, shall:-

- Not compromise road safety;
- Be of a High Visual Quality in terms of design, colour and materials;
- Be, as appropriate, of a scale/character suitable to the subject building and the host environment;
- Not detract from built or natural heritage;
- Comply with shop front policies set out in the Urban Design Policies of the Core Strategy

9.7 Use of Irish in Public and Business/Community Signage

- All signage erected by public bodies shall abide by the provisions of The Official Languages Act 2003, An tOrdu Logainmneacha (Ceantair Ghaeltachta) 2004, Signage Regulations S.I. No. 391 of 2008 and the Road Traffic Manual in relation to the use of Irish and English on various types of signage.
- All Business/Community signage in the Gaeltacht shall be either Irish Only or Bilingual in nature with Irish First and more prominent than the other languages used.
- All Business/Community signage outside the Gaeltacht shall be Bilingual in nature.

10 National Monuments in State Ownership or Guardianship by OPW

- O State Ownership
G Guardianship by the OPW

Table 08 Appendix 3: National Monuments in State Ownership or Guardianship by OPW

Monument	Townland	Monument No	Status
Church, Cross	Ray	23	O
Round Tower, Abbey, Two Crosses, etc.	Tory Island	24	O
Church, Cross Shaft, Cross Head	Clonca	25	O
Church & Well, St. Hugh (MacBreacón's)	Ballymore	139.01	O
Penitential Station	Cashel	139.02	O
Temple Cahan & Earthwork	Malin Beg	139.03	O
Megalithic Tombs & Stone Enclosure	Malin More	139.04	O
Grianan Ailigh Fort	Carrowreagh	140	G
Donegal Castle	Donegal	174	G
Donegal Abbey (Fran.)	Glebe	175	O
Carndonagh Cross and Slabs	Churchland Quarters	271	O
Doe Castle	Castledoe	319	O
'Old Castle' or 'O'Doherty's Keep'	Tullyarvan	435	G
Standing Stone	Pluck	453	G
Beltany Stone Circle, Standing Stone	Tops	463	O
Newmills Corn & Flax Mill Complex	Newmills	639	O
St. Mary's Church, St. Connell's Church	Inishkeel Island (Portnoo)	658	O

11 Historic Graveyards (in guardianship of Donegal County Council)

Table 09: Appendix 3 Historic Graveyards (in guardianship of Donegal County Council)

Name	Townland	RMP Number	Electoral Area
Carn, Pettigo/Tempelcarngold	Carn (Pettigoe ED)	DG105-003003-	Donegal
Finner	Finner	DG106-007001-	Donegal
Killaghtee	Beaugreen Glebe	DG098-013004-	Donegal
Killymard/Eddrim	Eddrim Glebe	DG099-001-	Donegal
Old Abbey, Donegal	Glebe (Donegal ED)	DG093-013005-	Donegal
St. Naul's, Inver	Inver Glebe	DG098-005001-	Donegal
St. Catherine's, Killybegs	Glebe (Killybegs ED)	DG097-015005-	Donegal
Teightunney	Cloghore (Carrickboy ED)	DG107-073001-	Donegal
Cloonbeg	Clonbeg Glebe	DG026-027001-	Glenties
Clooney	Clooney (Maas ED)	DG064-007001-	Glenties
Doe Castle	Castledoe	DG026-024003-	Glenties
Inishkeel Island	Inishkeel	DG064-003001-	Glenties
Kilcashel	Kilcashel	DG073-013004-	Glenties
Kilkenny	Kilkenny	DG065-014003-	Glenties
Kilrain	Kilrean Upper	DG074-009007-	Glenties
Kilteasney/Kiltiernan	Ardvally	DG083-001----	Glenties
Kiltooris	Kiltooris	DG073-002001-	Glenties
Magheragallan	Magheragallan	DG032-003001-	Glenties
Old Graveyard, Dunfanaghy	Kill (Dunfanaghy ED)	DG015-017002-	Glenties
Ray	Ray (Crossroads ED)	DG025-029006-	Glenties
Tempelcrone	Termon	DG048-008003-	Glenties
Tullaghbegley/Ballintemple	Ballintemple	DG025-042001-	Glenties
Balleighan	Balleeghan (Manorcunningham ED)	DG054-003001-	Inishowen
Cloncha	Clonca	DG012-002011-	Inishowen
Cooley	Cooly	DG021-008001-	Inishowen
Drumhaggart	Drumhaggart	DG039-012----	Inishowen
Glebe, Burt	Castlecooley	TBC	Inishowen
Grange	Grange (Burt ED)	DG046-012001-	Inishowen
Inch Graveyard, Strahack	TBC	TBC	Inishowen
Lag (Protestant Portion)	Lag	DG004-005003-	Inishowen
Ray/Ramoghey	Ramoghy	DG054-032001-	Inishowen
St. Mura's, Fahan	Glebe (Fahan Ed)	DG038-013004-	Inishowen
Straid	Straid (Straid ED)	DG010-011001-	Inishowen
Three Trees	Three Trees	DG030-014002-	Inishowen
Aghanunshin	Kiltoy	DG053-019001-	Letterkenny
Clontallagh/Mevagh	Clontallagh	DG016-004006-	Letterkenny
Conwal	Conwal	DG053-029007-	Letterkenny
Gartan	Churchtown (Gartan ED)	DG044-017007-	Letterkenny
Kilmacrennan	Kilmacrenan	DG045-010006-	Letterkenny
Killydonnell	Killydonnell	DG046-017001-	Letterkenny
Killygarvan	Killygarvan Lower	DG028-033----	Letterkenny
Leck	Drumnahough/Oldtown	DG053-033004-	Letterkenny
Old Abbey, Rathmullan	Rathmullan and Ballyboe	DG037-007----	Letterkenny
Ramelton (Tullyaughnish)	Ramelton	DG046-005006-	Letterkenny

Name	Townland	RMP Number	Electoral Area
Temple Douglas	Temple Douglas	DG052-019006-	Letterkenny
Tully	Tully More (Ballyarr ED)	DG045-004----	Letterkenny
Ballybogan/Churchtown	Churchtown (Clonleigh South ED)	DG079-009001-	Stranorlar
Churchminister/Kilmonaster	Kilmonaster Lower	DG070-044001-	Stranorlar
Clonleigh	Edenmore (Clonleigh North ED)	DG071-002005-	Stranorlar
St. Johnston	St. Johnstown	DG063-003002-	Stranorlar

12 Record of Protected Structures

There are currently 377 protected structures in County Donegal. However, the National Inventory of Architectural Heritage (NIAH) survey for the County was launched at Glenveagh Castle in 2015 and a total of 2228 structures of architectural heritage value have been identified pursuant to this survey. As noted in Section 6.2 of this Plan (Built Heritage), the Minister at the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs is using the NIAH process as a mechanism to make recommendations to Donegal County Council for structures to be included on the Record of Protected Structures and consequently the following tables will be subject to a systematic review and update over the Plan period, in order to further consolidate the records of built heritage within the county and ensure the protection of structures of architectural heritage value.

Table 10 Appendix 3: Glenties Electoral Area

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40901501	Hornhead Bridge	Twelve arch rubble stone road bridge over tidal stream built c.1800 with rubble stone segment arches; vaults, cutwaters, parapets, abutments and causeway to south	Dunfanaghy	Glenties E.A.	Regional	ATS			
40901504	Dunfanaghy Presbyterian Church	Detached five-bay single-storey Presbyterian Church with offset steeple, built 1878; vestry and boiler house to rear	Dunfanaghy	Glenties E.A.	Regional	AGDSM			
40901509	Holy Trinity Church	Detached three-bay single-storey Church of Ireland church, c.1873, on L-shaped plan with projecting gabled entrance porch to north-west, plant- room to west and vestry to east	Dunfanaghy	Glenties E.A.	Regional	AIDM			
40901512	Vernacular House	Semi-detached two-bay two-storey house, with three single-storey extensions of different periods to west	Dunfanaghy	Glenties E.A.					
40901513	Rectory	Detached three-bay three-storey Georgian rectory with 19 th c. entrance porch to centre front and single-storey extension to east	Dunfanaghy	Glenties E.A.	Regional				
40901514	Victorian House	Detached three-bay two-storey house with front entrance porch containing round-headed double-height window added c. 1880	Dunfanaghy	Glenties E.A.					
40901601	Faugher House	Detached five-bay two-storey over basement Plantation house with dormer attic, built c. 1630, formerly with projecting entrance porch and having rubble stone bawn wall with castellations and gunloops	Faugher, Ballymore, Portnablagh	Glenties E.A.	National	AGF			
40902301	Thatched House	Detached two-bay single-storey thatched cottage c. 1910, with single-bay extension to west built c.1930 and three-bay extension	Brinlack, Bloody Foreland	Glenties E.A.	Local	VM			

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
		to east c. 1995							
40902401	Thatched House	Detached four-bay single- storey thatched cottage with two-bay two-storey outhouse adjoining to north, lean-to open shed to south, hen-house to north, bed alcove to north	Mahgeraraorty, Gortahork	Glenties E.A.	Regional	IVM			
40902405	Church of Christ the King	Detached four-bay Roman Catholic Church built 1952, with apse to altar, low aisles to both sides, choir gallery and projecting entrance porches to west and south; sacristy to north-east corner with basement boiler room below	Gortahork	Glenties E.A.	Regional	AIP			
40902501	Stone Cottage	Detached single-storey rendered stone cottage with Roshine slate roof built c. 1880. At north end is two-storey barn with external steps. Projecting porch, bed outshot and no window openings on front elevation.	Ballyboe, Letterkenny.	Glenties E.A.	Regional	AHS			
40902502	Stone Cottage	Detached single-storey four-bay stone whitewashed cottage with roshine slate roof and attached outbuildings to southeast.	Roshine, Dunfanaghy, Letterkenny.	Glenties E.A.	Regional	AHS			
40902503	Stone Cottage	Detached single-storey stone one-room cottage with attached outbuildings to southwest.	Ballyconnell, Fort Town, Falcarragh, Letterkenny.	Glenties E.A.	Local	AHS			
40902601	St Michaels Church	Detached Ronchamp-esque Catholic Church built 1970, with Baptistry, Blessed Sacrament Chapel, entrance porch, sacristy, confessionals and Marian chapel to perimeter	Creelough	Glenties E.A.	National	AP			
40902611	House	Detached three-bay two-storey house built c. 1845 with single-storey two-bay wings to either side with projecting doorcase	Cashel, Creelough	Glenties E.A.	Local	S			
40902615	St John's Church	Detached four-bay single-storey Church of Ireland Church, built 1752, with bell cote to west gable Venetian east window, internal gallery, porch with staircase to west and projecting gabled vestry to north-west corner	St. John's, Clondehorkey Parish, Ballymore Lower, Creelough	Glenties E.A.	National	AIPSM			
40902619	Stone Cottage	Detached single-storey one-room former thatched cottage with attached storeroom with rosin slate roof to the west.	Carrownamaddy, Creelough, Letterkenny.	Glenties E.A.	Local	AHS			

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40902620	Cottage	Detached single-storey two-bay stone rendered cottage with projecting porch and attached outbuildings to southwest.	Carrownamaddy, Creeslough, Letterkenny.	Glenties E.A.	Local	AHS			
40903210	Carrickfin Church	Detached three-bay single-storey Church of Ireland Chapel of Ease with gabled entrance porch, with bellcote to centre of south-west side and projecting sacristy to north, built early 19 th century	Carrickfin Church, Carrickfin, Kincasslagh, Letterkenny	Glenties E.A.	Regional	AHSM			
40904202	Dunlewy House	Detached early 19 th century three-bay two-storey house with projecting open porch, recessed two-storey wing to east, three-bay single-storey battlemented billiard room to west, two-storey wing to south, with two- and single-storey canted bay windows to west	Dunlewy House, Dunlewy, Gweedore	Glenties E.A.	Regional	AGSM			
40904203	Church of the Sacred Heart	Detached five-bay single-storey Catholic church with round tower, steeple vestry to south-east corner and apsidal altar built 1877	Moneybeo, Dunlewy	Glenties E.A.	Regional	APSM			
40905603	Signal Tower	Detached two-bay three- story Napoleonic period coastguard watchtower built c. 1810 with larger machiolations to both eastern corners and to center of western seaward elevations	Illy, Crohy Head	Glenties E.A.	Regional	AHGS			
40905802	Doocharry Bridge	Road bridge over Gweebarra river in two segmental-arched spans with custone voussoirs, dressed squared rubble stone haunched ashlar abutments and rubble stone parapets. Large cutwater and projecting ashlar centering ledge, built c. 1785	Doocharry Bridge, Doochary	Glenties E.A.	Regional	ATS			
40906501	St. Bridget's Church	Detached Gothic-style Catholic Church built c. 1875 with six-bay nave and with choir gallery internally, porch to west and sacristy to east, refurbished c. 1980	Madavagh, Lettermacaward	Glenties E.A.	Regional	AI			
40906502	Lettermacaward Parish Church	Detached Georgian-Gothic Church of Ireland church built 1788 with entrance porch to west, bellcote to west gable, vestry to north-east corner	Meenagowan, Lettermacaward	Glenties E.A.	Regional	AGSM			
40906503	Glebe House (The Rectory)	Detached two-storey over basement 'L' shaped former rectory with hipped roof and walled courtyard and two-storey stables to the rear.	Glebe House (The Rectory), Glebe, Lettermacaward, Donegal.	Glenties E.A.	Local	AHCS			
40907301	St. Connell's Church	Detached Church of Ireland church built in 1833 with porch to west end and bellcote, chancel and vestry to east, built 1908	Ar dara	Glenties E.A.	Regional	ASM			

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40907303	Church of the Holy Family	Detached cruciform Romanesque-revival Catholic church built 1900 with double gabled transepts with side altar, polygonal chancel apse, sacristy and gabled doorcase to projecting porch to west end of nave with choir gallery within, with Evie Hone stained-glass	Ardara	Glenties E.A.	Regional	AIP			
40907304	The Central	Terraced five-bay two-storey house built c. 1800 with gabled extension to width of building to rear, formerly with pub to ground floor right-hand bay, now with shop to ground floor left-hand bay	Ardara	Glenties E.A.	Regional	ASM			
40907405	Church	Detached late-Georgian Gothic-style Church of Ireland Chapel built c. 1860 with chancel to east added c. 1880, battlemented tower to west and sacristy to south-east	Glenties	Glenties E.A.	Regional	AISM			
40907406	Glenties Court House	Detached five-bay two-storey over basement courthouse built 1840-43 with Ashlar façade and projecting end bays	Glenties Court House, Glenties	Glenties E.A.	Regional	AIPSM			
40907407	St Conall's Church	Detached nine-bay single-storey Catholic church built c. 1975 with large monopitch roof	Glenties, Donegal	Glenties E.A.	Regional	ATIP			
40908101	Thatched Cottage	Detached four-bay single-storey thatched farmhouse built c. 1860 with bed outshoots to west	Owentiskiney, Glencolumbcille	Glenties E.A.	Regional	VS			

