

Section

C

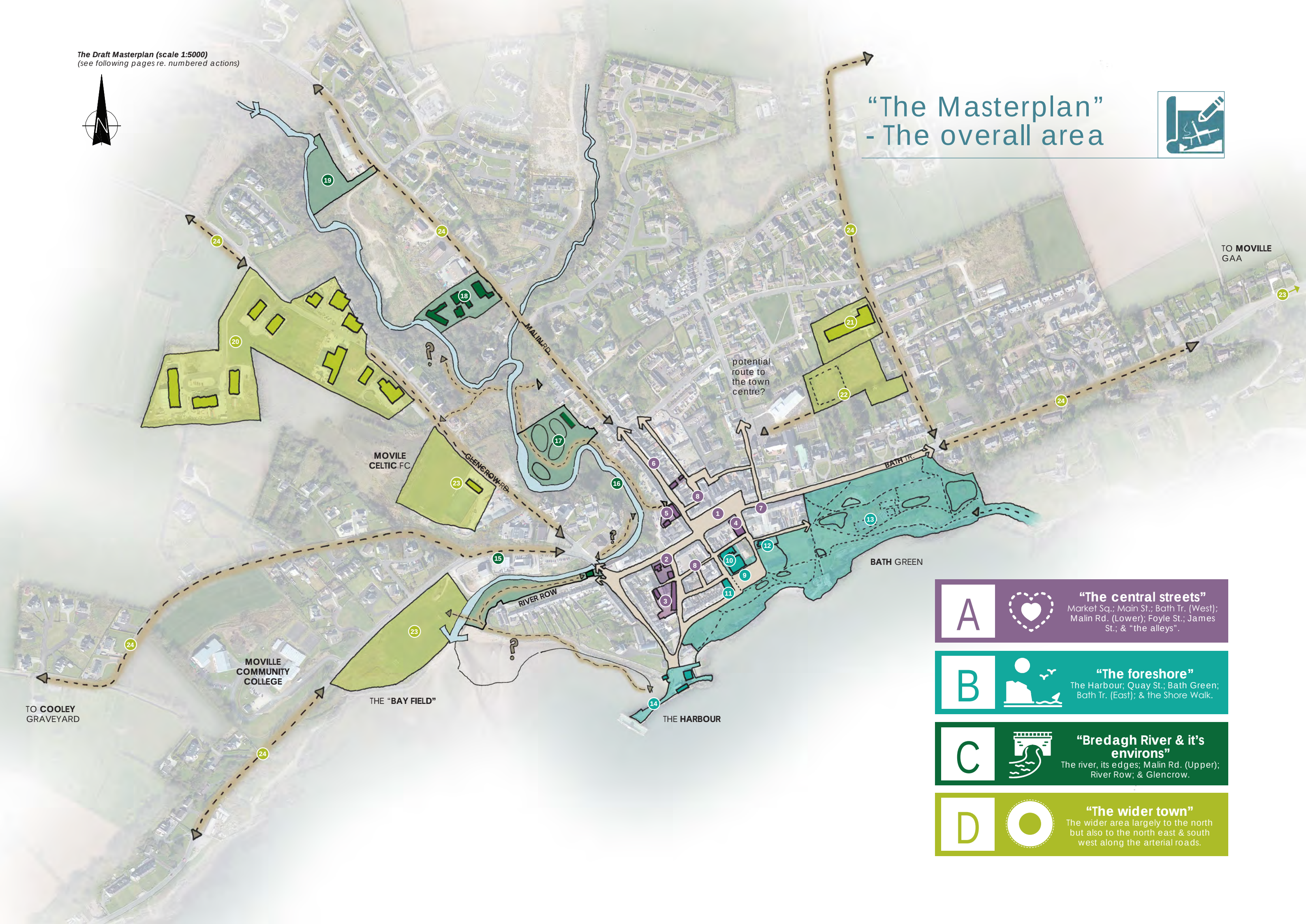


The Masterplan

The Draft Masterplan (scale 1:5000)
(see following pages re. numbered actions)



“The Masterplan” - The overall area



TO MOVILLE
GAA

TO COOLEY
GRAVEYARD

A



“The central streets”

Market Sq.; Main St.; Bath Tr. (West);
Malin Rd. (Lower); Foyle St.; James
St.; & “the alleys”.

B



“The foreshore”

The Harbour; Quay St.; Bath Green;
Bath Tr. (East); & the Shore Walk.

C



“Bredagh River & it's environs”

The river, its edges; Malin Rd. (Upper);
River Row; & Glencrow.

D



“The wider town”

The wider area largely to the north
but also to the north east & south
west along the arterial roads.

A

“The central streets”

- Market Sq.; Main St.; Bath Tr. (West); Malin Rd. (Lower); Foyle St.; James St.; & “the alleys”.

This most central area of the town which contains the largest proportion of commercial activity. The historical street pattern gives the streets a “human scale”, a good sense of enclosure & structure. However some buildings/public realm have been inappropriately altered, are generally in a “tired” condition and in need of revitalisation.

The aim of the potential actions are to “**improve movement & public realm, creating an attractive central civic space, & also address vacancy, in doing so, generating opportunities for new & enhanced town centre living, working & play**”.

- 1

Public realm improvements A: Market Sq.; Main St.; Bath Tr. (West); James St.; Malin Rd.; & Foyle St. Se Pl Cn He Ec Cm

Potential to re-imagine Market Sq. to create an enhanced multi-functional civic space. At the connecting streets, there is potential for carriage/footway resurfacing; improved pedestrian crossings; connecting of footpaths; traffic calming; review & definition of on-street parking; green infrastructure enhancements; updating street furniture, way-finding, public art; & enhancement of bus stop facilities.
- 2

Historic & vernacular building improvements A: The former “AIB” bank Se Pl Cn He Ec Cm

There is potential for a new sustainable use, e.g. a mixed use scheme with well designed family homes with gardens & parking, would best support the aim of getting people living in the town centre, bringing vitality. There may be potential for c.1no. 90sqm ground floor commercial unit, 2no. 2bed apartments within the existing building, & c.3no. 3bed new build family townhouses.
- 3

Regeneration Opportunity A: The Former “Caiseal Mara” Hotel Se Pl Cn He Ec Cm

Review of the buildings/land use. There could be potential for a comprehensive redevelopment scheme, e.g. this could again be hospitality, but more likely alternatives such as a mix of residential, with some family provision & possibly specialist over 55’s units etc. The sites overall massing requires careful re-design as the current arrangement is considered to be inconsistent with the adjoining historical town centre.
- 4

Address the vacancy of The Former “Foyle” Hotel Se Pl Cn He Ec Cm

There is an opportunity to explore what the barriers are to it’s future functioning, & the potential to produce draft proposals to assist in the realisation of the sustainable operation of the facility (e.g. availing of views of the Lough, upgraded rooms, spa facilities etc.?)
- 5

Redevelopment of lands at Malin Rd. containing a derelict apartment building Se Pl Cn He Ec Cm

There is particular opportunity to produce & realise proposals for the comprehensive redevelopment of the building/lands. E.g. a town centre residential scheme of family homes with gardens & parking, would best support the aim of getting people living in the town centre, bringing vitality. There may be potential for c.2no. 3 /4 bed terrace townhouses over 2 1/2 or 3 floors; 1no. 3/4 bed end terrace townhouse over 2 storeys; all fronting Malin Rd; & facing the river, either another 3 or 4 bed townhouse or 2no. 2bed apartments.
- 6

Identify & progress town centre “Right Size Housing” / “Bring Back Housing” opportunities Se Pl Cn He Ec Cm