Table 11 Appendix 3: Inishowen Municipal District

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40900101	Malin Tower	Detached single-bay three-storey Napoleonic watchtower built c. 1812 with machiolations to centre of north face and to both south corners and marks of former privies to west and east sides	Ardmalin Ardmalin	Inishowen E.A	Local	AHGS			
40900102	Ineuran Bay Cottage	Detached five-bay single-storey thatched cottage built c. 1860 with flat-roofed slightly projecting porch	Ballygorman, West Town, Malin Head	Inishowen E.A	Regional	GVS			
40900103	Skildren Cottage	Detached five-bay house built c. 1969, on triple hexagonal plan with link corridors forming crescent to patio to south-west. Renovated c. 1985		Inishowen E.A	Local	AP			
40900403	Clonca Parish Church	Detached three-bay single-storey Church of Ireland Church, built 1827 with three-storey tower to west end and vestry to north	Carrowmore, Malin	Inishowen E.A	Regional	ASM			
40900404	Malin Bridge	Ten-arch rubble stone bridge across estuary, c. 1800 with large rubble stone copings to parapets and semi-circular arches, set widely apart with rubble stone buttressing to piers with mass concrete repairs; bridge rises slightly towards centre	Carrowmore, Malin	Inishowen E.A	Regional	ATS			
40900407	Malin Hall	Detached four-bay two-storey over basement house with dormer attic, c. 1758 with four-bay one and a half storey extension to east c. 1900 with curvilinear gable and single-storey over basement swimming pool extension to rear, c. 1980 on site of f	Norrira, Malin	Inishowen E.A	Regional	AIGSM			
40900408	Malin Presbyterian Church	Detached six-bay single-storey Presbyterian Church built c. 1790, extended to the east with horseshoe-shaped choir gallery internally and entrance porch to east, built 1868	Goorey, Malin	Inishowen E.A	Regional	AIGSM			
40900409	RC Church	Detached four-bay single-storey Catholic Chapel, c.1785, on a T-shaped plan with sacristy projecting to west and entrance porch to north-east corner of nave	Lag, Malin	Inishowen E.A	Regional	AHGS			
40900410	Thatched Cottage	Detached single-storey stone whitewashed three-bay cottage with a terrace of outbuildings attached to the front of the property forming an 'L' shaped courtyard. Recently refurbished.	Dunross, Culdaff, Letterkenny.	Inishowen E.A.	Regional	AHS			
40900411	Cottage	Detached single-storey four-bay cottage with projecting entrance bay.	Lagacurry, Isle of Doagh, Lifford.	Inishowen E.A	Regional	AHS			
40900501	St Budan's Church of Ireland	Detached two-bay single-storey Church of Ireland church, built 1747, with four- storey battlemented tower to west and projecting vestry to north	Culdaff	Inishowen E.A	Regional	AM			

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40901001	St Mary's Church	Detached five-bay single-storey Catholic Church, c. 1815 with extension to east to form T-shaped plan built c.1833; internal choir galleries and gabled porches to gable ends	Clonmany	Inishowen E.A	Regional	AIM			
40901008	Cottage	Detached four-bay single-storey thatched cottage of 19 th century with two-bay extension to south and projecting doorcase; single-storey extension to rear	Ballyliffen	Inishowen E.A	Regional	VM			
40901101	Donagh Parish Church	Detached two-bay single-storey Church of Ireland church, built 1769, with bellcote to west end and vestry to north-east corner with basement below; arched opening with double chamfered Ashlar surround with hood moulding over with tassel label stops	Donagh Parish church	Inishowen E.A	Regional	AFM			
40901102	Carndonagh Presbyterian Church	Detached four-bay single-storey gable fronted Presbyterian Church, built 1886, with pedimented front; extension to rear, c. 1995	Carndonagh Presbyterian Church, Carndonagh	Inishowen E.A	Regional	ADSM			
40901103	Church of the Sacred Heart	Detached fifteen-bay single-storey Catholic Church, built 1942, on Latin cross-plan with offset bell tower to north-west corner, dome on tower over crossing, aisles to both sides, choir gallery internally, two-storey vestry on south-west	Church of the Sacred Heart, Carndonagh	Inishowen E.A	Regional	AIS			
40901107	Carrickafodan	Detached four-bay single-storey straw thatched 19 th century cottage with projecting doorcase and bed outshoot to rear north	Carrickafodan, Carndonagh	Inishowen E.A	Regional	VM			
40901111	John Colgan Memorial Hall	Detached six-bay two-storey former Parochial Hall c. 1914, with two-storey over basement, split-level wing to west corner, now in use as Heritage and Community Centre, with gabled projecting doorcases to north-east and south-east sides	Ballyloskey, Carndonagh	Inishowen E.A	Regional	AM			Yes
40901201	St Congal's Church	Detached three-bay T-shaped Roman Catholic church built 1824, with tower to west entrance front and aisles to north and south added c. 1848; projecting vestry to east	Glackdrummond, Culdaff	Inishowen E.A	Regional	AG			
40901202	Glacknadrummond Methodist Church	Detached three-bay single-storey Methodist chapel built c. 1850, with projecting entrance porch to east and single-storey over basement vestry to north	Glack, Carndonagh	Inishowen E.A	Regional	AIM			
40901203	All Saints Church	Detached four bay single-storey Church of Ireland built 1856	Aghaglassan, Gleneely	Inishowen E.A	Regional	APM			
40901204	Grouse Hall	Detached seven-bay single-storey over basement house, built 1735, with two-storey extension on L-shaped plan to south-east and single-storey extensions to rear south-west	Grouse Hall, Gleneely, Lifford	Inishowen E.A	Regional	AGM			

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40901301	Lighthouse	Detached two-bay cylindrical lighthouse with projecting single-storey entrance porch built c. 1835, with tower and light added 1870 with signal room over	Dunagree Point Inishowen Head	Inishowen E.A	Regional	ATIGPM			
40901302	Former Lighthouse	Detached two-storey cylindrical former lighthouse with two-storey projecting block over passageway to east, single-storey entrance porch to south-west built 1835	Dunagree Point Inishowen Head	Inishowen E.A	Regional	ATIGPM			
40901303	Lighthouse Keeper's House	Detached three-bay single-storey lighthouse keeper's house built 1835, with lean-to sheds to both gables, with dormer attic	Dunagree Point Inishowen Head	Inishowen E.A	Regional	AGM			
40901304	Former Keeper's House	Detached three-bay single-storey former lighthouse keeper's house built c. 1835, with single-bay lean-to sheds to both gables, with dormer attic	Dunagree Point Inishowen Head	Inishowen E.A	Regional	AGM			
40901305	Former Keeper's House	Detached three-bay two-storey over basement with attic former lighthouse keeper's house, built 1870, with projecting single-storey over basement to north-east, projecting entrance porch to north-west and single-bay projection to basement at south corner	Dunagree Point, Inishowen Island	Inishowen E.A	Regional	AGM			
40901812	Star of the Sea Church	Detached six-bay single-storey Catholic church built 1964, with internal gallery, apsidal altar end, projecting sacristy, entrance porches and open bell tower	Desertegney, Glebe, Buncrana	Inishowen E.A	Regional	AIP			
40901813	Fort Dunree	Rubble stone-walled hip-roofed rectangular museum building set inside Napoleonic Battery Fort, built c. 1810	Dunree, Buncrana	Inishowen E.A	Regional	AHPS			
40902002	Barn	Two-bay two-storey barn with external stone steps. Barn is attached to residential property.	Carrowmore, Glentogher, Carndonagh, Lifford.	Inishowen E.A.	Local	AHS			
40902108	Coastguard & Customs Houses	Detached seven-bay two-storey terrace of seven mid 19 th cent. Houses built for Custom's Officers' with various single- and two-storey extensions and having a terrace of single-storey outhouses to rear	Carrickarory, Carrownaff, Moville, Lifford	Inishowen E.A	Regional	AGPM			Yes
40902109	Coastguard Station	Detached eight-bay two-storey former coastguard station built mid-19 th century; projecting pair of bays on left-hand side, recessed bays on left and right sides, single-storey porches to rear, oriel windows to north-east and north-west sides on machicolations	Carrownaff, Moville, Lifford	Inishowen E.A	Regional	AGPM			

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40902201	The Manor House	Detached six-bay two-storey over basement house, c.1850 with two-storey over basement two-bay bow in centre of south-east elevation, two-storey over basement extension to north-west, single-bay enclosed gabled entrance porch to north-east	Eleven Ballyboes, Greencastle	Inishowen E.A	Regional	AIGM			
40902202	The Old Fort Inn	Two-gun Martello Tower, built 1812, with curved vaulted chamber below gun platform over basement and two-storey former barracks to north-east; now in use as hotel with extensive fortifications and accommodation at lower level to south-east	Eleven Ballyboes, Greencastle	Inishowen E.A	National	HIGU			
40902204	St Mary's RC Church	Detached five-bay single-storey Catholic Church, built 1885, with choir gallery internally, tower to south-west and sacristy to north-east	Ballybrack, Greencastle	Inishowen E.A	Regional	AISM			
40902205	Greencastle Maritime Museum	Terrace of six three-bay two-storey houses with gabled projecting entrance porches with three-bay two-storey gabled break-fronted former coastguard station to centre of terrace built c. 1857; now in use as houses, museum and café	Drumaweer, Greencastle	Inishowen E.A	Regional	AIGPSM			
40902208	Church of St Pius X	Detached seven-bay single-storey Catholic Church, built 1953, with choir gallery inside with large polygonal lantern over, chancel, sacristy to rear and nun's gallery overlooking altar	Church of St. Pius X, Moville	Inishowen E.A	Local	APM			
40902209	Carnagarve House	Detached three-bay two-storey over basement house, c.1825, with two-storey canted bay windows to south-west, two-and single-storey additions to rear and side respectively, and gabled two-storey recessed bay to north-east with Tuscan doorcase and fanlight	Carnagarve House, Carnagarve, Moville, Lifford	Inishowen E.A	Regional	AIUSM			
40902210	St Columb's Church	Detached five-bay single-storey Church of Ireland church with projecting entrance porch to south-east, spire over chancel to north-east, and vestry to northern corner, built 1858	St. Columb's Church, Ballynally, Moville	Inishowen E.A	Regional	APSM			
40903101	St. Finian's Church	Detached Church of Ireland church built 1850 with transepts and chancel to east, projecting entrance porch to west and vestry to north-east corner	Tullynavin, Redcastle	Inishowen E.A	Regional	APM			
40903103	White Castle	Detached three-bay three-storey house of mid to late 18 th c. with canted central full-height bay window, bows to both ends and canted projecting split-level return to rear, single-storey canted extension to left-hand side	Whitecastle, Redcastle	Inishowen E.A					
40903104	St. Columba's Church	Detached five-bay single-storey Catholic church built 1871 with polygonal chancel, bellcote to south-west gable and projecting	Drung, Redcastle	Inishowen E.A	Regional	APM			

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		sacristy to northern corner							
40903801	Inch House	Detached seven-bay two-storey over basement house, possibly of the early 18 th c. with dormer attic, conservatory and kitchen extensions to south and north respectively, breakfront central bays with stucco doorcase and single-storey extension to rear	Mores, Inch Island	Inishowen E.A	Regional	AIGM			
40903808	Fahan House	Detached five-bay two-storey over basement house c. 1740 with two-bay two-storey extension to south, five-bay two-storey wing to rear and two-bay single-storey extension to north with projecting conservatory	Carrowmullin, Fahan, Lifford	Inishowen E.A	Regional	AI			
40903809	Nazareth House Nursing Home	Detached four-bay two-storey former house of marked Scottish character built 1870 with bow windows to front and north-west side, three-storey extension to rear on L-shaped plan, four-bay single-storey extension to south-west and twenty-six bay further extension	Figary, Faughan	Inishowen E.A	Regional	ASM			
40903905	Kilderry House	Detached five-bay two-storey over basement house with full height bow to front and canted bay windows to rear of c.1770, with two-bay two-storey over basement projecting wings with flanking low screen walls on curved plan to both sides built early 19 th century	Kilderry House, Ardmore, Muff	Inishowen E.A	Regional	AIPM			Yes
40904604	All Saints Church of Ireland	Detached four-bay single-storey church with three-tier tower to south, built c. 1722.	Colehill, Newtowncunningham, Letterkenny.	Inishowen E.A.	Local	AHCS			
40904608	Old Rectory	Detached three-bay two-storey former rectory to Colehill Church built c. 1825 with two-storey extension to northwest.	Colehill, Newtowncunningham, Letterkenny.	Inishowen E.A	I Local	AHCS			
40904702	St. Aengus Church	Detached Modernist Catholic Church built 1965-67 on circular plan with copper conical roof	Carrownamaddy, Speenogue, Burt	Inishowen E.A	International	AIPDM			
40904703	Burt Presbyterian Church	Detached five-bay single-storey Presbyterian Church built 1895 with vestry to rear and projecting gabled doorcase to entrance with paired doors to gallery within	Carrownamaddy, Speenogue, Burt	Inishowen E.A	Local	AIM			
40904705	Burt House	Late 17 th c. detached two-storey over basement house with dormer attic on L-shaped plan with two-storey late 18 th c. extension to rear and two-storey three- bay late 19 th c. extension to front two-storey bow to south	Speenogue, Burt	Inishowen E.A	National	AI			

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40904706	Drumgowan	Detached five-bay two-storey house with dormer attic built 1845 with two-bay single-storey addition to north-east with dormer attic gabled enclosed porch to rear and Tuscan doorcase to frontage	Carrowen, Burt	Inishowen E.A	Regional	ASM			
40904707	Beech Park	Detached early 19 th century three-bay two-storey over basement house with projecting gabled entrance porch on L-shaped plan, with two-bay single-storey extension to left-hand side c.1988	Beech House, Bohullion Lower, Burt	Inishowen E.A	Regional	ASM			
40904709	Bogay House	Detached early to mid-18 th century five-bay two-storey over basement house with dormer attic and single-bay basement extension to east, with projecting porch extension to north c.1890	Bogay House, Bogay Glebe, Newtowncunningham	Inishowen E.A	National	AGSM			
40904711	Church of All Saints	Detached eight-bay single-storey modern Catholic church with double-glazed interior	Speenogue, Speenogue P.O., Burt	Inishowen E.A	Regional	AIM			
40905403	Raymoghy Parish Church	Detached Georgian-Gothic Church of Ireland church with three-bay nave and tower to north, built 1792 with chancel and vestry extensions to south built in 1910 and nave re-roofed.	Raymochy, Ray, Manorcunningham	Inishowen E.A	Regional	AS			
40905405	First Ray Presbyterian Church	Detached four-bay single-storey Presbyterian church built in 1746 with entrance porch to north, single-storey over basement vestry to south and gallery internally, refurbished and re-roofed c. 1990.	Manorcunningham	Inishowen E.A.	Regional	AI			Yes
40905501	Killea Parish Church	Detached Church of Ireland church with three-bay nave built in 1765, with entrance porch to west and chancel and vestry to east and south-east respectively, built in 1856	Carrigans	Inishowen E.A	Regional	AS			
40905502	Prospect Hill	Detached three-bay single-storey house built c.1820, with basement and dormer attic, single-storey central entrance porch, added c. 1910, with gablet and dormer window over and two-and single-storey returns to rear	Dunmore, Carrigans	Inishowen E.A	Regional	AS			
40905503	Dunmore House	Detached five-bay two-storey over basement Georgian house with stair return to rear, built in 1742, with two-bay two-storey over basement extension to east, single-storey entrance porch built in 1845 and two- and single-storey extensions to rear	Dunmore, Carrigans	Inishowen E.A	Regional	AISM			
40905509	Presbyterian Church	Detached three-bay single-storey Presbyterian Church dated 1783 with porch to north-east and vestry to south-west and gallery internally, with boiler room to basement under vestry	Crossroads, Garshooey, Bogay, Killea	Inishowen E.A	Regional	AGS			Yes

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40905512	Monreagh Presbyterian Church	Detached Presbyterian church on T-shaped plan, originally built 1644, remodelled c.1840 with vestry to rear and half-basement boiler rooms below, extensively renovated internally v. 1880	Monreagh	Inishowen E.A	Regional	AIDOM			
40905513	Taughboyne Church	Detached Church of Ireland Church, originally built c. 1627, renovated c. 1830 and possibly containing Medieval fabric	Bready, Churchtown, Carrigans	Inishowen E.A	Regional	AIPOFM			
40905517	Flax Mill	Detached single-bay single-storey former mill, c. 1860 with external waterwheel and single-storey extension downhill	Tullyannan, Carrigans, Lifford	Inishowen E.A	Regional	O			

Table 12 Appendix 3: Letterkenny Municipal District

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
4080012	End-of-terrace house	End-of -terrace three-bay two-storey house built c.1790, with milestone located in front to road edge	Ramelton	Letterkenny E.A.	Regional				
4080014	Former Weaving House	Detached multiple-bay single-storey rubble stone former weaving house built c. 1800. Presently occupied by the Ramelton Fisheries Company	Ramelton	Letterkenny E.A.					
40800202	McCloghan Gunn & Co Solicitors	Terraced three-bay two-storey former house c. 1860, with dormer attic, projecting bays, integral carriageway and two- storey split level toilet return to rear, now in use as offices	The Mall, Ramelton	Letterkenny E.A.	Local	AGSM			
40800203	The Fish House	Detached three-bay two-storey over basement boathouse, former fish-packing warehouse, now in use as a restaurant since c. 1980	Ramelton	Letterkenny E.A.	Local	S			
40800204	Mirabaeu Restaurant	Terraced three-bay three-storey Georgian house c. 1820, with three-storey split level to rear, restaurant on ground floor	The Mall, Ramelton	Letterkenny E.A.	Regional	ASM			
40800206	The Bridge	Three arch road bridge over river Leannan with extension eastwards doubling width c. 1880, with thin squared rubble stone voussoirs, to segmental arches, rubble stone vaults, piers, cutwaters and parapet with soldier course rubble stone	Ramelton	Letterkenny E.A.	Local	S			
40800213	Garda Station	Terraced seven-bay three- storey house with integral carriageway to central bay, stair return to rear right-hand side and single-storey rear extensions to both sides	The Mall, Ramelton	Letterkenny E.A.	Regional	AGSM			
40800214	Warehouse	Detached eight-bay three-storey former warehouse with two-storey wings forming courtyard to east, formerly used as a factory, now derelict, with carriageway to rear, with extension to south	The Mall, Ramelton	Letterkenny E.A.	Local	A			
40800215	Guest House	Terraced pair of two-bay three-storey houses with sanitary accommodation return and single-storey extension to rear, also now in use as a guest house	The Mall, Ramelton	Letterkenny E.A.	Regional	AGSM			Yes
40800304	St. Mary's Church	Detached five-bay single-storey Catholic Church c. 1890 on cruciform plan with three-bay gabled projecting sacristy to north-west corner and tower to south	Ramelton	Letterkenny E.A.	Local	AIM			
40800305	The Green, Ramelton	Detached three-bay two-storey house on L-shaped plan of c. 1820 with two-storey split level return and single-storey extension, shell of earlier two-storey house to rear, pedimented brick entrance	Drummonaghan, Ramelton	Letterkenny E.A.	Regional	AGUM			

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		porch to rear and Ionic door case to front							
40800308	Claragh	Detached late 19 th c. four-bay two-storey house with two-storey two-bay split-level wing and single-storey pantry to right-hand side	Claragh, Ramelton	Letterkenny E.A.	Regional	AIGM			
40800401	House on the Brae	Terraced four-bay two-storey over basement house with dormer attic with steps up to platform in front of door, in use as restaurant and hall	Castle Street, Ramelton	Letterkenny E.A.	Regional	ASM			
40800402	Corner Building	End of terrace five-bay two-storey over basement L-shaped plan with facades to three sides and with restaurant to ground floor, former integral carriageway to easternmost bay of south frontage	Gamble's Square, Ramelton	Letterkenny E.A.	Regional	ASM			
40800403	Methodist Church	End of terrace formerly free-standing three-bay Methodist chapel c. 1880, with enclosed gabled entrance porch to north end	Back Lane, Ramelton	Letterkenny E.A.	Local	AM			
40800410	Warehouse	Detached four-bay four-storey warehouse with gablet over loophole and with single-storey extension to rear	The Quay, Ramelton	Letterkenny E.A.	Local	AGS			
40800411	Warehouse (7 th from e. end)	Detached four-bay three-storey former warehouse renovated mid-1980s and now in use as apartments	The Quay, Ramelton	Letterkenny E.A.	Local	AGS			
40800412	Warehouse (8 th from e. end)	Detached three-bay three-storey warehouse with gablet over loophole and single-storey extension to rear	The Quay, Ramelton	Letterkenny E.A.	Local	AGS			
40800413	House	End-of terrace three-bay two-storey over basement house built c. 1800 with single-bay single-storey conservatory extension to left-hand side	Bridge Street, Ramelton	Letterkenny E.A.	Regional	AGSM			
40800418	House (Cooleen)	Terraced five-bay two-storey house c. 1820 with shops to ground floor and basement below. Fanlight and stone entrance steps to upper floor accommodation	Castle Street, Ramelton	Letterkenny E.A.	Local	ADSM			

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40800420	Pair of Terraced Houses	Terraced pair of four-bay two-storey houses with central opening bisected by party wall, extension to rear of right-hand house	Back Lane, Ramelton	Letterkenny E.A.	Regional	GVSM			
40800421	Former Church	Detached six-bay single-storey former Presbyterian church built 1680 with parallel five-bay single-storey extension to south c. 1830, now in use as Heritage Centre, Library and Hall since mid 1980s restoration, with internal gallery	Back Lane, Ramelton	Letterkenny E.A.	Regional	AHSFM			
40800422	Former Corn Mill	Detached six-bay single-storey over basement former corn mill with stream below, now a pair of semi-detached houses, with extension to rear	Pound Street, Ramelton	Letterkenny E.A.	Local	SM			
40800423	A Gamble & Co.	End of terrace five-bay two-storey house with dormer attic and shop to ground floor built c. 1850	Ramelton	Letterkenny E.A.	Regional	ADSM			
40800424	National Irish Bank	Detached four-bay two-storey bank, recessed centrally located entrance bay beside three-storey gabled bay to right-hand side, with projecting ground floor and with single-bay single-storey passageway to right-hand side giving access to house	The Mall, Ramelton	Letterkenny E.A.	Regional	APSM			Yes
40800501	Kilreen RC Church	Ruins of former four-bay single-storey Catholic chapel on T-shaped plan with gabled projecting sacristy to south	Kilreen, Ramelton	Letterkenny E.A.	Record Only	A			
40800503	The Manse	Detached three-bay two-storey house with two-storey bow window to north and three-storey split level return, two-storey double-gabled extension to rear now in use as a Manse, with timber Venetian doorcase to entrance to east, possibly containing original fabric	Mortimer's Lane, Ramelton	Letterkenny E.A.	Regional	AIM			
40800504	Frist Ramelton Presbyterian Church	Detached five-bay single-storey Presbyterian church with off-set steeple to right-hand side, stair to left-hand side, projecting chapel to south and two-storey over basement to rear, with internal gallery, built 1906	Church Street, Ramelton	Letterkenny E.A.	Regional	APSM			
40800505	St Paul's Church	Detached six-bay single-storey Church of Ireland church built 1822-26 with tower to west and chancel and vestry to east	Church Street, Ramelton	Letterkenny E.A.	Local	APM			

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40800506	Mill House	Formerly detached three-bay three-storey house c. 1820 with two-storey split-level sanitary return with single-storey extension to rear	Ramelton	Letterkenny E.A.	Regional	ASM			
40800508	Plantation Corner House	End-of terrace four-bay two-storey house, two-storey extension to rear, with take-away restaurant on ground floor	Ramelton	Letterkenny E.A.	Local	HS			
40800509	Milestone	Free-standing milestone to roadside built c. 1850, with the distance from Ramelton to Dunfanaghy inscribed on it	Ramelton	Letterkenny E.A.					
40800509	Old Barracks	End terrace two-storey over basement three-bay former barracks with two-storey extension to rear.	The Mall, Ramelton.	Letterkenny E.A.	Regional	AH			
40800510	Rubble Stone Buildings (3 No)	Collection of rubble stone buildings adjacent to former Shambles. Building closest to the road is earliest c. 1750. Other two are c. 1840	Rear of "Stewart Arms Hotel", Ramelton	Letterkenny E.A.					
40900701	Tranarossan House	Detached four-bay single-storey former house with dormer attic; three-bay single-storey with dormer attic extension to south-east with link walkway and veranda to south and east with single-storey extension c. 1970	Dundoan, Lower Carrigart	Letterkenny E.A.	Regional	APS			
40900702	Stone Cottage	Detached single-storey two-bay stone part rendered cottage with attached outbuilding.	Glenoory, Downings, Letterkenny.	Letterkenny E.A.	Local	AHS			
40900901	Fanad Lighthouse	Detached seven-bay single-storey lighthouse keeper's house, c. 1817, with two-bay gabled projections to both ends and gabled central entrance bay and two-bay recessed wing to north with three-storey cylindrical lighthouse with corbelled walkway	Arryheernabin, Ballylar, Fanad, Letterkenny	Letterkenny E.A.	Regional	APS			
40901604	RC Church	Detached three-bay single-storey Catholic church built c. 1954 with projecting sacristy to south and extension to north	Maghrabeg, Rosguill, Carrigart	Letterkenny E.A.	Regional	AIS			
40901605	Church of St. John the Baptist	Detached seven-bay single-storey Catholic church, built between 1868 and 1886 on a cruciform plan with gabled entrance porch, c.1985, with lean-to sacristy and plant room to both sides of chancel	Umlagh, Carrigart	Letterkenny E.A.	Regional	AIM			

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40901701	Church of Christ the Redeemer	Detached four-bay single-storey Church of Ireland church, built 1693, with entrance porch to south-west and toilet to west with choir gallery internally; renovated externally c. 1990	Rosnakill, Fanad	Letterkenny E.A.	Regional	AIF			
40901703	Massmount Church	Detached five-bay single-storey Catholic church possibly of 1785 with internal choir gallery, projecting bell bellcote central bay and gabled entrance porch to south side; sacristy extension to north side; renovated c. 1890	Croaghan, Fanad	Letterkenny E.A.	Regional	AHS			
40901705	Fanad Glebe House	Detached three-bay two- storey over basement former Rectory with dormer attic, built c.1795, with six-bay two-storey return with integral carriage way to rear	Carrowkeel Glebe, Fanad	Letterkenny E.A.	Regional	AIGSM			
40901708	Holy Trinity Church	Detached five-bay single-storey Church of Ireland church built 1895 with two-bay chancel and sacristy to east, aisle and offset tower with cylindrical projecting stair to north, gabled projecting entrance porch to south and plant room to basement below vestry	Carrigart	Letterkenny E.A.	Regional	APSM			
40901710	Carrigart Presbyterian Church	Detached four-bay single-storey Presbyterian church, built 1806, with projecting porch and steeple, c. 1896, to east and vestry to west	Carrigart	Letterkenny E.A.	Local	A			
40901712	Mulroy House	Detached four-bay two-storey over basement house c.1866 with three-bay over basement extension with dormer attic to south c.1867. Single-bay single-storey extensions to either side, with projecting enclosed porch to entrance front	Rawros, Carrigart	Letterkenny E.A.	Regional	AIGPM			
40901715	Carrigart Hotel	Detached four-bay three-storey Victorian Hotel with dormer windows with elaborate carved detailing to their surrounds. Later extensions to east and west	Tirloughan, Carrigart	Letterkenny E.A.					
40901801	Knockalla Fort	Detached two-storey ovoid Martello Tower built early 19 th century with defensive walls to seaward side and dry moat landwards	Knockalla Fort, Bunnaton, Portsalon, Letterkenny	Letterkenny E.A.	Regional	AHG			
40901802	Carrablagh House	Detached late-Georgian house, renovated c.1990	Carrablagh, Fanad	Letterkenny E.A.	Regional	AP			
40901806	Greenfort	Detached five-bay two-storey late Georgian house with dormer attic; single-storey single-bay and four-bay extensions to left- and right-hand sides respectively, two-bay two-storey wing with two-storey bow to right-hand side, conservatories to rear	Greenfort Demesne, Portsalon	Letterkenny E.A.	Regional	AIGSM			
40902801	Macamish Fort	Detached three-storey ovoid Martello Tower, built c.1802, with corbelled machiolation over first floor door, extension to south	Salt pans, Rathmullan	Letterkenny E.A.	Regional	AHS			

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40903601	St. Peter's Church	Detached three-bay single-storey Catholic church built 1961, internal gallery with sanctuary to east and porch to west, hexagonal sacristy to south-east corner and prayer chapel, extension to north, 1990; with plant room to north-west corner	Milford	Letterkenny E.A.	Regional	AGPD			
40904301	Glenveagh Castle & Estate Buildings	Detached single-bay five-storey castellated house with two-bay two-storey wing to north-east and three- storey cylindrical tower beyond, with various two-and three-storey wings and additions to south-east built 1865-70, now in use as a museum, renovated early twentieth century	Gartan Mountain, Churchill	Letterkenny E.A.	National	ATIS			
40904402	Glebe House & Gallery	Detached three- bay two-storey former Glebe house built 1828 with cast-iron conservatory of c.1840 to south added c.1953	Gartan, Churchill	Letterkenny E.A.	National	AIP			
40904404	Whitehall	Detached five-bay two-storey house built c. 1820 with single-storey catslide extension to west and lean-to shed to south	Whitehall, Carrowtrasna, Gartan	Letterkenny E.A.	Regional	OSM			Yes
40904501	Church of St Finians & St Mark	Detached five-bay single-storey Church of Ireland church built 1846 with chancel to east, steeple and gabled entrance porch to south-west, vestry to north-west	Kilconnell, Kilmacrennan	Letterkenny E.A.	Regional	AIPM			
40904516	Aghnagaddy House	Detached late 18 th century eight-bay two-storey house with wings to both sides and outhouses forming courtyard to rear, renovated c. 1992 following fire which destroyed part of interior, single-storey extension and former conservatory to yard to rear	Aghnagaddy, Glebe, Ramelton	Letterkenny E.A.	Regional	AIGM			
40904523	Old Claragh House	Detached nine-bay two-storey possibly mid-17 th c. former planter's house with attic storey and with two-storey extension to rear c.1890, containing diesel-powered generator and mill workings	Old Claragh House, Ramelton, Letterkenny	Letterkenny E.A.	National	HOF			
40904524	Ballyarr House	Detached two-storey over basement three-bay property with triple-pitched roof and various additions to the rear and side. Substantial plot with gardens to front and side (including walled garden) and rear courtyard.	Ballyarr, Ramelton, Letterkenny.	Letterkenny E.A.	Regional	AHS			
40904525	Farmstead	Two-storey four-bay farmhouse forming north side of a substantial rectangular farmstead courtyard consisting of two-storey stone stables and barns with arches.	Carnisk, Ramelton, Letterkenny.	Letterkenny E.A.	Regional	AHS			
40904601	Fort Stewart	Detached seven-bay three-storey house built c. 1760 with two-bay two-storey wings to both sides, projecting Ionic entrance porch and single-storey extension to rear, renovated with internal redecoration c. 1825, gablet to frontage of north-east wing	Killydonnell, Ramelton	Letterkenny E.A.	Regional	AIGSM			

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40904602	Old Ferry House	Detached seven-bay two-storey house with gabled enclosed porch, lean-to extension to side and split-level first floor to rear	Killydonnell, Ramelton	Letterkenny E.A.	Regional	ASM			
40905201	Barrack Bridge	Double arch rubble stone road bridge over river Leannan built c.1800 with rubble stone voussoirs to semi-circular arches and rubble stone triangular cutwater and abutments; cast iron tie plates; coral stones for arch centring at springing	Druncavanny, Trentagh	Letterkenny E.A.	Regional	AT			
40905202	Railway Bridge	Group of three railway bridges over road, river and right of way, built c. 1900, with cut granite segmental arches and abutments	Drumcavanny, Trentagh	Letterkenny E.A.	Regional	AHTS			
40905204	Rashedoge Bridge	Single-span segmental-arched road bridge over river Swilly built c.1800 with long rubble stone voussoirs, rubble stone abutments and parapets	Foxhall, Newmills	Letterkenny E.A.	Regional	AT			
40905207	St Columba's Church	Detached seven-bay Catholic church built 1841 with two-storey sacristy to south, re-roofed c. 1890, renovated 1994	Kilphea, Newmills	Letterkenny E.A.	Regional	AIS			
40905208	Wilkin's Bar/Church Hill PO	Terrace of two-storey buildings with post-office and public house now at ground floor, built c. 1830 with two-storey outbuildings at rear	Churchill, Letterkenny	Letterkenny E.A.	Regional	AS			
40905209	St. Columba's Church	Detached late- Georgian Church of Ireland Church with three-stage tower to west and three-bay nave built in 1819, with aisle to north, chancel and vestry over basement crypt added and church re-roofed c. 1895	Churchill, Letterkenny	Letterkenny E.A.	Regional	AS			
40905401	Raymoghly National School	Detached four- bay two- storey over basement National School built in 1740 as a Charter with two-bay return to north-west c. 1880 and single-bay extension to south-west	Labbadish, Manorcunningham	Letterkenny E.A.	Regional	AHS			
40905409	Castlegrove	Detached four-bay two-storey late-Georgian house built c. 1825 with two-storey wings to north-east and north-west, two-storey extension to west and single-storey extension to north-east and courtyard formed to north-west with two-storey outbuildings possibly	Eighterross, Ballymaleel	Letterkenny E.A.	Regional	AISM			
40906001	Corn Mill	Detached five-bay two-storey corn mill built c. 1860, with external water wheel to east and projecting coach house over basement, restored c. 1990, now in use as a museum. Originally two-bay with extension to w.c. 1905	Milltown, Newmills	Letterkenny E.A.	Regional	TIGOS			