There is potential to identify a number of existing terraces &/or vacant commercial units which could accommodate residential uses but are currently inappropriate for the modern day family living. Potential to provide proposals for improvements/adaptation in order to make these premises more attractive to the market (e.g. the combining of units creating larger, more comfortable spaces; adjustments to internal layouts to create better flow; creating connection between the living & gardens; & provision of private off street parking etc.).
- 7

Shop frontage improvements at Market Sq. & the connecting “commercial” streets Se Pl Cn He Ec Cm

Explore the potential for traditional enhancements, in order to help return the historic character and charm back into the streets. Produce proposals and realise the enhancement of the aesthetics and functioning of the buildings and setting including Heritage Shop front improvements in line with the Donegal County Council Guidance (e.g. achieving better proportions, use of natural materials, appropriate signage/signwriting, re-instatement of heritage windows, lime render, authentic eaves, and rainwater goods etc.).
- 8

Re-imagining of “The Alley” spaces Se Pl Cn He Ec Cm

Consider any development opportunities / public realm enhancements to make these important & intimate routes more aesthetically pleasing & functional. E.g. potential interventions could include cable style lighting, resurfacing, landscaping (e.g. planted beds, climbing plants), painting/artwork/murals etc., covered space. Possibly the key intervention would be the improvement of existing/development of new active frontage with uses such as mews housing, providing overlooking, as well as commercial uses, creating vibrancy.



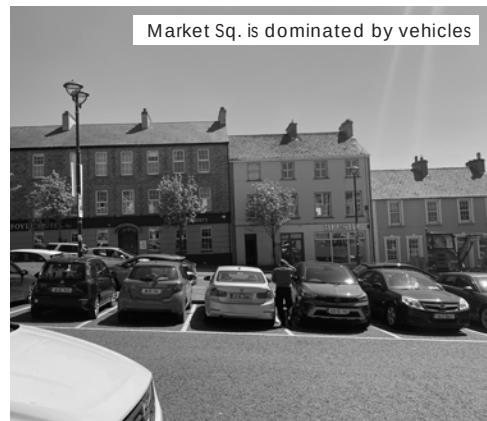
The “central streets” area and potential actions map (scale 1:2000).



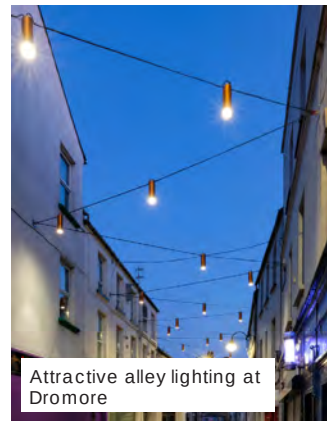
Successful public space creating a heart to the settlement & a place where people want to spend time in at Clonakilty



Street trees & planting/greenery on buildings at Clonakilty



Market Sq. is dominated by vehicles



Attractive alley lighting at Dromore



Characterful signage & colour scheme at Kenmare



Characterless shop fronts at Malin Rd.



Clutter created by inappropriate signage & street furniture at Market Sq.



Attractive alley way at Youghal, with accesses, overlooking & lighting



Unwelcoming pedestrian routes at the "alleys".



Attractive street furniture, planting, & pedestrian crossings at Westport



Charming heritage wayfinding at Dromore



Vacant buildings at the heart of the town centre



Exemplary sheltered housing at Gorey



Bright & attractive traditional Irish shop frontage in Cork

A mood board for "The Central Streets" - images of the existing situation and other "best practice" examples demonstrating the ambition.

1 Public realm (& parking) improvements A: Market Sq.; Main St.; Bath Tr. (West); James St.; Malin Rd.; & Foyle St

Potential actions/opportunities

- Working along with the relevant Authorities (Donegal County Council Roads) and Stakeholders, **define the advantages, need, amount, appropriate locations & phasing for public realm improvements/new facilities**, as well as the **potential impacts** upon adjacent uses. **Develop a "Design Code"** to ensure appropriate high quality principles are applied & interventions/features are consistent throughout the town.
- Review parking provision & controls. Complete a detailed parking study/strategy** to help ensure spaces are being used in the most appropriate way to support the town centre economy & community. The review should analyse & model existing & potential off-street/on-street parking provision & controls. With the aim of producing evidence based recommendations so that short stay visits to the most central areas are prioritised, & longer-term parking is located on more peripheral locations. A **review of lorry/service parking** also needs to be considered, and **in particular a dedicated coach parking area** so that the town could benefit from "cruise ship" & tourism visits/trips. The review should **identify lands with potential to assist in parking provision**, particularly, well integrated smaller pocket areas close to & can be linked to the town centre, & **engagement with the relevant landowners** should be undertaken as a priority.
- Leading to the **production of proposals & realisation of improvements/new facilities** which are of a high design quality & that do not dominate the spaces within the centre or impact negatively upon heritage value or functioning of other uses, but do improve permeability, pedestrian priority & safe movement. This is likely to be on a **phased/priority/selective basis**.

Some of the subject land required for improvements is generally publicly owned/controlled/maintained, & could be progressed beyond this conceptual stage by the relevant authority subject to priority, budgets, capacity etc. Other parts are privately owned and are existing businesses and/or homes, particularly some of the potential pocket car-parking area options, and may require significant land assembly, therefore progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Throughout all this central area, moving & parked vehicles dominate & there is little "feel" that this is the primary urban place where pedestrians/cyclists should have higher priority. Public spaces & footpaths are dated, tired & in poor upkeep & the streetscape is cluttered with street furniture & lacks greenery/biodiversity. Market Sq. is in need of particular improvement. Furthermore passing buses stop at Market Sq. & Bath Tr. but there is a lack of identifiable facilities, such as waiting/stopping space for either people (shelters) or the buses (lay-bys). Also, the junction at the bottom of Main St. (West) / Quay St. also has issues where pedestrian movements can be difficult.

- Quay St./Main St. (west) junction** - Adjust the geometry to redefine this junction to create an environment where pedestrians can safely use & vehicles can conveniently maneuver though at lower speeds. This could potentially be achieved by the tightening of the carriageway widths & radii, widening of pavements, creating a "raised table" with "courtesy crossings", the use of alternative surfacing (e.g. setts, bound gravel etc.), re-imagined landscaping (e.g. street trees, hedging etc.) to visually define/enclose the space (which in turn can assist in slowing vehicular traffic). The creation of an enhanced space adjacent "Maguires" Pub (which catches the westerly evening sun) could be beneficial where occasional seating/canopy could be facilitated adding to activity & vibrancy. Furthermore there may be an opportunity to address ongoing surface flooding/runoff management issues by the introduction of SUDS.

Potential "Pocket" carparking option to the rear of Market Sq. at the north west (up to c.50no. spaces within c.60m).

Potential "Pocket" carparking option to the rear of Main St. at the north (up to c.20no. spaces within c.50m).

Potential "Pocket" carparking option to the rear of Bath Tr. (up to c.20no. spaces within c.20m).

Potential Bus Stops with shelters? Laybys are the optimum solution for convenience, accessibility & safety at this central location, however it is desired by the business community that there is no loss of convenient car parking, & would likely require the creation of some new "pocket" carparking at nearby "backland" locations with good/improved footpath links to the Market Sq. area. Some potential options are shown.

- Main St. (west), Malin Rd., Foyle St., James St. & Bath Tr.** - Marginal adjustments to the geometry of these arterial roads including tightening of widths & radii, courtesy crossings at desire lines with raised tables using alternative surfaces, defining "layby" parking spaces with kerbing/surfacing rather than white lining (ensuring no/minimal loss of spaces), & incorporating significant numbers & sizes of street trees, all to assist with slowing vehicles & give a "feel" of a more urban space.