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40906102	Rockhill House	Detached five-bay two-storey neo-classical house built c. 1853 incorporating fabric of earlier c.1760 house within and three-storey over-basement c. 1825, extension with full height bow to rear to south-west and triple-height hall within.	Rockhill Demesne, Letterkenny.	Letterkenny E.A.	Regional	AIPS			
40906204	Leslie Hill	Detached three-bay two-storey house built c. 1820 with two-storey split-level extension to rear and projecting enclosed entrance porch c. 1860	Leslie Hill, Manorcunningham	Letterkenny E.A.	Regional	AISM			

Table 13 Appendix 3: Stranorlar Municipal District

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40800701	St. Eunan's Cathedral	Free-standing Church of Ireland cathedral with early 17 th c. nave, late 17 th c. porch, largely rebuilt between 1700-20 and tower added 1737, restored and remodelled in 1892	Raphoe Townparks, Raphoe	Stranorlar E.A.	National	AHIPDFM			
40800702	Former Presbyterian Church	Detached Victorian neo-classical Presbyterian church built 1860 with Ionic pedimented façade and tetra-style portico in antis, last used as a badminton hall	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	ASM			Yes
40800704	Old Royal School	Detached seven-bay three-storey school built 1737 with projecting end-bays and single-storey extension to south-east	Raphoe Demesne, Raphoe	Stranorlar E.A.	Regional	AHS			
40800705	Bishop's Palace		Raphoe Townparks, Raphoe	Stranorlar E.A.					
40800708	David Wilson & Co. Solicitors	End-of-terrace four-bay two-storey house built c. 1790 with attic, timber sash windows and round-headed doorcase with webbed fanlight	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	ADSM			
40800709	Raphoe Branch Library	Mid-terrace five-bay two-storey house built c. 1750 with attic, timber sash windows, and round headed doorcase with webbed fanlight	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	AISM			
40800710	Diamond House	End terrace two-bay two-storey property with attic accommodation. Two-storey and single-storey rear extensions and two-storey outbuilding and former coach house building to the rear.	The Diamond, Raphoe Townparks, Raphoe,	Stranorlar E.A.	Local	AH			
40800711	The Diamond	End-of-terrace three-bay two-storey house built c. 1875 with dormer attic, stair return and split level extension to rear	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	AGSM			
40800712	The Diamond	Mid-terrace three-bay two-storey house built c. 1875 with dormer attic stair return, single-storey extension, and split level extension to rear, with former shop-front to ground floor c. 1980	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	AGSM			
40800713	Central Hotel	Mid –terrace five-bay three-storey hotel built c. 1750 with integral carriageway, projecting glazed entrance porch c. 1975 and single-storey extension to rear	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	AIS			
40800714	The Volt House	End-of-terrace three-bay three-storey house built 1752 with three-storey stair return to rear	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	AHSM			

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40800716	Raphoe Presbyterian Church	Detached three-bay single-storey over basement neo-classical Presbyterian church built 1876 with recessed entrance under pediment, single-storey extension at basement level to east side	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	ASM			Yes
40800717	Catholic Church of St. Eunan	Detached Hiberno-Romanesque Catholic church with 1991 east end, round tower steeple to north-west corner and former sacristy to south, built 1874, with cylindrical sacristy and enclosed porch extension to east c. 1990	Raphoe Townparks, Raphoe	Stranorlar E.A.	Regional	AIGPM			
40800801	Church of St. Lugadius	Detached Gothic-Revival Church of Ireland church built c. 1620 with three-storey tower added to west end c. 1800, and vestry to north-east corner, with aisle extension to north built 1863 and interior remodelled	Lifford	Stranorlar E.A.	National	AHIPFM			
40800802	Church Hall	Detached four-bay Gothic-Revival Church Hall with projecting gabled entrance porch, built 1863	Lifford	Stranorlar E.A.	Regional	AISM			
40800806	Old Courthouse Visitors Centre	Detached eight-bay single-storey over basement former Courthouse and County Goal built 1746 with Gibbian pedimented doorcase with carved coat-of arms over, renovated c. 1985, now in use as a museum with internal mezzanine	The Diamond, Lifford	Stranorlar E.A.	National	APSM			
40800810	Garda Station	Terraced three-bay three-storey gable-fronted Tudor-revival Garda Station with two-storey gabled projection to centre, built c. 1850	Lifford	Stranorlar E.A.	Regional	ASM			
40800812	Bridge Street House	Terraced five-bay three-storey over basement house c. 1750 with two-storey over basement extensions to side and rear, now also used as ophthalmologist's consulting rooms, originally one of a pair	Lifford	Stranorlar E.A.	Local	ASM			
40800813	Rehab Hostel	Detached three-bay two-storey former rectory built c. 1910 with gable to front and canted corner and box bay single-storey windows and two-storey returns to rear, now in use as a residential hostel	The Diamond, Lifford	Stranorlar E.A.	Regional	AIS			
40800814	Ballyduff house	Detached five-bay two-storey house built c. 1800 with projecting entrance porch to east, c. 1950, two-bay single-storey extension to north, dormer attic and two-storey return to rear	Lifford	Stranorlar E.A.	Regional	AGSM			
40800901	St Mary's Church	Detached Gothic-Revival Catholic church, c.1860, with aisles, chancel with offset tower built 1897 to south-east, with additions c. 1990	Stranorlar	Stranorlar E.A.	Regional	APSM			

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40800907	Ballybofey Bridge	Road bridge over river Finn built c. 1800 of three segmental arches with Ashlar voussoirs dressed rubble stone abutments and parapets, Ashlar cutwaters and nap render decorative voussoirs and coating to vault, with two segmental arches, c. 1880, to south-west	Stranorlar	Stranorlar E.A.	Regional	ATS			
40800911	Rockfield House	Detached five-bay two-storey Georgian house built c. 1810 with basement below and single-storey extension to rear, Tuscan columns to doorcase and webbed fanlight	Dreenan, Stranorlar	Stranorlar E.A.	Regional	AISM			
40800912	Reformed Presbyterian Church	Detached four-bay single-storey gable-fronted Reformed Presbyterian church built 1877 with internal gallery and single-storey extension to rear	Stranorlar	Stranorlar E.A.	Regional	ASM			
40800913	House	End-of -terrace five-bay three-storey house built c. 1800, formerly with shop to ground floor with projecting stair return to rear	Main Street, Stranorlar	Stranorlar E.A.	Regional	ADSM			
40800914	House	Terraced three-bay two-storey building built c. 1900, now in use as a dwelling and shop, with single-storey extension to rear, ground floor remodelled as shop c. 1970	Main Street, Stranorlar	Stranorlar E.A.	Local	AS			
40801002	Castlefinn Bridge	Five-arch road bridge over river built c. 1770 with four dry arches to north and four to south, with rubble stone. Ashlar and nap rendered, lined and ruled cutwaters to both sides and rubble stone arches and rubble stone soldier course to parapet	Castlefinn, Stranorlar	Stranorlar E.A.	Regional	ATS			
40801003	House	End of terrace five-bay three-storey house built c.1800 with extension to right-hand side, now in use as two houses, with two- and single-storey extensions to rear. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar E.A.	Regional	AGS			
40801004	House	Mid-terrace five-bay three-storey house built c. 1800 with two- and single-storey extension to rear and formerly with shop to ground floor. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar E.A.	Regional	AGS			
40801005	House	Mid-terrace five-bay three-storey house built c. 1800. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar E.A.	Regional	AGS			
40801006	House	End of terrace five-bay three-storey house built c.1800 with two-storey extension to rear and shop to ground floor. One of an original terrace of four	The Diamond, Castlefinn	Stranorlar E.A.	Regional	AGS			
40801007	Donaghmore Parochial Hall	Detached four-bay single-storey former school built c. 1860 with central chimney and paired projecting entrance porches to end-bays, now in use as a parochial hall	Donaghmore Glebe, Castlefinn	Stranorlar E.A.	Regional	ASM			

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40801008	St Mary's Church	Detached single-storey cruciform Catholic church built in 1822 with transepts and sacristy added	Castlefinn, Stranorlar	Stranorlar E.A.	Regional	ADSM			
40801009	Congregational Church	Detached Congregationalist Church built c. 1870 with vestry to rear and gabled breakfront to entrance façade	Castlefinn, Stranorlar	Stranorlar E.A.	Regional	ASM			
40801012	Donaghmore House	Detached three-bay two-storey house with dormer attic built c.1885 with single-storey canted bay windows to both sides of projecting central bay surmounted by canted bay window	Donaghmore Glebe, Castlefinn	Stranorlar E.A.	Regional	AIOM			
40905515	Corn Mill	Detached three-bay single-storey over basement former mill built c. 1825 with external waterwheel and single-storey extensions to south, now disused	Clashygowan, St. Johnson	Stranorlar E.A.	Regional	IO			
40906201	Oakfield House	Detached five-bay two-storey over basement deanery built 1739 with dormer attic and single-storey extension to west, under restoration in 1997	Oakfield Demesne, Raphoe	Stranorlar E.A.	National	ASM			
40906203	Annie Tourish	Detached three- bay two-storey thatched house built c. 1825 with six-bay single-storey outhouses to right-hand side, two-bay single-storey extension to left-hand side and extension to rear, c. 1985, now a public house	Whitecross, Drumbeg, Raphoe	Stranorlar E.A.	Regional	VM			
40906301	St Baithin's Church	Detached Gothic Revival Roman Catholic church built 1857-60 on cruciform plan with projecting gabled entrance porch to south-east and sacristy to north-west with single-storey two- bay external renovations c.1965	St.Johnston	Stranorlar E.A.	Regional	AIP			
40906302	St Johnston Presbyterian Church	Detached late Georgian Gothic-style Presbyterian church built 1849 with gallery internally, vestry to rear and three stage tower to east front built 1859, refurbished in 1982-4	St. Johnston	Stranorlar E.A.	Regional	AIOS			
40906303	Chapel of Ease of St Columba	Detached Gothic-Revival Church of Ireland Church built c.1830 with three-bay single-storey house to west having dormer attic, with polygonal apsidal east end and projecting gabled entrance porch with bellcote	Chapel of Ease, Craigdoosh	Stranorlar E.A.	Regional	AIM			
40906304	Castletown	Detached five-bay two-storey over basement house with attic built c. 1740 with single-storey over basement scullery to rear	Castletown, St. Johnstown	Stranorlar E.A.	Regional	AISM			
40906305	Old Castletown	Detached four-bay single-storey thatched farmhouse c. 1840 with attic and single-bay addition to west and enclosed porch to north rear	Old Castletown, Castletown, St. Johnstown	Stranorlar E.A.	Regional	IVDM			

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40906801	Cloghan Lodge	Detached five-bay two-storey Tudor-Revival house built c. 1925 with gabled projecting end-bays and central recessed Doric loggia with projecting central bay with dormer attic, and various extensions to rear	Cloghan Lodge, Cloghan	Stranorlar E.A.	Regional	AISM			
40906901	Convoy Reformed Presbyterian Church	Detached six-bay single-storey Presbyterian church built 1805 with single-storey boiler and vestry lean-to extension to south-east	Convoy	Stranorlar E.A.	Regional	AIS			
40906904	Convoy House	Detached nine-bay two-storey over basement house with three-bay full-height bowed windows to both ends of front elevation, built 1806, damaged by fire in 1971, re-roofed c. 1990.	Convoy	Stranorlar E.A.	Regional	AGSM			
40906905	Convoy House, Gates & Lodge	Gothic-style castellated entrance gateway and gate lodge to Convoy House, dated 1878	Convoy	Stranorlar E.A.	Regional	AGSM			
40906906	Convoy Enterprise Centre	Detached eight-bay three-storey former woollen mills built 1883 with five-storey brick tower with boiler house to side, ten-bay extension to north, eight-bay extension to west, twelve-bay extension to north-west and frontage building to east	Convoy	Stranorlar E.A.	Regional	AD			
40906908	Mullaghagarry Tower	Detached observation tower built c. 1810 with stone stair on circular plan in square rubble stone tower	Mullaghagarry, Killygordon	Stranorlar E.A.	Regional	AGS			
40906915	Farm House	Detached three-bay two-storey cottage with projecting porch built in c. 1920.	Magheracorn, Convoy	Stranorlar E.A.	Local	AH			
40907019	Drumineney House	Detached three- bay two-storey Georgian country house with two storey to west and single- storey extension to south, c. 1800, with three-bay two-storey Victorian addition to front built c. 1865 with two-storey canted bay windows	Drumineney House, Raphoe	Stranorlar E.A.	Regional	AIS			
40907020	St. Patrick's Church	Detached Catholic Church on cruciform plan built 1963 with detached bell-tower and covered walkway to west, two-storey accommodation to south, bell-tower of previous church c. 1820 is retained on the site	Murlough, Ballindrait	Stranorlar E.A.	Regional	AIPS			
40907022	Green Hills	Detached five-bay two-storey over basement house built c. 1750, renovated c.1850	Maghreahee, Castlefinn	Stranorlar E.A.	Regional	AIDSM			
40907023	Carnone Presbyterian house	Detached three-bay four-storey gable-fronted neo-classical Presbyterian Church built 1868 with vestry to rear	Carnowen, Raphoe, Lifford	Stranorlar E.A.	Regional	AGSM			Yes
40907025	Ardvarnock House	Detached three-bay two-storey late Georgian house on L-shaped plan built c. 1820 with two-storey extension to rear c. 1980	Ardvarnock House, Convoy	Stranorlar E.A.	Regional	AIGSM			

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40907026	Cavanacor House	Detached five-bay two-storey mid-Georgian House, c. 1750 possibly containing fabric of earlier house c. 1610, porch added c. 1850, reusing doorcase of c. 1820	Cavanacor, Ballindrait	Stranorlar E.A.	National	AHIGPSM			
40907113	Port Hall	Detached five-bay two-storey over basement mid-Georgian house built in 1746 with dormer attic with Diocletian windows to gables to entrance and rear facades	Port Hall, Lifford	Stranorlar E.A.	National	AIGPS			
40907120	Lodge, Clonleigh House	Detached three-bay single-storey Gothic –Revival former gate lodge built c. 1860 on T-shaped plan with projecting gabled entrance porch and box bay window to south-east end	Clonleigh House, Clonleigh, Lifford	Stranorlar E.A.	Regional	ASM			
40907702	St. John’s Church	Detached Gothic-Revival Church of Ireland church built 1877-79 with single-bay chancel, vestry and extension to east end and offset tower with broach spire to south-west	Glenmore, Ballybofey	Stranorlar E.A.	Regional	ASM			Yes
40907703	Donaldson Memorial Hall	Detached four-bay single-storey parish hall built 1901, with projecting gabled porch, gabled central window to east side, single-storey extension to west, c. 1980	Glenmore, Ballybofey	Stranorlar E.A.	Local	AIM			Yes
40907813	Edenmore House	Detached three-bay two-storey house built c. 1780 with full-height canted entrance bay, screen walls to both sides linking to single-bay pavilions with canted frontages, with attic storey and three-storey split level return to rear	Edenore House, Killygordan	Stranorlar E.A.	Regional	ASM			
40907816	Stranorlar Church	Free-standing Georgian Gothic Church of Ireland church built c. 1730 with chancel and transepts added 1863 with tower to west end, porch to west of north transept and vestry over basement to east	Stranorlar	Stranorlar E.A.	Regional	APM			
40907818	Killygordan Bridge	Seven-arch road bridge over river built in 1782 with rubble stone voussoirs vaults, abutments, cutwaters, with refuges and parapets, concrete casings to base of piers	Killygordan	Stranorlar E.A.	Regional	ATS			
40907819	Killygordan House	Detached five-bay two-storey house built c. 1780 with full height canted central projection bay to frontage and two- storey extensions and adjoining single-storey sheds to rear	Killygordan	Stranorlar E.A.	Regional	AIGFM			
40907821	St Patrick’s Church	Detached Gothic-Revival Catholic Church c. 1893-5, with aisles to both sides of nave, gabled projecting sacristy to south and steeples to north-west corner, and internal choir gallery with projecting cylindrical stair tower to west as access	St. Patrick’s Church, Crossroads, Killygordan	Stranorlar E.A.	Regional	AIPDSM			