- Market Square** - Potential enhancements to improve this central key civic space. These could include a redesign of parking/access arrangements to create of a larger pedestrian area, "de-cluttering", new traditional/modern type street furniture/features/lighting, public/heritage information points, & introduction of enhanced public transport facilities.

- Parking at Foyle St.** - Potential to "formalise" the parking area which serves "Gillens" shop, by defining the spaces with surfacing & kerbing, and enhancing the appearance with street tree planting.

Potential to increase capacity at James St. carpark (up to c.10no. spaces).

Potential "Pocket" carparking option adjacent to/at the "alleys" (up to c.16no. spaces within c.60m).

Potential "Pocket" carparking option adjacent to/at the rear of Foyle St. at the west (up to c.20 to 40no. spaces within c.100m).

Themes & objectives primarily addressed

The Setting	The Place
The Connections	The Heritage
The Economy	The Community



The "central streets" area and potential actions map identifying an indicative possible layout for the "central streets" (scale 1:1000).

Indicative only, alternative designs/layout etc. are possible.

KEY AREA - MAIN ST. / QUAY ST. JUNCTION

KEY AREA - MARKET SQ.

Market Sq. has the highest concentration of commercial and community uses and should “feel” more like a central urban place where pedestrians and cyclists are more comfortable and have higher priority. The route should have less of a vehicular “through way” “feel” and whilst occasional larger vehicles can be accommodated, the space should not be dominated by them. Opportunities where the enhancement of public street/land can assist the businesses and residents located here should be considered. For example the area could be defined with the use of a suite of consistent public realm elements, such as surfacing, street furniture and landscaping.

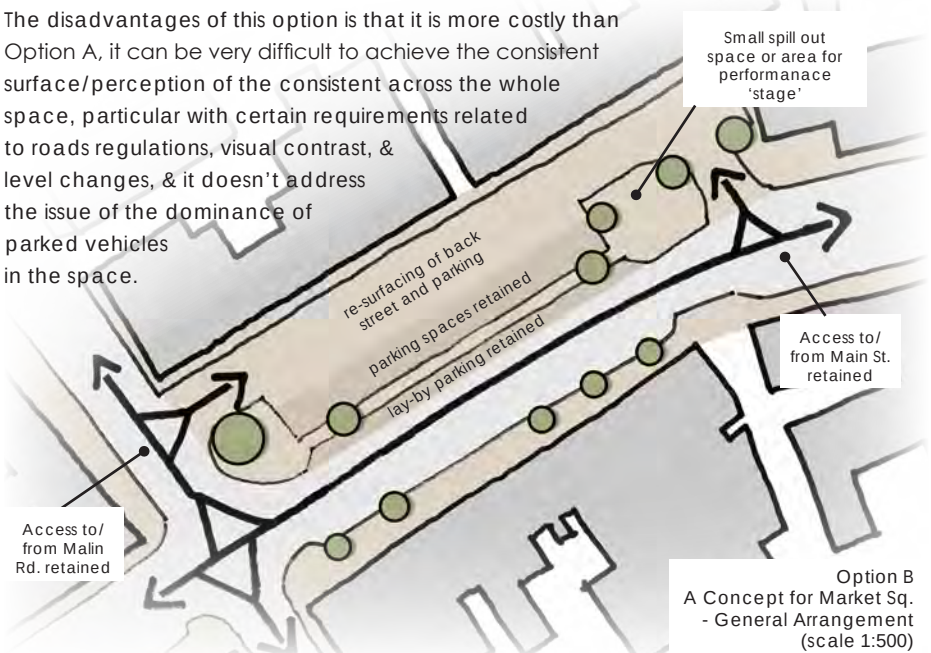
Option A - A lower level of intervention: Replacement of the existing surfacing & features
This conceptual option basically retains the existing situation including geometry, parking numbers, & access roads, however it proposes to resurface/repave the existing pavements/footpaths (with natural stone etc.), de-clutter the space & replace selected street furniture with improved designs.

Whilst this option would be of lower cost than others, maintain high level of parking options, & improve the appearance & aesthetics of the Square it does not address the dominance of vehicles or the speeds that they can travel through the space. Furthermore it does not provide a sizable recognisable, dedicated and/or connected public space which businesses & the community could avail of (e.g. spill out uses, events etc.)

Option B - A medium level of intervention: Upgrading of the existing layout & features
This conceptual option basically retains the existing road layout/geometry, however with some adjustments which could include better defining of kerbing & radii, & removal of some parking spaces to create small spill out spaces. The option would also propose to resurface/repave the existing pavements/footpaths (with natural stone etc.), de-clutter the space & replace selected street furniture with improved designs.

The most significant intervention is the treatment of the “back street” and related vehicle parking spaces, where there is potential to surface this in a similar manner to the replaced pedestrian areas/footpaths. This would create a consistent surface across the whole Square. The advantage of this is that along with the de-cluttering of the square and “opening it up” more, vehicular traffic could be restricted should larger events happen, and it would look and function as a single large space.

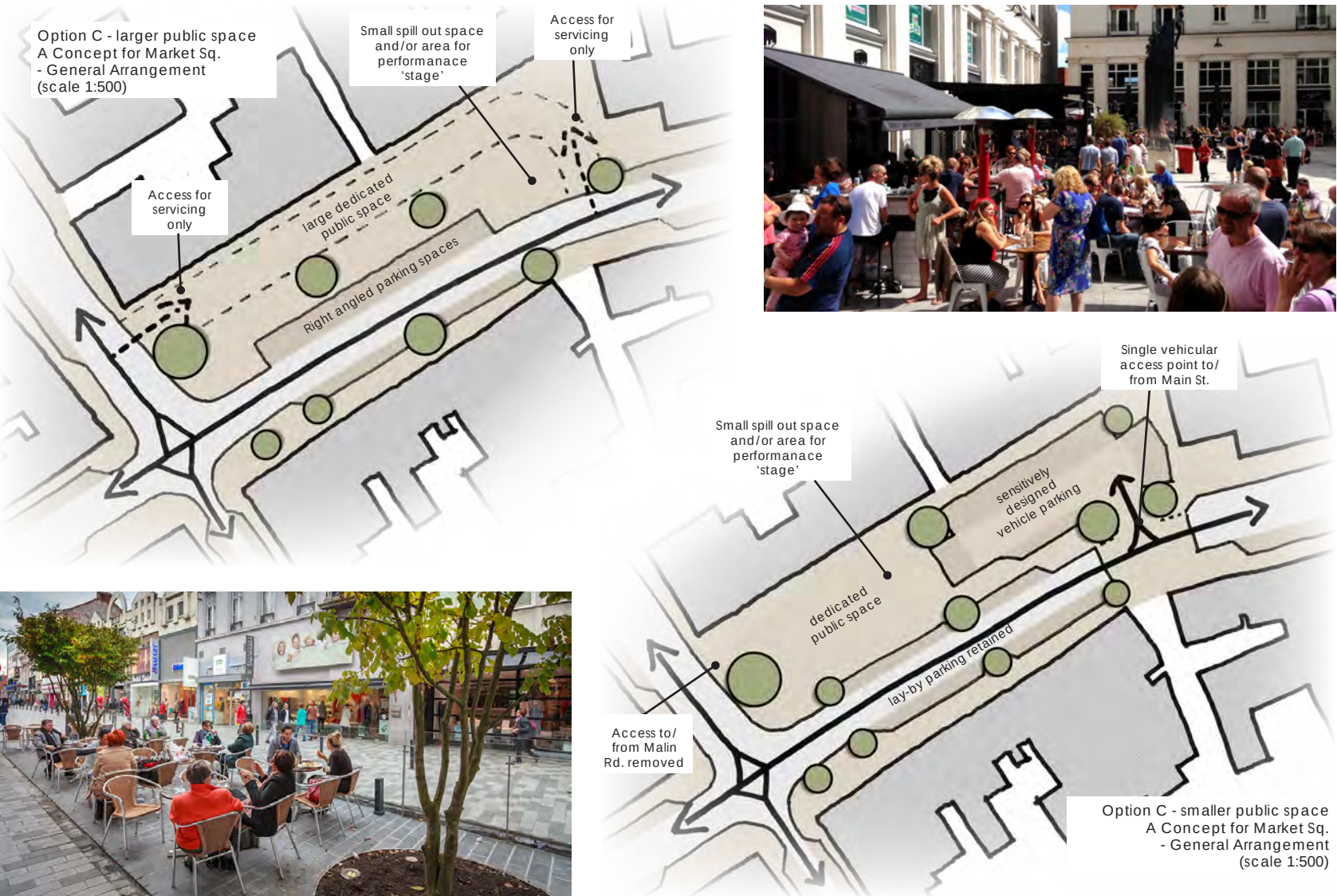
The disadvantages of this option is that it is more costly than Option A, it can be very difficult to achieve the consistent surface/perception of the consistent across the whole space, particular with certain requirements related to roads regulations, visual contrast, & level changes, & it doesn’t address the issue of the dominance of parked vehicles in the space.