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40907832	Stranorlar County House	Detached three-bay two-storey 'L'-shaped house built late c. 1820.	Letterkenny Road, Stranorlar	Stranorlar E.A.	Regional	A			
40907914	Clady Bridge	Nine-arch road bridge over river built c.1775, partly reconstructed in 1832 with rubble stone voussoirs vaults, cutwaters, abutments and parapet and with refuges over cutwaters and concrete casings to cutwater bases	Castlefinn, Lifford	Stranorlar E.A.	Regional	ATS			
40907915	St Columba's Church	Detached Gothic-Revival Catholic Church built in 1867 on cruciform plan with apsidal chancel, gabled side chapels to both sides, lean-to sacristy to east corner and steeple with octagonal spire to south built in 1891, with gabled porch to south end of nave	Donnyloop, Castlefinn	Stranorlar E.A.	Regional	AIPSM			
40907916	Alt Presbyterian Church	Detached four-bay single-storey Presbyterian Church built in 1834, Doric pedimented portico with projecting vestry to south	Alt Presbyterian Church, Castlefinn	Stranorlar E.A.	Regional	AGSM			
40907919	Liscooly Bridge	Arch road bridge over river with rubble stone voussoirs, vaults, abutments, cutwaters and parapets built c.1770 with mass concrete casing to footings and rubble stone pavings to river bed, with rubble stone 204ingle204y to south with further three rubble stone steps	Liscooley, Killygordan	Stranorlar E.A.	Regional	ATS			
40907921	Magherycallaghan House	Detached two-storey three-bay over-basement property set on spacious plot. Various extensions to the rear and side. Part of large farmstead connected to the property survives in close proximity.	Magherycallaghan, Castlefinn, Lifford.	Stranorlar E.A.	Regional	AH			

Table 14 Appendix 3: Donegal Municipal District

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40801102	Methodist Church	Detached four-bay single-storey over basement Methodist church with neo-Norman façade surmounted by bell cote	Donegal	Donegal E.A.	Regional	ADSM			
40801105	Eske Bridge	Three arch road bridge over river Eske built C, 1840 with Ashlar voussoirs to segmental arches, cutwaters, piers, vaults and parapets, with footpath extension downstream to west having concrete beam spans and concrete block supports, c. 1975.	Donegal	Donegal E.A.	Regional	ATS			
40801107	Presbyterian Church	Detached three-bay single-storey T-plan Presbyterian church with bellcote to entrance gable built 1866	Donegal	Donegal E.A.	Regional	ASM			Yes
40801108	Court House	Detached four-bay single-storey courthouse, built c. 1835 with two-storey over basement offices and former cells to rear and projecting bay to north street, with split-level two-storey extension and single-storey porch c. 1890, now also used as a Chamber of Commerce	Tyrconnal St. Donegal	Donegal E.A.	Regional	AISM			
40801109	Donegal Parish Church	Detached late-Georgian Gothic-style Church Of Ireland church with tower to south-west built 1825-8; with chancel added to north-east c. 1890, with internal gallery and transept to north side	Tyrconnell Street, Donegal	Donegal E.A.	Regional	AIPSM			
40801110	AIB Bank	Terraced five-bay two-storey bank built c.1860 with Ashlar balcony over central entrance door	The Diamond, Donegal	Donegal E.A.	Regional	ASM			
40801202	Templecarne Parish Church	Detached Neo-Norman style Church of Ireland church built 1838 with chancel to south and gabled porches and vestibule to north with bellcote cover	Pettigo, Donegal	Donegal E.A.	Regional	AGSM			
40801203	Former Market House	Detached four-bay two-storey gable fronted former Market House and dispensary built c. 1835 with external stairs to left-hand side	Pettigo, Donegal	Donegal E.A.	Regional	AHSM			
40801205	Bank House	End of terrace pair of single-bay three-storey houses built c. 1820, with two-storey split-level extension to rear and bank formerly to ground floors, retaining timber sash windows and early glass	Pettigo, Donegal	Donegal E.A.	Regional	AIGDSM			
40801206	Former semi-detached house	Formerly semi-detached, now in mid-terrace, two-bay three-storey house built c. 1820, with two-storey split-level extension and wing to rear with integral carriageway	Pettigo, Donegal	Donegal E.A.	Regional	AIGDSM			

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40801207	Former semi-detached house	Formerly semi-detached, now in terraced two-bay three-storey house built c. 1820, with single-bay two-storey extension to right-hand side and two-storey split-level extension to rear	Pettigo, Donegal	Donegal E.A.	Regional	AIGSM			
40801208	Memorial	Carved limestone and pink granite World War 1 Memorial mounted on boundary wall	Pettigo, Donegal	Donegal E.A.	Regional	AS			
40801401	Assaroe Bridge	Road bridge over river in two irregular segmental arches, rubble stone voussoirs and abutments and cutwater upstream to central pier and rubble stone vaults, built c. 1650	Abbey Island, Ballyshannon	Donegal E.A.	Regional	ATS			
40801404	Former Corn Mill	Detached three-storey over-basement corn mill built c.1860 with two-storey lean-to extensions to south-east and north-west and two-bay single-storey addition beyond to north-west at first floor level	Abbey Island, Ballyshannon	Donegal E.A.	Regional	TGOS			
40801410	Dorrian's Thatched Pub	Terraced three-bay three-storey public house with thatched roof c. 1850 as house, with three-bay single-storey extension on L-shaped plan to right-hand side	Bishop Street, Townparks, Ballyshannon	Donegal E.A.	Regional	VSM			
40801501	Erne Carpets & Furniture	Detached six-bay two-storey over basement former barracks built 1700 with projecting ground floor shop to right-hand side four-bay wing to rear and lantern rooflight, now in use as shops, pub, offices and dwelling	Townparks, Ballyshannon	Donegal E.A.	National	AHIPSM			
40801502	End-of-terrace house	End-of-terrace five-bay three-storey over basement Georgian house built c.1780 with Gibbian doorcase with ground floor partly remodelled as shop	Ballyshannon	Donegal E.A.	Regional	AGS			
40801503	J Mulligan & Sons Ltd	Detached six-bay four-storey warehouse built c. 1860 on T-shaped plan with single-storey covered area to north built c. 1970	The Mall, Townparks, Ballyshannon	Donegal E.A.	Regional	AS			
40801504	Veterinary Clinic	Detached gable-fronted Gothic-Revival two-bay former Methodist meetinghouse built with single-bay single-storey porch to right-hand side	The Mall, Ballyshannon	Donegal E.A.	Regional	AGPS			
40801505	Lia Fall	Detached three-bay two-storey house with attic built c. 1815 with two-storey extension to rear	The Mall, Ballyshannon	Donegal E.A.	Regional	AIDSM			Yes
40801506	Courthouse	Detached three-bay gable-fronted courthouse built 1880 with single-storey recessed wings to both sides	The Mall, Townparks, Ballyshannon	Donegal E.A.	Regional	ASM			

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40801507	Ballyshannon Presbyterian Church	Detached Presbyterian Church built c. 1840 with single-bay gabled Gothic-Revival extension to east with projecting gabled entrance porch and entire building re-roofed c. 1885	The Mall, Ballyshannon	Donegal E.A.	Regional	AGSM			
40801508	House	Terrace of three two-storey Victorian houses built c. 1890, consisting of two two-bay houses and one three-bay house incorporating an arched carriageway	Upper Main Street, Ballyshannon	Donegal E.A.	Regional	AGDSM			
40801510	House	End-of terrace three-bay two-storey house built c. 1820 with projecting entrance bay and tripartite stone doorcase, with attic and stair return to rear. Refurbished c, 1990	The Mall, Ballyshannon	Donegal E.A.	Regional	AS			
40801511	Toner's Pharmacy	Terraced three-bay three-storey former house built c. 1860 with two-storey single-bay gabled stair return to rear with ground floor remodelled as shopfront c. 1920	Townparks, Ballyshannon	Donegal E.A.	Regional	ADSM			
40801512	The Condon Property	Detached five-bay two-storey over basement with attic late-Georgian house built c. 1810 with Doric doorcase, now semi-derelict and disused	Townparks, Ballyshannon	Donegal E.A.	Regional	AIGDSM			
40801513	Dunravenan Promontory Fort	Site of Dunraven Promontory Fort, C.?, with defensive ditch to north-east and cavities containing possible entrances to cave or souterrain on both sides of promontory	Dunravenan Townparks, Ballyshannon	Donegal E.A.	National	F			
40801514	St Joseph's Church	Detached church with tower to east built 1886 and old and new projecting sacristies to south, with choir gallery within	Carrickboy, Ballyshannon	Donegal E.A.	Regional	AIPSM			
40801515	Inis Samer	Detached three-bay two-storey house built c.1885 with projecting entrance porch to south, veranda and oriel window to east, two- and single-storey extensions to rear	Ballyshannon	Donegal E.A.	Regional	AISM			
40801517	Rock Home	Detached seventeen-bay two-storey Tudor-Revival workhouse built 1842 on H-shaped plan with two-bay three-storey gabled projecting pavilions to both ends and four-storey towers, with various subsequent additions and alterations, now in use as a retirement home	Carrickboy, Ballyshannon	Donegal E.A.	Regional	AHIGPM			
40801518	Work House/Masters House	Detached five-bay two-storey Tudor-Revival Workhouse Infirmary built on L-shaped plan with gabled end-bays and gablets over central bays, now in use as County Council and Urban District Council Offices	The Rock, Ballyshannon	Donegal E.A.	Regional	AHGPM			

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40801521	Gallogley's Jewellers	Detached two-bay four-storey Scottish Baronial style former bank built 1878 with basement below, tall two-storey clock and bell tower rising from crow-stepped gables to projection to street, with single-storey projection to rear, now in use as a shop	Main Street, Townparks, Ballyshannon	Donegal E.A.	Regional	ASM			
40801523	AIB Bank	Terraced two-bay single-storey neo-classical bank cash office with pedimented composite doorcase in symmetrical composition to façade, with arch to right-hand side to car park to rear built c. 1885, with single-storey extension to rear	Townparks, Ballyshannon	Donegal E.A.	Regional	AIPSM			
40801524	House	End –of-terrace three-bay two-storey former Georgian house with basement and attic built c. 1783, with two-bay two-storey return to rear and outhouses, now in use as offices	Upper Main Street, Ballyshannon	Donegal E.A.	Regional	ASM			
40801526	Castle Hardware & DIY	Mid-terrace five-bay three-storey former house built c. 1170 with Doric pedimented doorcase, incorporating arched carriageway, ground floor partly remodelled with shopfront, c. 1890, façade enriched c. 1925	Castle Street, Townparks, Ballyshannon	Donegal E.A.	Regional	AIDSM			
40801527	St Patrick's Church	Detached Romanesque-Revival Catholic church built in 1842, with steeple to north and two-storey over basement sacristy to south built with chancel apse to east and entrance porch to west added c. 1860, with single-storey crying chapel extension to south	Townparks, Ballyshannon	Donegal E.A.	Regional	AIPM			
40801529	St. Catherine's Convent	Detached nine-bay three storey convent, c. 1880 with projecting gabled end-bays, recessed entrance, projecting accommodation sanitary and stair wings to south	Townparks, Ballyshannon	Donegal E.A.	Regional	AIPSM			
40801531	Portnason House	Detached three-bay two-storey over basement late-Georgian house built c. 1820 with two-bay two-storey over basement extension on square plan to rear built c. 1860, with projecting composite order entrance porch, added c. 1860, remodelled to rear c. 1990	Portnason, Ballyshannon	Donegal E.A.	Regional	AIGSM			
40908001	Glen Tower	Detached two-storey coastguard tower built c. 1810 with machiolations to both corners and to centre of west elevation		Donegal E.A.	Regional	AHGS			
40908004	The Dwellings	Terrace of four-bay two-storey houses built c. 1910 with projecting single-storey porches, having large tanks on each porch roof, with single-bay single-storey extension to west and projecting glazed gabled rear porches	Glencolumbkille	Donegal E.A.	Local	AGSM			Yes

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40908901	Malin Beg Tower	Detached three-storey coastguard watchtower built c. 1810 with machiolations to both eastern corners and to centre of western seaward elevation	Malin	Donegal E.A.	Regional	AHGSM			
40909001	Carrick Lodge Gate Lodge	Detached three-bay two-storey former gate lodge built c.1865 with single-storey wings to south-east projecting entrance porch to north-west and rusticated crow-stepped gables and quoins	Carrick Lower, Carrick, Glencolmkille	Donegal E.A.	Regional	AGSM			
40909003	St Columba's Church	Detached Gothic- Revival Catholic church built c. 1850 with tower to west, chancel to east, projecting gabled entrance porch to south and sacristy to north; tower completed c. 1910	Carrick Upper, Glencolumkille	Donegal E.A.	Regional	AIPDSM			
40909201	Corn Mill	Detached two-bay three-storey corn mill built c. 1870 with single-bay two-storey extension to west, with external waterwheel to north	Milltown, Newmills	Donegal E.A.	Regional	HOS			
40909204	Inver National School	Detached three-bay two-storey school building with Arts & Craft design set within it's own grounds	Drumbeg, Inver	Donegal E.A.	Regional				
40909205	Thatched Cottage	Detached single-storey four-bay whitewashed thatched cottage.	Tievedooly, Inver.	Donegal E.A.	Regional	AHS			
40909206	Creamery Managers House	Detached three-storey two-bay former creamery Managers House built c. 1916 with hipped roof.	Drumduff, Inver.	Donegal E.A.	Local	AHCS			
40909303	St Mary's Church	Detached Gothic-style Catholic Church built in 1858 with tower added c. 1890, sacristy with galleries internally and central altar	Haugh, Donegal	Donegal E.A.	Regional	ASM			
40909304	Killymard Church	Detached three-bay Church of Ireland c. 1830 with chancel and vestry to north, c.1860 gabled porch and bell cote to south with toilet extension and boiler room to south-west corner	Ballydevitt, Co. Donegal	Donegal E.A.	Regional	APSM			
40909305	Killymard house	Detached five-bay two-storey over basement former rectory built in 1817, with projecting half-hipped entrance porch, with two-bay two-storey over basement extension to right-hand side, c.1860, with stair return, two- and single-storey over basement extensions	Eddrim Glebe, Mountcharles	Donegal E.A.	Regional	ADSM			
40909306	Eddrim Bridge	Double arched rubble railway bridge spanning road and river built c. 1850.	Dromore, Mountcharles	Donegal E.A.	Local	AHC			
40909401	Lough Eske Castle	Free-standing Elizabethan-revival style mansion built 1859-61 with corner four-storey over basement tower and projecting single-storey porch, ballroom wing added 1914, burnt in 1939 and now in ruins	Lough Easke Demesne, Barnesmore, Donegal	Donegal E.A.	Regional	AGPDSFM			