Option C - A higher level of intervention: Creating of a re-designed/re-imagined layout & features
This conceptual option proposes to remove the “back road” & related vehicle parking so as to create a large dedicated public space where businesses can spill out onto & community events could be held. This would help to address the dominance of vehicles in the space. “Right angled” parking spaces would be created in lieu of the parallel parking at the primary road through the square, which could help in slowing vehicle speeds along this route. New public realm features can be incorporated into the re-design which could include planting, cable lighting, performance space & permanent/semi-permanent canopies/shelters.

The disadvantages of this option is that it is more costly than other options, & there would be a substantial reduction of parking spaces within the square, furthermore it maybe difficult in convincing Roads to accept the “right angled” spaces, although there are examples where this has worked well.

An alternative version of this option may be to reduce the size of the proposed dedicated public space to the south western half of the square, where there is generally more existing/potential for commercial activity, footfall & features (i.e. in & around the junction with Malin Rd., Maguires Pub, the large mature tree etc.). This is realistically for a town the size of Moville, & the scale of events it may have, a more appropriate scaled public space, & it would allow for the remaining space to be used for a sensitively designed vehicle parking area, resulting in a much smaller reduction of spaces & maintaining convenient parking for users of businesses etc. on the square.



KEY AREA - MARKET SQ.

Option C: Creating of a re-designed/re-imagined layout & features - Perspective sketch (not to scale)

Indicative only, alternative designs/layout etc. are possible.

"Less commercial"/more residential" end of Market Sq. but is close to surrounding businesses, where it may be more appropriate to retain parking.

Potential new/improved pedestrian links to additional "pocket" carparking at various sites/location at the "backlands"/rear of Market Sq.

"More commercial" end of Market Sq. where businesses can benefit from the public space (e.g. to spill out onto etc.)

Existing mature tree as feature

The space benefits from morning to mid afternoon "sun"

Similar signalled junction as existing

- 1 Public square
- 2 Vehicle parking
- 3 Cycle parking & repair
- 4 Street trees
- 5 Improved street furniture
- 6 Defined vehicle parking
- 7 Bus stop facilities
- 8 Cable lighting
- 9 Public art feature



A mood board for public realm improvements at Market Sq.

KEY AREA - MAIN ST./QUAY RD. JUNCTION.

- 1 Speed control measures & pedestrian crossing
- 2 Improved boundary planting (e.g. hedging etc.)
- 3 Boundary walling defining the Quay Rd. space, with siting out space at the pub.
- 4 Street trees & defined parking at Quay Road.



Conceptual sketch - Artist's impression of a potentially enhanced area at the Main St./Quay Rd. junction. (not to scale)

Indicative only, alternative designs/layout etc. are possible.

KEY AREA - BATH TERRACE.

- 1 Speed control measures
- 2 "Spill out" spaces for use by cafes & shops
- 3 Defined vehicle layby parking.
- 4 Planted beds
- 5 Street trees lining Bath Terrace.



Conceptual sketch - Artist's impression of a potentially enhanced Bath Terrace. (not to scale)

Indicative only, alternative designs/layout etc. are possible.

PUBLIC REALM FEATURES

Street furniture

These items can include seating, benches, bins & performance/canopy areas etc. The overall aim is to ensure that the design of these items are of a consistent style, which importantly reflect the heritage attributes and character of the town, which could be traditional or contemporary in look. It is also important that these items are of a robust construction, easily maintained, and affordable. Features such as seating/rest areas should be regularly placed (e.g. every c.200m) throughout the key pedestrian routes to achieve “age-friendly” principles. Furthermore some form of an attractive canopy structure with a retractable cover at a central space within the town centre would be a particularly attractive feature and could facilitate events and community get-togethers.



Canopy example



Provision of regularly spaced & well designed bins.



Street seating / benches.

Signage & Lighting

These items can include wayfinding & storytelling signage such as fingerposts, street names, information boards, plaques, and etchings into the actual surfaces of the pavement etc. Again it is the overall aim to ensure that the designs are consistent, reflect the heritage attributes and character of the town, robust, easily maintained, and affordable. Fingerposts should be located regularly on the primary pedestrian routes at junctions/points of decision. Refreshed information boards at their current locations, and the development of a walking trail/route through the town with smaller information points/plaques a places of interest (e.g. the Churches etc.) would be significant benefit to the tourism offer.



Attractive information / heritage boards



Heritage wayfinding signage.



Example Gateway feature.



Public realm Identifying places

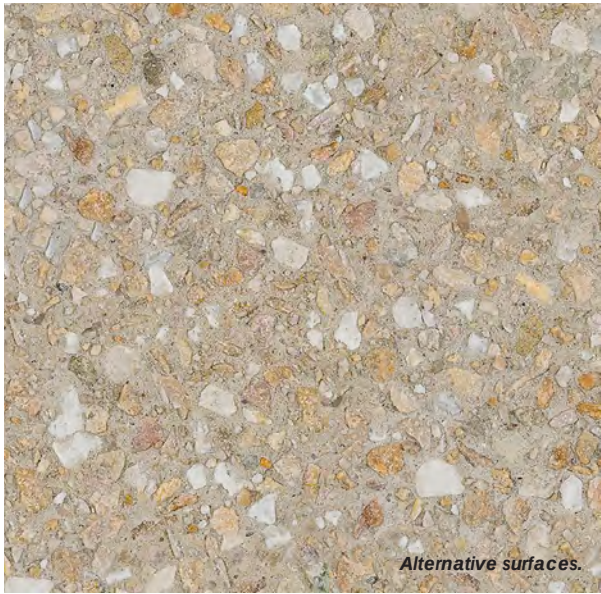


Heritage lighting at Dromore, Co.Down. Both attached to the building & “cable” type.