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40909402	Christ Church	Detached Georgian-Gothic style Church of Ireland church built c. 1840 with chancel and vestry, tower to south, c.1870 and internal gallery	Lougheask Demesne, Barnesmore	Donegal E.A.	Regional	AIGSM			
40909403	Mill	Detached three-bay two-storey saw mill built c. 1870 with extensions uphill, turbine to north gable wall replacing mill wheel with lean-to housing, formerly with single-storey shed to east. Now demolished	Lough Easke Demesne, Barnesmore, Donegal	Donegal E.A.	Local	O			
40909405	Donegal District Hospital	Formerly detached five-bay two-storey Tudor-style workhouse infirmary built c. 1842 with projecting gabled end-bays and gablets to central bays, now annexed to hospital built c. 1970	Donegal District Hospital, Donegal	Donegal E.A.	Regional	APM			
40909602	Old Church	Ruins of former Church of Ireland Church built c. 1640	Kilcar, Donegal	Donegal E.A.	Regional	F			
40909603	Cottage	Detached four-bay single-storey thatched cottage built 1898 with extension to rear	Kilcar, Donegal	Donegal E.A.	Regional	VM			
40909604	St Cartha's Church	Detached Romanesque-style Catholic church built 1903/4 with aisles to both sides and sacristy to north-west	Keenaghan, Kilcar	Donegal E.A.	Regional	AIPDSM			
40909605	Corn Mill	Detached four-bay two-storey corn mill built c. 1825 with external waterwheel and perpendicular addition c. 1860	Leiter, Kilcar	Donegal E.A.	Regional	AHIGOS			
40909606	St. Matthew's Church of Ireland.	Detached single storey two-bay church hall with 2 tiers remaining on the west tower built c. 1828.	New Town Glebe, Kilcar.	Donegal E.A.	Local	HCS			
40909701	St John's Church	Detached Church of Ireland Church built in 1829 with polygonal chancel added to the south and steeple completed 1856-62; projecting gabled vestry to east	St. John's Church, Killybegs	Donegal E.A.	Regional	AIPSM			
40909702	St Mary of the Visitation	Detached Gothic-Revival Catholic Church c. 1840 with gabled three-bay transepts, sacristy to north and tower to south west and crying chapel extension to eastern corner	St. Mary of the Visitation, Killybegs	Donegal E.A.	Regional	AIPFSM			
40909703	Coastguards Station	Detached six-bay two-storey former coastguard station built in 1866 with single-bay three-storey tower to south-west with oriel machiolated windows to three sides and projecting single-storey entrance porches to rear, still in use as housing	Coastguards Station, Killybegs	Donegal E.A.	Regional	AGPSM			
40909704	The Old Rectory	Detached three-bay two-storey former Glebe House built c. 1830 with two-storey return to rear, conservatory to south and single-storey porch to frontage, c. 1910, bow windows to south east	Killybegs	Donegal E.A.	Regional	AISM			

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40909705	National School	Detached nine-bay single- storey former national school built 1850 with two-storey gabled two- storey projecting end-bays with canted bay windows, gabled projecting central entrance bay with bellcote over and gabled entrance porches facing each other	Corporation, Killybegs	Donegal E.A.	Regional	AISM			
40909707	Fintragh House Stables	Detached nine-bay single-storey former stables with courtyards to rear with two-storey grooms and hands accommodation, built 1896 with three-storey clock tower to centre of frontage with large covered eaves cornice, all now in ruins	Fintra House Stables, Killybegs	Donegal E.A.	Regional	AGDM			
40909715	Lighthouse	Detached five-bay single-storey lighthouse-keepers house built c.1837-8	Rotten Island, Carnullagh, Bruckless	Donegal E.A.	Regional	APS			
40909717	Lighthouse & Cottages	Detached cylindrical two-storey lighthouse built c.1830 with corbelled walkway and granite base to metal-framed light room, single-storey offices and dwelling forming courtyard to north-east	St. John's Point	Donegal E.A.	Regional	AIGPSM			Yes
40909719	Robinson School	Detached 2-storey three-bay former school providing teachers accommodation below built c. 1838.	St. Catherine's Road, Killybegs.	Donegal E.A.	Local	HCS			
40909801	Church of St Joseph & Conall	Detached Romanesque-style Catholic Church built 1913 with two-bay transepts and free-standing round tower belfry	Bruckless, Dunkineely, Donegal	Donegal E.A.	Regional	AIPSM			
40909802	Bruckless House	Detached three-bay two-storey house c. 1760 with two-storey extension to rear projecting enclosed porch to south and two-storey extension to rear, single-storey porch to rear of return	Bruckless, Dunkineely, Donegal	Donegal E.A.	Regional	AIGSM			
40909809	Drumbeg Retirement Home	Detached three-bay two-storey over basement former house built c.1800 with projecting enclosed entrance porch, four-bay three-storey over basement bedroom extension to south c. 1910 and single- and two-storey extensions to east and three-storey over basement	Drumbeg Retirement Home, Inver	Donegal E.A.	Regional	AIM			Yes
40909905	Church of the Sacred Heart	Detached Gothic-revival Catholic church built c. 1870, with polygonal chancel and gabled entrance porch, five-bay nave and sacristy to north-west	Mountcharles	Donegal E.A.	Regional	AISM			
40909906	Christ Church	Detached Gothic-Revival Church of Ireland church built c. 1861 with three-bay nave gabled entrance porch to south-east chancel and vestry extension to north-east	Mountcharles	Donegal E.A.	Regional	AISM			

<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40909907	The Hall	Detached five-bay three-storey over basement mid-Georgian house built c. 1750 with projecting open glazed wrought iron porch to north-west added c. 1810 and having limewashed rubble stone farm buildings to rear	The Hall, Mountcharles	Donegal E.A.	Regional	AIGDSM			
40909909	Salt Hill House	Detached five-bay two-storey over basement house with projecting gabled central bay with arched attic window built c. 1780 with return to rear and five-bay single-storey sheds to north-east and two-bay single-storey sheds to south-west	Salt Hill House, Mountcharles	Donegal E.A.	Regional	AGSM			
40909912	Paddy Kelly's Cottage	Detached two-bay single-storey thatched cottage built c. 1850 with bed outshot to rear, restored 1992	Mountcharles	Donegal E.A.	Regional	UV			
40909913	Coxtown	Detached five-bay two-storey late-Regency house built c.1840 with pedimented breakfront central entrance bay and two-storey return on L-shaped plan to rear built c. 1800, plastic windows recently inserted, outbuildings and coach house to rear	Bridgetown, Ballintra	Donegal E.A.	Regional	AIGSM			
40909915	Corn Mill	Detached six-bay four-storey ruined mill built c. 1860 with external waterwheel with downstream shed over tailings and grain-bagging store to south	Killgole, Bridgetown, Ballintra	Donegal E.A.	Local	AGOS			
40909917	Pedestrian Bridge	Single-span pedestrian bridge over millrace built c. 1850 with dressed rubble stone voussoirs and rubble stone haunching and parapet	Bridgetown	Donegal E.A.	Regional	ATS			
40909919	St. Ernan's	Detached five-bay two-storey house built c. 1829 with attic with c. 1826 house to rear, three-storey over basement extension to rear right-hand side, c. 1880, with two-storey extension to rear left-hand side c. 1990, with single-storey over basement	St. Ernan's Island, Donegal	Donegal E.A.	Regional	AISFM			Yes
40910002	Laghey Bridge	Arched road bridge over river built c.1800, with dressed rubble stone voussoirs to segmental arches, rubble stone haunching and low parapets, thin Ashlar cutwaters and piers	Laghey, Donegal	Donegal E.A.	Regional	ATS			
40910003	Laghey Parish Church	Detached late Georgian Gothic-style Church of Ireland church built c. 1837 with vestry to south with chancel to east, transept to north and porch to west, façade renovated 1911-9 with bell cote	Laghey, Donegal	Donegal E.A.	Regional	AISM			
40910004	Rathneeny Presbyterian Church	Detached three-bay single-storey Presbyterian church built c. 1800 with porch 212ingle212y to west	Laghey, Donegal	Donegal E.A.	Regional	AISM			



<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40910101	St. Patrick's Basilica	Detached Romanesque-Revival octagonal basilica with transepts, chancel and projecting entrance porch with internal galleries, with arcaded open porches outside doors, built c. 1925	Station Island, Lough Derg, Pettigo	Donegal E.A.	Regional	APSM			
40910102	St. Mary's Church	Detached six-bay single-storey Catholic church built c. 1870 with confessional outshoots and gabled projecting porch	Station Island, Lough Derg, Pettigo	Donegal E.A.	Regional	ADSM			
40910201	Church of Ireland Church	Detached three-bay single-storey Church of Ireland chapel of ease built c. 1810 with gabled enclosed entrance porch and bell cote to south-west gable, re-roofed c. 1985; retaining original sash windows with switch track glazing bars	Casheleenny, Lettercran, Tievemore	Donegal E.A.	Regional	ASM			
40910303	St. John's Church	Detached late-Georgian Gothic Church of Ireland church built c. 1830 with bell cote to west, projecting gabled and buttressed entrance porch and vestry to rear and shallow chancel recess, refurbished c.1990	Rossnowlagh	Donegal E.A.	Regional	AGSM			
40910304	St Bridget's Church	Detached late-Georgian Gothic-style Catholic church with tower to west, built 1845, with five-bay single-storey former dwelling with attic accommodation to north	Ballintra	Donegal E.A.	Regional	AIPSM			
40910306	Glebe House	Detached three-bay single-storey over basement former Glebe house built 1792 with dormer attic and two-storey split-level return to rear, projecting open porch added c.1900, having recessed octagonal panels to door and webbed fanlight	Glebe House, Ballintra	Donegal E.A.	Regional	AGSM			
40910401	Old Brown Hall	Detached eight-bay two-storey house built c. 1700, with wide-gabled return and two-storey adjacent outhouses to rear forming courtyard	Ballintra, Donegal	Donegal E.A.	National	AIGPFM			
40910402	Brown Hall	Detached four-bay three-storey Georgian house built c. 1780, with three-bay projecting porch to central entrance added c. 1810	Ballintra, Donegal	Donegal E.A.	Regional	AIGPSM			
40910404	Cottage	Detached single-storey three-bay cottage with two groups of outbuildings in close proximity.	Ballynakillew Mountain, Ballintra.	Donegal E.A.	Regional	RHS			
40901509	Hunting Lodge	Detached two-storey two-bay cottage with walled courtyard and two-storey outbuilding to rear built c. 1890.	Longhultan, Pettigo.	Donegal E.A.	Local	AHS			
40910621	Thatched Cottage	Terraced four-bay single-storey thatched cottage with bed outshoot to rear built c. 1820, now in use as outhouse and semi-derelict.	Kildoney Glebe, Ballyshannon	Donegal E.A.	Regional	VSM			
40910707	Wardstown House	Detached five-bay three-storey over basement house with attic storey built c. 1740, with bowed bays to centre and both ends and to centre of rear elevation, now a ruin	Ballymacaward, Ballyshannon	Donegal E.A.	Regional	AIGSM			



<i>Ref. Number</i>	<i>Name</i>	<i>Description</i>	<i>Address</i>	<i>Electoral Area</i>	<i>Rating</i>	<i>Importance Value</i>	<i>Owner / Occupier</i>	<i>Conservation Grant Scheme</i>	<i>Declaration</i>
40910708	Wardstown House Outbuildings	Detached four-bay two-storey outbuilding built c. 1780, formerly on L-shaped plan with northern part demolished	Ballymacaward, Ballyshannon	Donegal E.A.	Regional	AGS			
40910746	Cavangarden Farmyard	Detached single-bay two-storey former farm office built c. 1825 with Georgian-Gothic façade surmounted by bellcote	Cavengarden, Donegal	Donegal E.A.	Regional	AGSM			
40910748	Gates of Camlin house	Castellated tower gate-lodge and entrance screen to Camlin House, c. 1840; house now demolished but some outbuildings survive	Camlin, Ballyshannon	Donegal E.A.	Regional	AGP			
40910748	Camlin House	Castellated tower gate-lodge and entrance screen to Camlin House, c. 1840; house now demolished but some outbuildings survive	Camlin, Ballyshannon	Donegal E.A.	Regional	AGP			
40910749	Sminver Bridge	GNR railway bridge c 1866	Carrickboy, Ballyshannon	Donegal EA	Local	AH			




Table: 15 Appendix 3: Record of Protected Structures in Buncrana



RPS Ref/ Name/Address	Description/Rating/Special Interest
1 / 4090 2907 / Drift Inn / Railway Road	<p>Description: 1860-1865. Detached 6 bay, 2 storey former railway station built 1864 with gabled dormers, projecting gabled end-bay to right hand side and entrance bay 3 bay single storey former sheds to left hand side extended by one storey.</p> <p>Rating: Local</p> <p>Special Interest: AP (Architectural, Personality)</p>
2 /4080 0102 / Mill River Bridge	<p>Description: 1700-1750. 3 arch road bridge over waterfall built, 1740, with extended westwards twice with rubble stone voussoirs vault abutments and parapets.</p> <p>Rating: Regional</p> <p>Special Interest: ASM (Architectural, Streetscape Setting, Material)</p>
3 / 4090 2901 / Buncrana Castle / Swan Park	<p>Description: 1710-1720. Detached 7 bay, 2 storey over basement house built 1718 with projecting roofed pavilions on both sides, 2 bay, 2 storey extension to south left hand side and split level stair return to rear and breakfront to central 3 bays with open pedimente.</p> <p>Rating: National</p> <p>Special Interest: AGH (Architectural, Grouping, Historic)</p>



Table: 16 Appendix 3: Record of Protected Structures in Bundoran

Ref. No.	Name/Address	Description/Rating/ Special Interests	Importance Rating	National Inventory of Architectural Heritage No. and Value	Photograph (2008)
1	Sisters of Mercy/ Villa Nova	2 storey Georgian detached house with 2 storey hipped roof and rear projection	N/A	N/A	
2	Sisters of Mercy	Single storey Georgian gate lodge with hipped roof	N/A	N/A	

Ref. No.	Name/Address	Description/Rating/ Special Interests	Importance Rating	National Inventory of Architectural Heritage No. and Value	Photograph (2008)
3	Presbyterian Church	Detached over gable fronted disused Presbyterian Church with spire to façade built 1865, with ruins of vestry to rear.	Regional	40801308 AGS	
4	Ulster Tourist House	Two storey 6 bay house with attractive fanlight.	N/A	N/A	

Ref. No.	Name/Address	Description/Rating/ Special Interests	Importance Rating	National Inventory of Architectural Heritage No. and Value	Photograph (2008)
5-12	Bayview Terrace	Row of nine 2 bay 3 storey Victorian house c. 1890 with 2 storey canted bay window and cantilevered balcony and gables to front and 2 storey returns to rear.	Regional	40801310 AGSM	
13	Church of Ireland Episcopal Church	Detached Church of Ireland Episcopal Church	N/A	N/A	
14	St. Louise's Convent	Detached 7 bay, 2 storey Gothic revival convent on L-shaped plan with gabled single storey entrance porch with bell cote to gabled projecting central bay behind, built c. 1890, with 2 storey split level and single storey split level and single storey extensions to rear.	Local	40801306 AIGPS	

Ref. No.	Name/Address	Description/Rating/ Special Interests	Importance Rating	National Inventory of Architectural Heritage No. and Value	Photograph (2008)
15	M. Phillips, The Bookies (Shell House)	Terraced 3 bay, 2 storey house built c. 1870, with frontage clad with shells and crockery mosaic c. 1930 with 2 storey return and single storey extension to rear.	Local	40801312 V	
16	Kitchen Bake Cake & Coffee Shop	Detached 5 bay single storey former Methodist Chapel with entrance porch to east built 1888 with extensions to NE and mezzanine inserted c. 1980 on conversion to coffee shop, with glazed porch to street.	Regional	40801302 APSM	

Ref. No.	Name/Address	Description/Rating/ Special Interests	Importance Rating	National Inventory of Architectural Heritage No. and Value	Photograph (2008)
17	AIB Bank	Formerly mid-terrace 3 bay, 3 storey Italianate bank built c. 1875 with 2 storey return and single storey over basement extension to rear.	Local	40801305 ASM	
18	Thatched House	Terraced 3 bay storey, thatched cottage built c. 1830	Local	40801311 V	


Ref. No.	Name/Address	Description/Rating/ Special Interests	Importance Rating	National Inventory of Architectural Heritage No. and Value	Photograph (2008)
19	Railway Bar	End of Terrace corner 3 bay, 2 storey former house built c. 1875 with 2 storey return and single storey over basement extension to rear.			