PUBLIC REALM FEATURES

Hard landscaping

This includes the hard surfacing elements of any potential public realm improvements. Consistency of simple (non-fussy) design & selection of materials is important. Any materials will have to be robust, and obviously satisfy the maintenance regime/requirements of the Local Roads Authority. Due to costs & maintenance it is likely that the majority of the main carriageways will be finished as asphalt & footpaths as asphalt/concrete, however it would help the urban “feel” of the place, and make a statement of higher pedestrian/cycling priority/lower vehicle speed within the town centre, if specific nodes we finished in a more aesthetically pleasing natural materials, and these areas could include for example in and around Market Square. Example materials could include granite/ limestone setts/pavers, and coloured (e.g. buff) resin bound finishing surfaces. Paths in and around areas that are highly landscaped and of a more natural “feel”, such as any proposal at Bredagh River or Bath Green, may benefit from a less “intrusive” design using materials such as loosely bound gravel/quarry dust, and or boardwalks. Again, it is important that any hardscaping is designed and constructed to respect the historic setting of the town and where possible existing heritage features are retained and enhanced.



Soft landscaping

This includes shrub, hedge and tree planting. Potential small “pockets” of shrub and tree plant have been identified along Main St., Market Sq., Bath Tr. & Malin Rd. where space may allow it. The realisation, maturity and long term maintenance of these pockets would greatly enhance the look and feel of these routes, and would help to transform their perception from vehicle dominated carriageways to more of a “human scaled” place where people would want to spend more time. Planting will also assist in improving the overall biodiversity, providing foraging and homes for a range of wildlife. Appropriate soft landscaping at these pockets could include “rain gardens” using hardy low level native perennial shrubs, grasses, and wildflowers, and appropriate street trees such as birch, planted in appropriate “rootcell” systems. It would also be beneficial for more “defensible space” planting related to the buildings/properties along these routes, e.g. shrub beds at frontages, climbing plants on walls, hanging baskets & window boxes. There is little space for this type of planting within the lands under public control so it would have to be mainly on private homeowners. However this could be encouraged and possibly facilitated/assistance with maintenance provided where possible (e.g. Tidy Towns?).



2 Historic & vernacular building improvements A: The former “AIB” bank

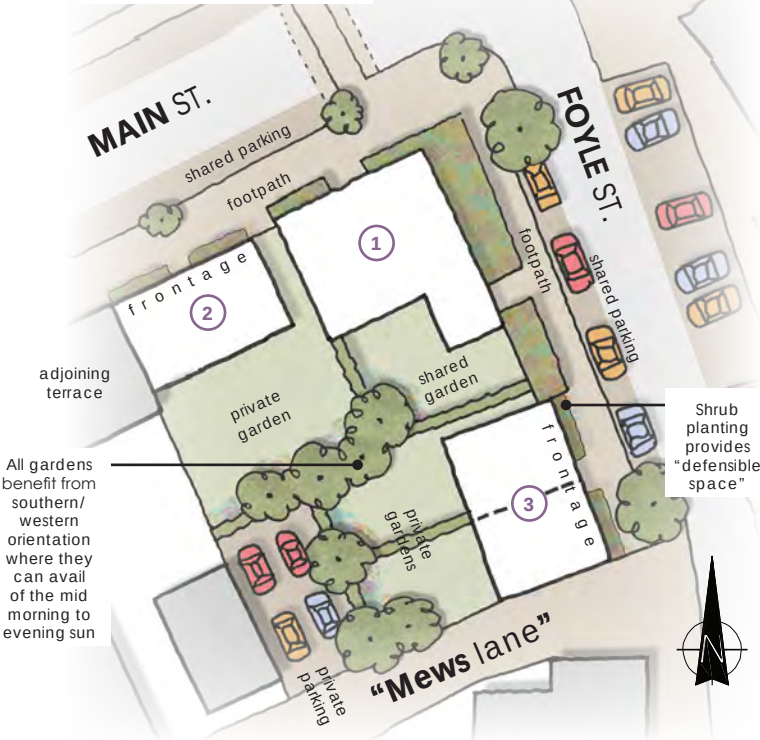
A vernacular building of distinct heritage value considered to be “at particular risk” (due to its current vacancy), at a prominent location at the western approach to the town centre.



- KEY**
- ① 1no. 90sqm ground floor commercial unit & c.2no. 1 or 2 bed apartments contained within the refurbished heritage building.
 - ② 1no. 3 bedroom new build end terrace dwelling over 2 storeys.
 - ③ 2no. 3 bedroom new build semi-detached dwellings over 2 or 2 1/2 storeys.

A Concept for the former “AIB” Bank building (scale 1:500)

Indicative only, alternative designs/layout etc. are possible.



Potential Actions/Opportunities

- Engage with the owners to **devise & produce proposals for new sustainable & compatible town centre uses for the building & lands** (via a Feasibility Study/Development Brief). E.g. a well balanced & much needed solution could be a mixed use scheme with well designed family homes with gardens & parking etc. This would support the aim of getting people living in central areas, bringing vitality to the place. There may be potential for c.1no. 90sqm commercial unit, 2no. 2bed apartments within the existing building, & c.3no. 3bed new build family townhouses.
- Ensure historically informed restoration** in terms of the old bank building. Encouraging the repair, like for like, of traditional features & where these have been inappropriately replaced using historical information to inform reinstating them back into the building, for example sliding sash windows etc.
- Incorporate ecological & biodiversity features**, as swifts & bats often use these kinds of historic buildings, so may need protected/facilitated via roosting boxes etc.
- The rear of the site has been recently developed with an outbuilding set back from the road with a concrete yard as frontage to Foyle St. It is considered by this study that this is not a particularly well integrated layout for the historic street pattern of Moville & would therefore suggest **more appropriate frontage development** would benefit the streetscape.
- Research & potential application for & possibly **securing any grant funding available**.

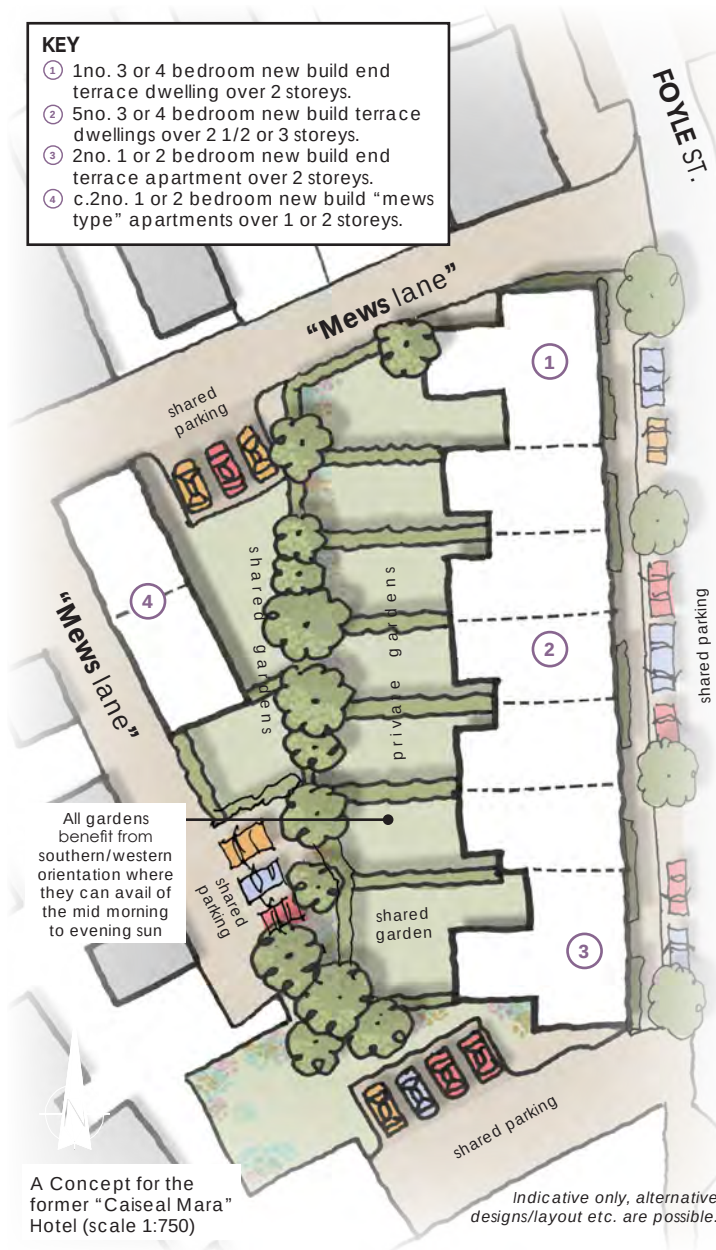
As this building & lands are privately owned, apparently in a number of parcels, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s), & assembling the site.

Themes & objectives primarily addressed

- The Setting
- The Place
- The Connections
- The Heritage
- The Economy
- The Community

3 Regeneration Opportunity A: The Former “Caiseal Mara” Hotel

A large hotel close to the centre of the town which is currently vacant and because it has been for sometime, it creates an opportunity to review the role the buildings/land use could potentially play in the regeneration of the town centre. Particularly if it's current hospitality role is viable and if alternative uses could contribute to the creation of a more vibrant place.



Potential Actions/Opportunities

- Consider **meanwhile aesthetic improvements** (e.g. screening etc).
- Consider/proceed with inclusion of the site on the Donegal County Council Derelict Sites Register if not already done.
- Consider the **regeneration options** (via the completion of a Feasibility Study/Development Brief), **possibly progressing to the realisation of a comprehensive redevelopment scheme** with uses which support the town centre. E.g. this could again be hospitality, but more likely alternatives such as a mix of residential, with some medium density family provision &/or possibly higher density apartments/specialist over 55's type units etc. This could, but not necessarily crucially, involve **retaining & incorporating the existing front portion of the building grouping** as it has some heritage value due to its form. The **overall massing at the site requires careful re-design** as the current arrangement is considered inconsistent with the adjoining historical town centre.

As this land is privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

- The Setting
- The Place
- The Connections
- The Heritage
- The Economy
- The Community

4 Address the vacancy of The Former “Foyle” Hotel

A physically smaller but very central “boutique” style hotel, which is currently vacant but being used as temporary accommodation. The building would have been refurbished in fairly recent times and its physical appearance and contribution to the streetscape of Market Sq. could be good/positive. There is an opportunity to explore what the barriers are to it's future functioning.



Potential Actions/Opportunities

- Engage with the owners to assist with the completion of a study/assessment of the issues/opportunities in relation to the functioning of the premises for hospitality/tourism (e.g. are alternative/additional facilities required e.g. leisure?, what is the most appropriate type of offer/visitor experience/marketing?, are there issues with parking etc.? does more need to be made of the potential views of the Lough from the buildings? etc.). There is potential to produce draft proposals to assist in the realisation of the sustainable operation of the facility, therefore positively contributing to the tourism and evening economy.

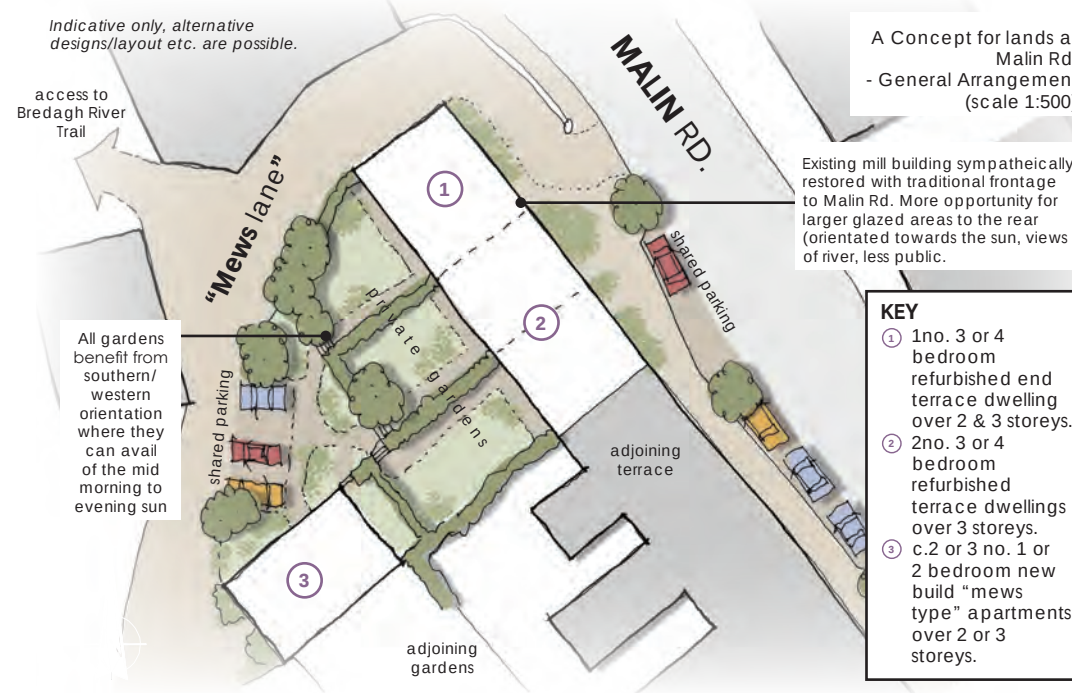
As this building/lands is/are privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community

5 Refurbishment of historic mill buildings & lands at Malin Rd.

A vernacular building/complex & lands at the centre of the town with extensive frontage to Malin Rd. & backs onto Bredagh River. The existing buildings have appropriate scale and form, but have long been vacant/derelict, creating a bit of an eyesore. There is particular opportunity to use the potential refurbishment of the building/lands to assist in the regeneration of the central streets.



Potential Actions/Opportunities

- Consider meanwhile aesthetic improvements (e.g. screening etc).
- Consider/proceed with inclusion of the site on the Donegal County Council Derelict Sites Register if not already done.
- Devise & produce proposals for refurbishment (via the completion of a Feasibility Study/Development Brief). For example a town centre residential scheme with well designed family homes with gardens and parking, would best support the aim of getting people living in the town centre, bringing vibrancy and vitality to the place & providing much needed housing options. There may be potential for c.2no. 3 or 4 bed terrace townhouses over 2 1/2 or 3 floors; 1no. 3 or 4 bed end terrace townhouse over 2 storeys; all fronting Malin Rd; and then facing the river, either another 3 or 4 bed townhouse or 2no. 2bed apartments.

As this building/lands is/are privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).



Themes & objectives primarily addressed

The Setting	The Place	The Connections	The Heritage	The Economy	The Community
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6 Identify & progress town centre “Right Size Housing” / “Bring Back Housing” opportunities

The under supply/affordability of appropriate housing in Ireland in general is currently a significant issue. Furthermore, Moville in particular has a relatively high proportion of apartment/smaller dwelling type properties, second homes & holiday rentals within the town centre. Second homes & holiday rental properties are obviously often vacant for much of the year which negatively impacts upon the all year round vitality and viability of related services in areas. Smaller type properties serve their purpose in housing individuals and smaller households but are generally inappropriate for family living and meeting the needs and aspirations of many of today’s Irish dwellers particularly in a largely rural area such as north Donegal.