Table 17: Appendix 3: Record of Protected Structures in Letterkenny

Map Ref.	Dúchas Ref.	Location	Description	Importance	Rating
001	40501170	1. Mount Southwell Place	End-of-terrace, 3 bay, 1865-1870. 2 storey over basement house.	AG	Regional
002	40501171	2. Mount Southwell Place	Terraced 3 bay, 2 storey over basement house. 1865-1870	AGP	Regional
003	40503163	Mount Southwell Mews	End-of-terrace, 3-bay, 1865-1870 2-storey over basement house.	AG	Regional
004	40504072	Rosemount House, Rosemount Lane	Detached 4-bay, 2-storey house. Pre1858 <i>(as directed by the Minister for Environment, Heritage and Local Government).</i>	A	Regional
005	40500012	St. Conal's Psychiatric Hospital, Kilmacrennan Road	Mid Victorian. 2-storey. Central section, 1860-1890 3- storey additions.	AGP	Regional
006	40501090	St. Eunan's College, College Road	3-Storey, symmetrically planned school building. 1900-1910.	AIGUD	Regional
007	40504052	Bank of Ireland, Upper Main Street	Detached, 4-bay, 2-storey former house. 1875-1880	AP	Regional
008	40502279	Courthouse, Upper Main Street	Detached, 3-bay, 2-storey over basement, 1825-1830 neo-Classical courthouse	A	Regional
009	40502086	Bank, Upper Main Street	End-of-terrace, 3 bay, 2-storey bank. 1900-1910	G	Regional
010	40501167	Conwal Church, Church Lane	Church of Ireland Parish Church. 1750-1790	AP	Regional
011	40501168	Cathedral of Saints Eunan & Columba, Sentry Hill Road	French neo Gothic cruciform plan Cathedral 1890-1905	APD	Regional
012	40501199	Conwal Church, Church Lane	Conwal Parish Church graveyard. 1650-1940	HD	Regional
013	40504036	Ernest Speer, Lower Main Street	Terraced 3-bay, 1875-1880 2-storey shop retaining period shop front and interior.	AIG	Regional
014	40503214	Oldtown Bridge, Oldtown	Triple-arch road bridge over River Swilly 1700-1740.	D	Regional

Map Ref.	Dúchas Ref.	Location	Description	Importance	Rating
015	40503215	Bridge, Oldtown	Disused single-span plated lattice-truss Railway Bridge. 1900-1905	HTD	Regional
016	40501164	Ardenaun, Cathedral Road	Detached six-bay, c. 1900. three storey over basement Bishop's Palace. (as directed by the Minister for Environment, Heritage and Local Government).	A	Regional
017	40502222	Donegal County Museum, High Road.	Detached five-bay, c. 1845, two-storey former workhouse and infirmary	A	Regional
018	No ref.	New Line Road	Single storey stone wash cottage with thatch roof.	A	Regional
019	40905303	Ballymacool House	Detached, five-bay three-storey over basement built c.1825	AH	Regional

Table 18 Appendix 3: Public Rights of Way

Number	Location
1.	North West end of Culdaff Beach
2.	Carnashanna Beach
3.	Glenburnie Beach
4.	Ballynarry Beach
5.	Leckon Beach, Inch Island
6.	West End of Kinnegar Beach
7.	Kinnegar Beach on West End
8.	South end of Stocker Strand
9.	Stocker Strand
10.	West Side of Ballyhiernan Beach
11.	Centre of Ballyhiernan Beach
12.	East side of Ballyhiernan Beach
13.	Point 600 yds. towards Doaghmore Beach
14.	Trafaghboy Beach
15.	Gortnalugage Beach
16.	Tramore Beach
17.	East end of Marble Hill Beach
18.	Breaghy Head
19.	Dunfanaghy Beach
20.	Dooey Beach
21.	Magheraclogher Beach
22.	West Pier, Bunbeg
23.	South end of Breade West Beach
24.	Mullaghderg Beach
25.	Fishing Pier and Boat Slip on east of County Road L1463
26.	Beach West of Road L1463 at Tradearg
27.	West End of Arlands Beach
28.	Maghera Beach
29.	Dooey Beach
30.	Castlegoland Beach
31.	Dunes east of Maghery Beach
32.	South End of Glencolmcille Beach
33.	Beach at Malinbeg
34.	East end of Fintragh Beach
35.	Fintragh Beach
36.	West end of Fintragh Beach
37.	South End of Mullinasole Beach
38.	South end of Finner Beach
39.	Beach and Coves at Portnablagh
40.	South End of Beach at Downings
41.	Tullagh Beach
42.	Dunree Beach
43.	Dunree Beach
44.	Main Carrigart Road

PART B: Appendix 4

Building a House in Rural Donegal - A Location Siting and Design Guide

1.0 Introduction

The Donegal landscape is a finite resource and one which warrants careful and considered management. To maintain the beauty of the county, we are charged with managing the impact new development has on the landscape.

The information in this guide provides assistance to those involved in the planning and development process of designing a house in the countryside and in particular is designed to assist applicants/agents to develop proposals specific to the character of Donegal and to enable better consideration of the likely visual impact of a scheme on the landscape.

The guide advocates an integrated approach to the design of a dwelling in the countryside considering the three key elements of Location, Siting and Design.

In summary a house in the countryside should;

- Integrate satisfactorily within the landscape.
- Reflect its location and contribute satisfactorily to the character of the area, expressing local influences and materials appropriate to the rural area.
- Be well designed informed primarily by site specifics.

People have lived off the land in Donegal for generations, where buildings respect and respond to the land which they inhabit. This relationship can be further sustained through informed and sensitive siting and design.

While this information will help applicants with the design aspects of the process of obtaining planning permission, the main documents of the plan contain the policies which address the principle of building a house in various parts of the countryside.

Notwithstanding these principles, proposals which fail to demonstrate an understanding of the site specifics and subsequently fail to integrate new buildings with the surrounding countryside will not be permitted.

This guide derives from the County Donegal Development Plan Core Document, Policy RH-P-1 Part 1 where it states:

'Proposals for individual dwellings shall be subject to the application of Best Practice in relation to the siting, location and design of rural housing as set out in Appendix 4 and shall comply with Policy RH-P-2.'

- **The Design Brief.**
- **Pre-planning Consultation.**
- **Other:**
 - **Building Energy Rating.**
 - **Effluent Disposal.**
 - **Roads and Access.**
 - **Adaptability.**
 - **Renewable Resources.**

1.1 General Guidance for Applicants

When designing a new building in any environment a series of steps are to be considered. The key principles of site selection, house design, architectural detailing and material specification are considered so as to achieve an informed, site-specific design solution. In doing so a number of factors require careful consideration:

- The Design Brief
- Pre-planning Consultation
- Other:
 - Building Energy Rating
 - Effluent Disposal
 - Roads and Access
 - Adaptability
 - Renewable Resources



1.2 The Design Brief

When thinking about building a new house in the rural area, in the first instance, look at your site, make a list of what you want from a house in the countryside, meet with and discuss your needs with your designer. Your designer should begin by analysing these requirements, considering your site first and foremost, the relevant policy context, your spatial requirements and your budget to ensure your needs are properly realised, efficiently and economically. These factors are then translated into a design tailored to your site, your spatial requirements, in line with current legislation and the policy framework.

Information and particulars in relation to making an application to the local planning office are available in your local Public Service Centre, in County House Lifford or online at www.donegalcoco.ie.

All applicants are encouraged to engage suitably qualified professional designers. The implementation of good design principles need not incur additional cost, instead informing the energy performance and life time functioning of the building. This in turn may influence the capital value of the building, while increasing the quality of life enjoyed from the building by its inhabitants.

1.3 Pre-planning Consultation

Organise a pre-planning meeting with the Planning office to discuss the proposals. Donegal County Council encourage communication with the Planning office at the outset and will provide pre-planning advice in relation to an application, addressing any concerns arising and discussing possible alternatives as necessary.

Provide site maps, site photographs and preliminary sketch designs, preferably in advance, to aid discussion with the Planning office so as to ensure informed feedback is available to progress an application further.

1.4 Building Regulation and the Energy Performance of Buildings

You should also be aware of the National Building Regulations, which cover various aspects of construction. This legislation is independent of the planning code and you are legally obliged to comply with these building regulations to ensure your building is constructed to a quality standard. In this regard one of the most important aspects of the National Building Regulations legislation to be considered is the potential to be explored in terms of energy efficiency and sustainability. This will inform the siting and design of your building, providing for a warm comfortable home, potentially reduce your fuel bills, and adding value to your investment.

The EU Directive on the Energy Performance of Buildings is aimed at improving the energy performance of residential and non-residential buildings and also outlines, amongst other things, the requirement to provide at the point of sale or rental of a building or on completion of a new building, an energy rating of your building in the form of a Building Energy Rating (BER) certificate. This rating is informed by the energy used in the construction phase of the building as well as through the life time of the building. Elements of the rating are influenced principally by topography and orientation through solar gain, shelter from prevailing winds, wind energy etc; and encourage the siting of dwellings to gain the maximum benefit from the environment in which they are situated.

1.5 Effluent Disposal

Applicants should demonstrate that the method of disposing of wastewater from the proposed dwelling is fully sustainable, checking the availability of connections to water and sewage facilities, in compliance with the requirements of Donegal County Council and in accordance with the Environmental Protection Agency guidelines. You should also be aware since the introduction of the 2006 Planning and Development Regulations, all planning applications, where it is proposed to dispose of effluent, not to a public mains system, must be accompanied by a site suitability assessment.

1.6 Roads and Access

The location of the access from your site onto a public road should primarily consider road safety and be sited so as to maximise road visibility. Technical standards are as set out in Appendix 3, Part B of this Plan; the elements of which are to be considered and implemented accordingly.

1.7 Lifetime Adaptability/Extensions

Buildings should be designed with flexibility and adaptability in mind, providing access to the older, the very young and people with disabilities. It is useful to consider the possible changing needs of the recipient in planning for a toilet and bedroom downstairs if needed in the future.

1.8 Renewable Resources

The use of renewable energy sources such as solar panels, domestic wind turbines, geothermal heating systems, rainwater recycling systems etc are encouraged in principle on existing or new dwellings.

1.9 Embodied Co2

The choice of building materials is important in terms of sustainable development. Currently, in Ireland the amount of CO2 emissions attributable to the manufacture of building materials are approximately 3-4 million tonnes per annum. This CO2 is termed 'embodied CO2' as it is the CO2 embodied in the construction materials. The use of green construction materials such as low carbon cements, insulation with lower embodied CO2, timber from sustainable sources or easily recycled material should be considered as part of any construction project. Taking steps to reduce embodied CO2 will contribute to the overall reduction of CO2, reducing dependency on fossil fuels, while encouraging and supporting the growth of the green economy.

- **A house in the countryside should;**
- **Integrate satisfactorily within the landscape.**
- **Reflect its location and contribute satisfactorily to the character of the area, expressing local influences and materials appropriate to the rural area.**
- **Be well designed informed primarily by site specifics.**

2.0 Location

The characteristics of the local area within which your dwelling sits, primarily land fall and vegetation cover, will inform the siting of your building within the rural environment and requires careful and considered analysis.

Throughout Donegal the characteristics of the landform vary and can do so quite dramatically over a short distance. The landscape of the county, its topography, terrain, vegetation cover, exposure, field and settlement pattern, determines and/or informs how successful any new building sits within the landscape.



The capacity of the rural landscape to absorb buildings varies depending on the outcome of much of the above, but generally contoured landscapes provide more opportunity for the integration of a new building in the countryside. That is not to say a new dwelling may not be successfully integrated into a low-lying terrain. The underlying factor in the success or otherwise of a new dwelling fitting into the countryside is a thorough and comprehensive understanding of the site specifics and its capacity to integrate satisfactorily a new dwelling within its environs.

In the first instance a knowledge and understanding of the different landscape types and building reference in Donegal informs the opportunities available at a given site.



2.1 Distinctive Landscape Types:

Coastal

Including cliffs, offshore islands and dunes. The Donegal coastline is typically a rugged indented coastline, with small bays and inlets, exposed rocky outcrops and long beaches sheltered by sandy dunes. Steep indented sea-cliffs complement coastal lowlands which are fringed by sandy bays and offshore islands, and make for some of the most dramatic coastline in the country. Many of the Offshore Islands are rugged, isolated and treeless, exposed to all the elements, including high winds and salt seas.

New development along the coastline and on the islands, should complement the visual amenity of the coastline and demonstrate a positive addition to the area. The scale mass and form of any new building requires particular and sensitive consideration in such locations.

Mountains

Much of Donegal is characterised by rugged uplands. These generally unpopulated upland areas are in places protected by EU and Irish conservation designations. They are home to a wide diversity of wildlife and are popular visitor attractions. The very nature of the mountainous landscape, the exposed terrain of the mountain range and frequent lack of vegetation, provides for a high level of

visibility and consequently presents difficulties for the introduction of a new building in the landscape with limited opportunity for integration.

The success of any proposal will depend on a thorough understanding of the site, providing for a sensitive integration of a new building within the landscape. Building on the crest or shoulder of a slope is to be avoided. Alternatively naturally occurring tucks and hollows should be considered to provide shelter and privacy and assist in setting a building satisfactorily into the landscape. Significant excavation to create a level platform is not acceptable in this landscape.

Drumlin

Throughout a swathe of Donegal, about 10-12 thousand years ago, the ice drifted and formed a mass of undulating, localised small hills called drumlins. Tree growth is often found at the base of these drumlins which are characterised by small enclosed field boundaries. Stone walls that outline these field boundaries are frequently prevalent due to the abundance of fieldstone. Given the abundance of stone walling, the use of stone sourced from the local area can be of particular importance in these areas in assisting a new buildings' integration within the landscape while complimenting the existing character of the area. Naturally occurring landforms, hills, trees and stone walls should be utilised to provide shelter and integration for a new building in the countryside.

Bogland

The bogs of Donegal provide a backdrop of colour and texture, with magnificent long views, interspersed with copses of vegetation. Many blanket bogs in Donegal are now protected as Natural Heritage Areas and SACs; active blanket bog being a Priority Habitat under the EU Habitats Directive. Due to the wet and porous condition of the ground, open bog-land is not usually nor readily conducive to construction, it can also be hugely problematic in terms of achieving satisfactory disposal of effluent. As such this landscape provides limited opportunity for new development. Where an opportunity does exist, the scale and form of the building and the specification of finishes are particularly important.

Providing a solution which complements the surrounding colour palette, ensuring any new development integrates in harmony with the immediate environment requires informed and sensitive consideration.

Arable

These areas of green fields are characterised by long stretching views and rich low-lying land. These large scale flat or gently sloping fertile plains are furnished with clusters of mature deciduous trees, a profusion of hedgerow and general lush vegetation cover and are typically sub-divided into large intensively worked farms. Larger houses on large plots traditionally serviced this fertile land and while careful consideration is to be given to the impact any development has on the long views of the area, there may be the provision, with careful and appropriate siting, and utilising existing tree clusters, to integrate a larger building footprint within this landscape. Notwithstanding the above particular care should be taken in these areas to minimise potential negative impact on the visual amenity of the area in providing individual houses which are incongruous to their setting and as a result unnecessarily dominant in their environment. The natural clustering of trees is to be maximised as a natural backdrop for a new house in the countryside, providing shelter and privacy. Moreover an existing grouping of farm buildings



can be a natural starting point when analysing the location of a new dwelling, providing for a continued evolution of an already existing building cluster.

2.2 Building Reference - Donegal's Rural Houses

The architectural heritage of Donegal has evolved, in the main, from the earlier linear form and detailing of the cottage to the later much larger grand proportions of the estate house, both of which were often serviced by a range of out-buildings of varying quality and quantity. Variations of this vernacular, from the inland east to the coastal west, both refer to classical proportion and reflect in their detailing the influences of a given time, from the famine to the Plantation to the present day.

From this there are a number of existing rural building types which contribute to Donegal's rich landscape and heritage:

- Estate Houses and service buildings.
- Classical Farmhouses and their outbuildings.
- Cottages and their outbuildings.
- Well designed contemporary dwellings.

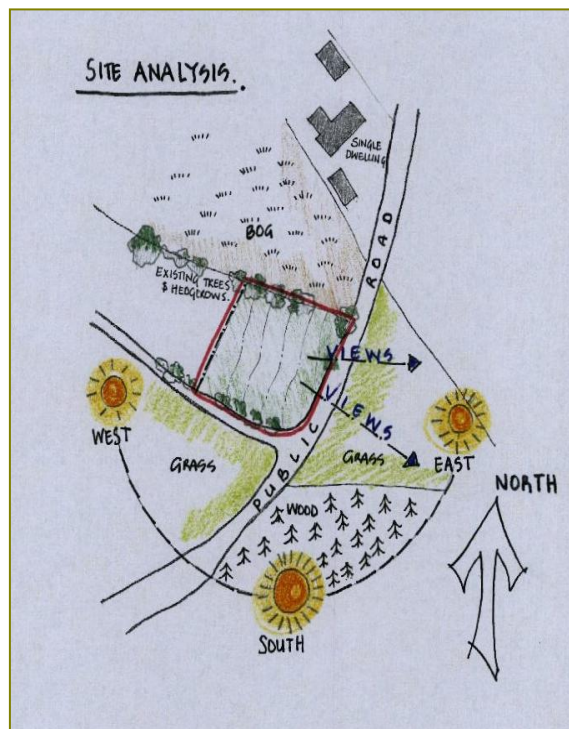
Many of these buildings manifest the same principles in their built form;

- Of classical reference.
- A simplicity of form.
- Are site specific
- From a local palette of materials.

It is from this reference, which we begin, expressing our local identity within a rural context.

2.3 Key Principles:

- Consider the specific natural characteristics of the local area identifying eg the location and type of tree cover, land type etc. This information will in part inform the siting and plan form of the new building.
- Consider the detailing and plan form of the surrounding built environment, noting the difference in traditional detailing throughout the county. This variation within the county should be considered in the building design.
- Identify and utilise a location's specific natural features to inform the integration of a new building sensitively and harmoniously within its host setting.
- New buildings should harmonise with rather than dominate the visual character of an area.
- Protect and conserve views adjoining public roads, coastlines and river valleys throughout the county where these views are of high amenity value.
- Consider relevant landscape and building designations which may impact upon potential development.



3.0 Siting

The capacity of the countryside to accept new development varies according to the local character of the area, therefore to design with the landscape goes some way to ensure the positioning of buildings are unobtrusive and visually appealing in their setting.

When considering the potential of a site for a dwelling in the countryside, become familiar with the site, read the landscape, and think about the siting of the new dwelling. In doing so the specifics of the site are analysed which consider a number of issues, this site analysis in turn informs the plan form/layout of the dwelling on the site and includes:

- Topography.
- Orientation.
- Boundary Treatments/Entrance and Access.
- Gardens
- Cultural Influence.

It is recognised that building a house, for many, is the single largest investment they are likely to make and therefore maximising a sites potential is essential in creating an energy efficient home, a quality living environment and a positive addition to the landscape. Notwithstanding the above the siting of a building in the countryside is considered one of the most important aspects of the planning process.

3.1 Site Analysis

A site analysis identifies significant features or qualities of a site and involves, visiting the site, walking the site, referencing photographs, archives, sketches, mapping etc. This investigation brings a greater sensitivity to and understanding of the opportunities of the site which in turn informs the design process and planning evaluation.

As a starting point, it may be useful to photograph the local area within which the site sits. Photographs taken from key vantage points may inform the visual impact of proposed development on the site, considering in particular the long views towards the site. This information may be included within a planning application and referred to as supporting documentation informing the decision making process.

Each of the key considerations of topography, orientation, boundary treatment/entrance and access, gardens and other cultural influences are now discussed in more detail, the findings of which inform the siting and layout of any proposed building on the site.

A holistic approach is to be adopted in the design process displaying sensitivity towards the rural environment and natural energy conservation, acknowledging and respecting the rural nature of the surrounding landscape and specifics of the site.



3.2 Topography

Donegal is a rich and diverse scenic landscape, and includes rolling fertile plains and valleys, magnificent upland and mountain, spectacular rugged coastline and a profusion of inland waterways and loughs, all of which inform the topography of the county. Consider:

- Where possible position buildings to run along the contours of the site. In exceptional circumstances, where it is necessary to run across the contours introduce stepped gables and rooflines, as necessary provide a detailed contour survey which will inform the design process.
- Avoid the unnecessary excavation of the site to create a building platform incongruous within its natural setting.
- Site your buildings to blend sympathetically with the landscape, integrating rather than dominating the host environment.
- Construction of houses on elevated or exposed sites which will be obtrusive and which will detract from the visual character of the rural area will not be permitted.
- The building should be sited so as not to break the skyline or waterline.



3.3 Orientation

The orientation of a house should recognise prevailing winds, prospects and the path of the sun. Orientation was a critical factor in the traditional siting of houses and it should remain so, to conserve energy and potentially reduce home heating bills. Rural dwellings typically demonstrate a strong ratio of solid to void whereby walling is the dominant element, this is a particularly important consideration on the north elevation where windows may be typically smaller to minimise heat loss with typically larger expanses of glass on the south side, usually with a vertical emphasis to maximise light and solar gain.

- Site your building to capitalize on passive solar gain and shelter from the prevailing wind.
- Design your building to provide for maximum sunlight, creating spaces for entertaining and safe play.
- Entrances and doorways should be located and designed to provide shelter from the prevailing wind. Where possible utilise existing trees to provide a shelter belt from the wind and rain.
- Consider presenting the gable to the exposed windward situation, well sheltered areas enable planting to succeed and contribute further to the visual integration of buildings in the countryside.
- Consider the location of internal rooms to maximise the path of the sun; morning sun into your kitchen, setting sun furnishing the living room, and thus informing the building foot print.
- Orientation of the house shall be determined by factors such as sun, wind and land form, not the alignment of the nearest road.
- A narrow plan footprint allows for dual aspect and can benefit from 100% solar gain and day-lighting.

3.4 Boundary Treatment/Entrance and Access

The field pattern, road network, neighbouring buildings, boundary walls gates and gardens, hedgerows and trees, inform the landscape and can provide a backdrop within which a new building may sit in the countryside considering;



3.5 Boundary Treatment:

- Boundary condition, to include details of gates, pillars and boundary wall finishes, hedges and vegetation are to be detailed so as to enhance the existing field boundary and complement rather than dominate the house within.
- Boundary walls are to respect traditional road boundaries, while providing privacy and security for their recipients. Where possible re-use any existing stone on the site supplemented with local stone, and re-build walls typical of the area, in coursing, jointing, height and detail.
- Existing dry stone walls are to be retained where possible where they provide a positive contribution to the surrounding area. Where removal of a dry stone wall is necessary so as to conform with visibility standards, or for the purposes of road widening, a new dry stone wall shall be provided to the satisfaction of the Council.
- Specifics of boundary condition to include gates, pillars and walls are to complement the immediate area and not appear overly dominant to neighbouring buildings or along the road side.

3.6 Access and Entrance:

- The details and requirements of the access servicing a new dwelling are to be considered in line with the Technical Standards set out in Appendix 3 of this Plan.
- Access to the site should consider the quality, crown spread and the location of any existing indigenous trees, mature specimen trees and established hedgerows on site. Where possible these elements are to be retained.
- Access should be taken from existing lanes where possible.
- Entrances and driveways should be located to, where possible, follow existing contour lines, crossing them harmoniously thus integrating the dwelling with its entrance and site.
- All applications for planning permission for a house in the countryside should include detailed drawings and specifications for entrance and boundary wall treatments.

3.7 Gardens:

Gardens, trees and hedgerows provide an easy backdrop to the built environment. They greatly enhance the visual amenity and the wild life value of the countryside, and create an easy transition from the natural to a more cultivated, designed landscape.

- Any proposed landscaping schedule should consider the provision of shelter, privacy and existing field boundaries.
- Landscaping proposals must be submitted with all planning applications for development to include for native species seen locally in the area, appropriate to site conditions paying particular attention to the boundary treatment.
- Where possible retain mature and native deciduous trees, established hedgerows and old stone walls. Native deciduous trees add to the amenity value of the immediate area, while providing a natural setting and backdrop for a new dwelling in the countryside.
- Native trees and shrubs include; alder, ash, birch, blackthorn, gorse, hawthorn, hazel, oak, rowan, willow.

3.8 Cultural Influence:

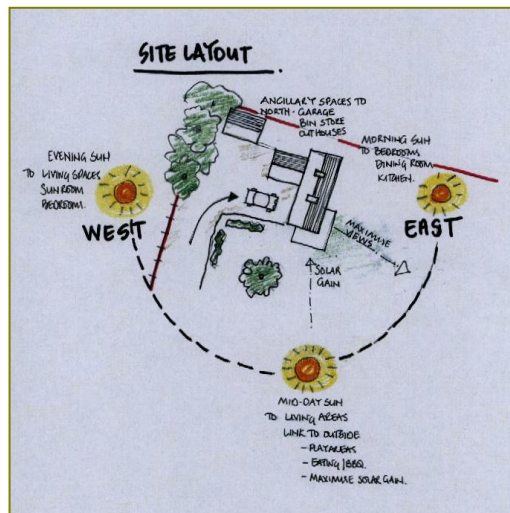
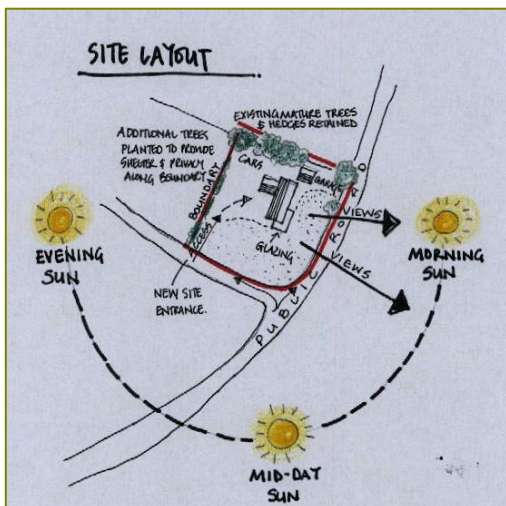
The character of an area is significantly influenced by its built environment as well as its natural environment. The grouping of buildings and the nature of the spaces between them are important considerations in any development proposal and regard should be had to existing settlement patterns, existing wall steads, vernacular and associated outbuildings, buildings of particular importance such as those recorded as protected structures, designated as monuments or areas of archaeological importance.

3.9 Key Principles:

- Select your site and locate the house to integrate sensitively within the landscape minimising any potential negative impact of the building within the countryside.
- Maximise existing site conditions; where possible the removal of mature trees, specimen trees, established hedgerows or dry stone walls should be avoided.
- Aspects of solar gain, light and wind shelter should be maximised, using any existing natural backdrop of trees to provide shelter and privacy, additional planting may be necessary to complement the existing vegetation and field boundary on the site.
- Provide a design solution which considers site specifics drawing from any existing features worthy of consideration on the site.
- A new house in the countryside should be a positive addition to the rural environment.

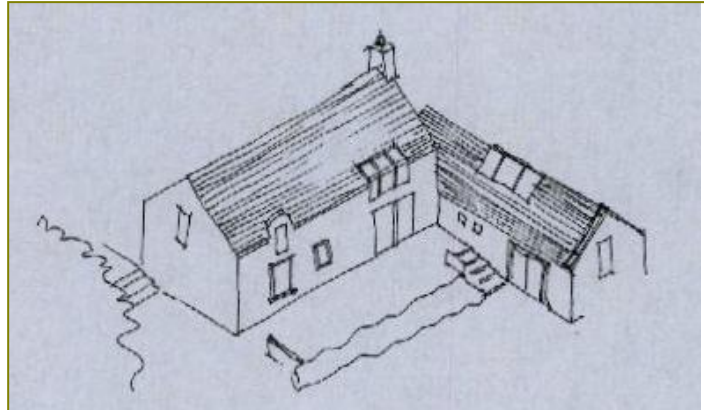


Site analysis is the key to a well-designed project. The careful and complete analysis of a site and its surrounding context can lead to better development proposals, smoother design implementation, and, ultimately, higher quality built environments.



4.0 Design

This guide seeks to encourage innovative design which is well informed, site specific, contemporary in nature and of its time. The drawings and photographs contained herein are examples of good practice but are not intended to be prescriptive as site conditions and contexts will vary widely across the county'.



Analysing the siting of a new building considering topography and orientation, has already to some extent informed the location of rooms within a new dwelling in the countryside. New buildings should respect the rural context within which they sit, and demonstrate an informed use of traditional reference in reaching a site specific and well informed design resolution. Reference is now made to the plan form and component parts of the building.

4.1 Plan Form

The linear plan form is of particular and historic rural reference, considering a narrow plan, modest in scale with a vertical emphasis to the gables. Notwithstanding the above, a deep plan footprint may equally be considered appropriate depending on the opportunities afforded by the site. Details of the site analysis will in part determine the plan form of a dwelling in the countryside. Consider:

- Where necessary overall massing maybe fragmented into smaller units thus reducing the apparent scale of the development.
- The location of service areas; garages, stores or outbuildings should be considered to provide for an integrated grouping of built form.
- A linear form often responds well to ground levels, contours and orientation.
- The building mass should relate proportionally to the site and landscape setting, and therefore relative to its surroundings. Large buildings generally are unlikely to be compatible with a small enclosed site.
- Consider the scale and proportion of traditional buildings in the countryside to inform a contemporary design resolution.
- Form, scale, proportion and massing are intrinsically linked and should all be considered carefully, to provide for a sensitive building intervention which sits harmoniously within its environs.

4.2 Component Parts:

The expression of the building layout, in plan and elevation, is informed by the component parts; the roof, windows and doors, materials and details. Simplicity of elevation is a familiar characteristic of rural dwellings and should be carefully considered when dressing the building, considering particularly the specifics of local reference that vary from area to area within the county.



4.3 Openings:

Windows and Doors/Porches.

- The traditional ratio of solid to void should inform the treatment of the elevation.
- Where porches are proposed they should be closely integrated with the proportion and scale of the building and their materials should relate to the main house.
- Windows should be given a vertical emphasis and complement the window to wall ratio accordingly.
- If dormers or roof-lights are used they should always suit the elevation they sit within in terms of scale, detailing and material specification. Wall plate dormers are of particular rural reference.
- Bay windows should be simple in form, matching the proportion and detailing of the other windows in the house. Large ill-proportioned panes should be avoided.



4.4 Roof Detail: Chimney, Verge, Ridge, Rainwater Disposal.

- Chimneys are traditionally visually robust, with a strong vertical contrast to the horizontal plan form and usually located along the ridge.
- Eaves and verges are usually plain and simple, the flush verge of particular rural reference.
- The treatment of the roof edges should be carefully considered and relate directly to the rural detailing of the area.
- The location and frequency of rainwater downpipes are to be carefully considered, a proliferation of rainwater downpipes on the front of houses should be avoided.
- Depending on the site context a full two storey building may be preferable to a concentration of dormers and rooflights on a storey and a half.
- Historically a 35-45degree roof pitch provides maximum wind and rain resistance and is of particular rural reference.

4.5 Material Specification/Finishes

- If using stone, locally sourced materials should be used. The use of local materials adds to local distinctiveness, responding to the setting within which the building sits and reinforcing a sense of place.
- Use a restrained palette of material reinforcing the simplicity of elevation.
- Adopt a holistic approach to the design of the building considering materials and colours at the outset to complement the building design.
- Colour and texture is a strong feature in the Donegal landscape, this should be reflected in the finishes and material specification of any new building in the countryside.



4.6 Key Principles

- The scale and form of a new building will be considered in relation to the surface character of the location; terrain, vegetation cover, topography etc., as well as the size and specifics of the site and its surroundings to determine how easily a new building is likely to integrate within its setting.
- The overall proportion of solid to void must be carefully considered in the treatment of the elevations.
- Annex buildings and garages should be subordinate and sited to complement the main dwelling.
- New buildings in the countryside should respect the rural context, and contemporary design solutions should demonstrate an informed use of traditional reference.
- A new house in the countryside should be a positive addition to the rural environment.

The information in this document encourages a site led approach to designing a house in the countryside and in doing so reinforces a local tradition where the architecture of Donegal is based not on style or typology, but is generated in response to the land and the elements. It is possible to respect and reflect the proportions of our traditional built heritage within the modern context and in doing so create a contemporary architectural legacy for future generations.