It is widely recognised that a good range of well designed affordable housing options is a key component of any healthy town centre. The facilitating of the wide range of demographics, including the retired/elderly and first time buyers, but essentially families, etc. contributes to the making of vibrant places. As mentioned it has been identified that Moville’s town centre does probably lack an appropriate mix of accommodation, but also that often the premises do not fulfil modern day expectations.

There are a number of existing properties and/or vacant commercial units within the town centre where some interventions could accommodate a range of living types including family homes. This is a sustainable approach which can help to introduce more longer term, full time residents into the town centre who then tend to contribute, participate, invest, support and look after the place and its ancillary services/facilities.

Potential Actions/Opportunities

- Undertake a high level survey of town centre premises to identify properties with potential for refurbishment, redevelopment, & upgrading etc.
- Engage with the owners with the aim of producing proposals and realising the adaptation of these premises in order to make them more attractive to the market. For example the combining of units creating larger, more comfortable spaces; adjustments to internal layouts to create better flow, spaces & lighting, for example open plan living; the creating of necessary garden & amenity spaces, with connection between them & internal living spaces; provision of ancillary facilities, such as workshops, garages, working from home spaces etc.; & provision of private/shared dedicated off street parking arrangements etc.
- Research & potential application for & possibly securing any grant funding available (e.g. Donegal County Council’s Vacant Properties Grants).

As these premises are generally privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community

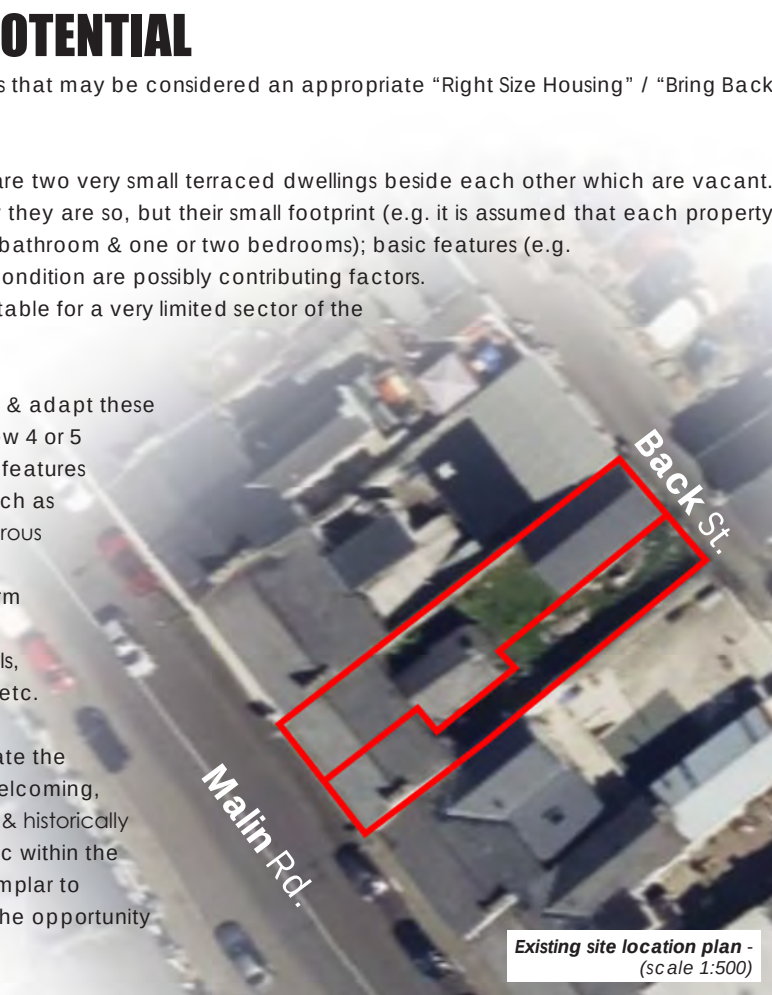
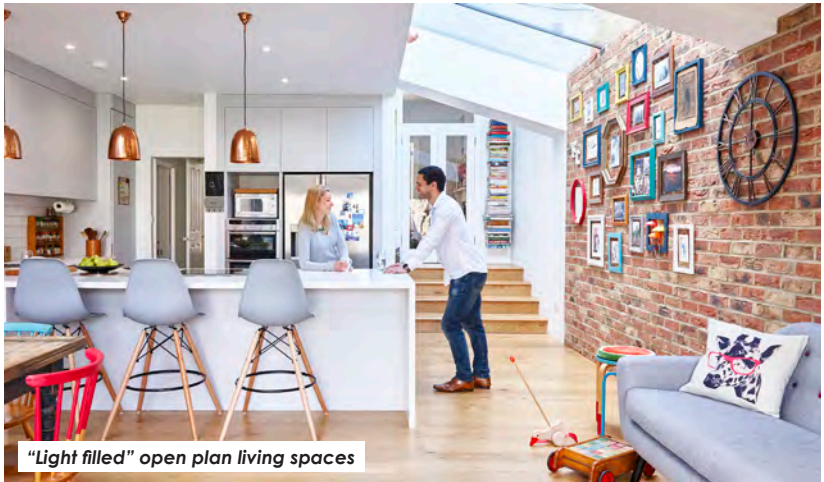
AN EXAMPLE OF THE POTENTIAL

This is an example of the types of properties that may be considered an appropriate “Right Size Housing” / “Bring Back Housing” opportunity.

At Malin Rd. (at the time of writing) there are two very small terraced dwellings beside each other which are vacant. This Strategy can only speculate as to why they are so, but their small footprint (e.g. it is assumed that each property only has a small reception, galley kitchen, bathroom & one or two bedrooms); basic features (e.g. lack of garden space, parking etc.); and condition are possibly contributing factors. As a result the properties would only be suitable for a very limited sector of the potential market/demographic.

There is potential however to restore, reuse & adapt these properties, combining them to create a new 4 or 5 bedroom modern family home with all the features that are appealing to such an end user, such as open plan living, home office space, generous garden space, outbuildings & parking, alongside an abundance of historical charm & convenience/walking distance to a wide range of local facilities such as schools, parkland, shops, pub, community facilities etc.

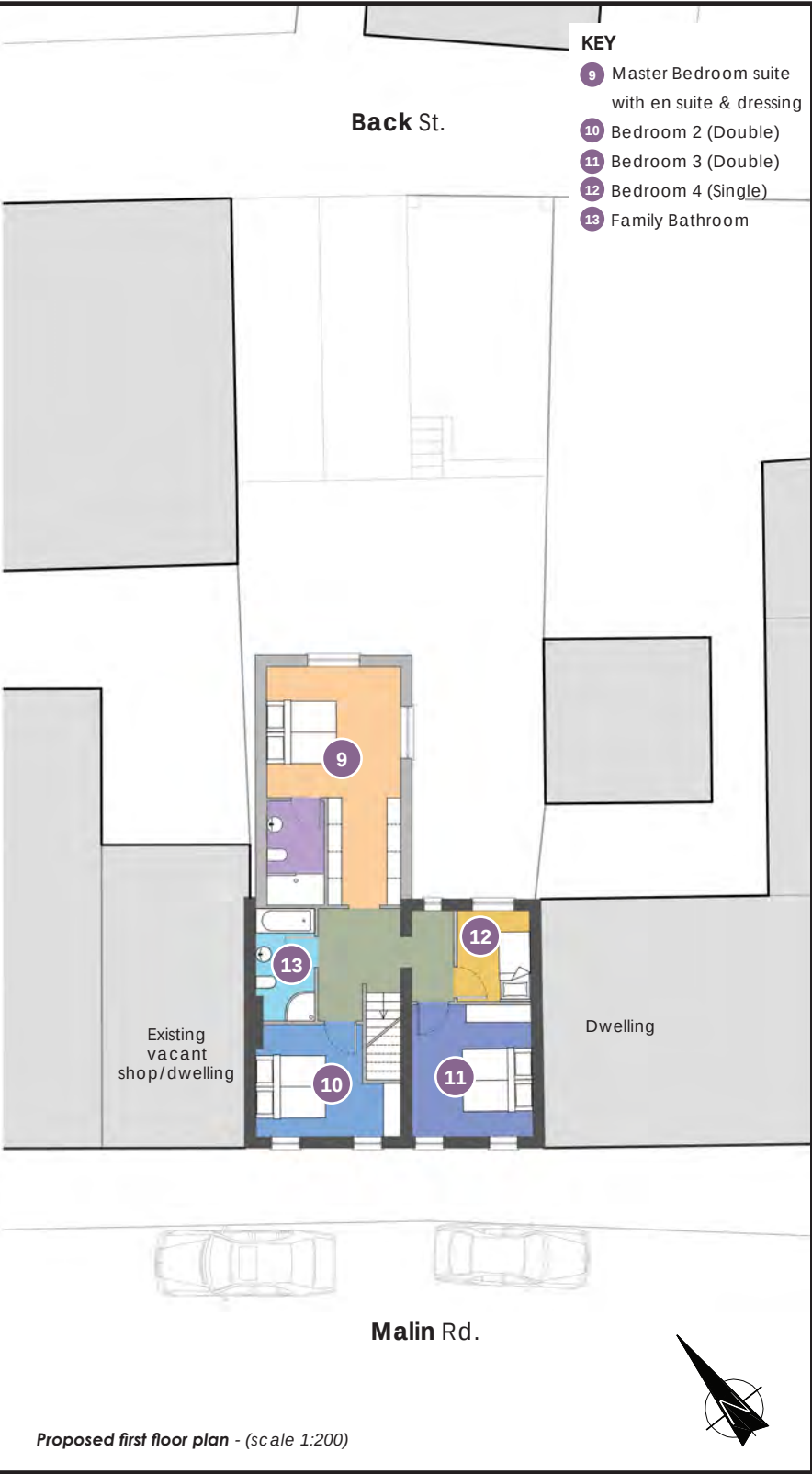
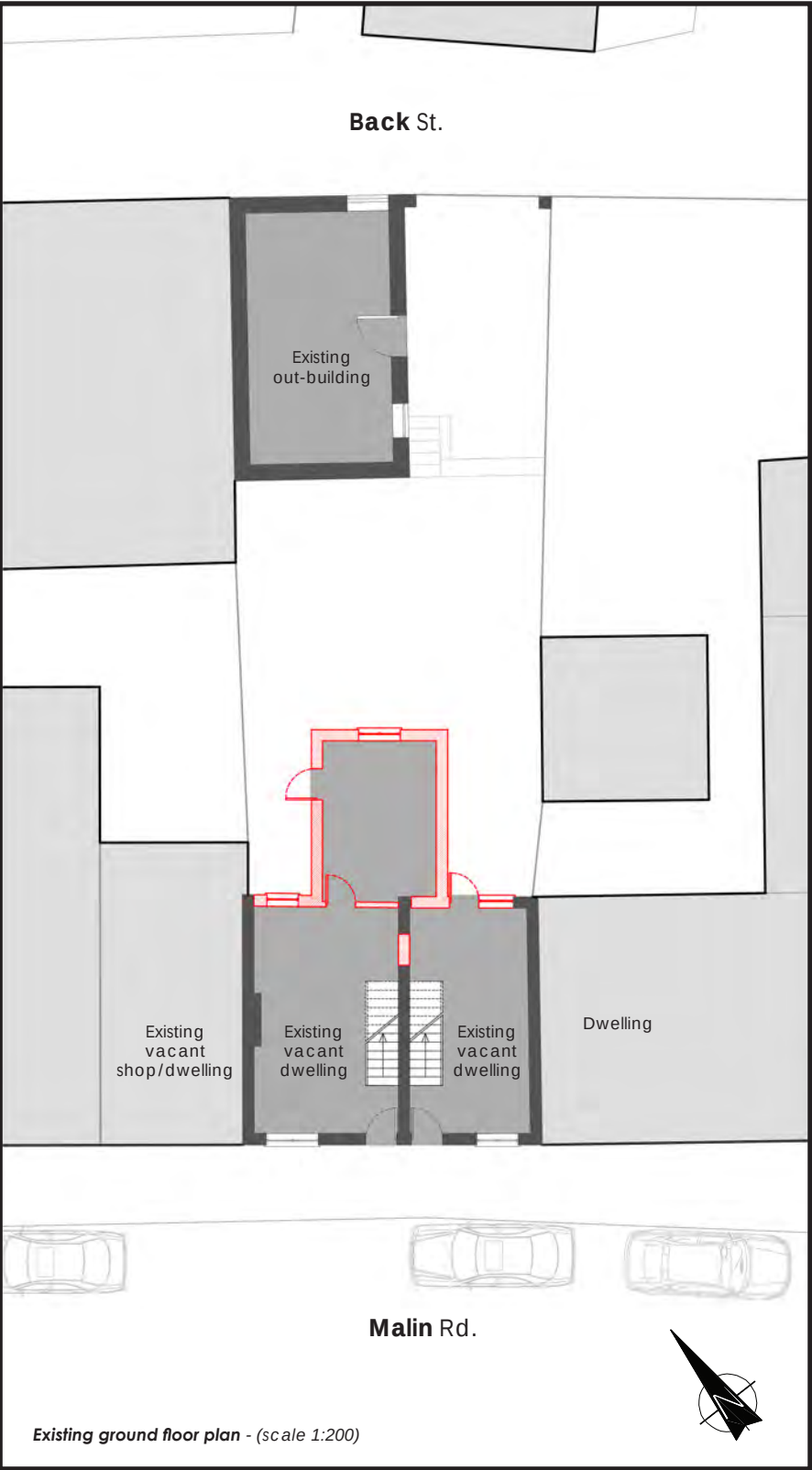
The purpose of this exercise is to demonstrate the untapped potential that exists to create welcoming, attractive, mannerly, efficient, productive, & historically sensitive spaces from the existing built fabric within the central streets. Therefore providing an exemplar to owners & other stakeholders in regards to the opportunity that exists.



The below proposes a potential layout for the adaption of these two small terraced dwelling into a spacious modern family home. Where possible, the existing building fabric has been retained with new elements added to maximise the potential of the proposal, provide features and facilities that are desired/required for contemporary living, lower the overall redevelopment costs, & retain the historic character of the buildings & streetscape, which is particularly important as these buildings are on the National Inventory of Architectural Heritage.

Internally, the removal of one of the properties staircases, & small rear return, creating a "knock through" between the properties & a new larger rear return creates a spacious home, with a separately accessible home office/commercial space, which can also avail of the adjoining W/C & utility (e.g. tea making etc.). The main living space within the new rear extension addresses an attractive private urban garden space & there is direct access to vehicle parking. Externally, it is suggested that the buildings historic features are reinstated, e.g. sliding sash windows, natural slate roof, painted rendered walls. It may be appropriate that the new additional rear extension is a contemporary design.

- Existing building/ site elements to be removed/ demolished
- Existing building/ site elements to be retained
- New building/ site elements to be added



7 Shop frontage improvements at Market Sq. & the connecting “commercial” streets

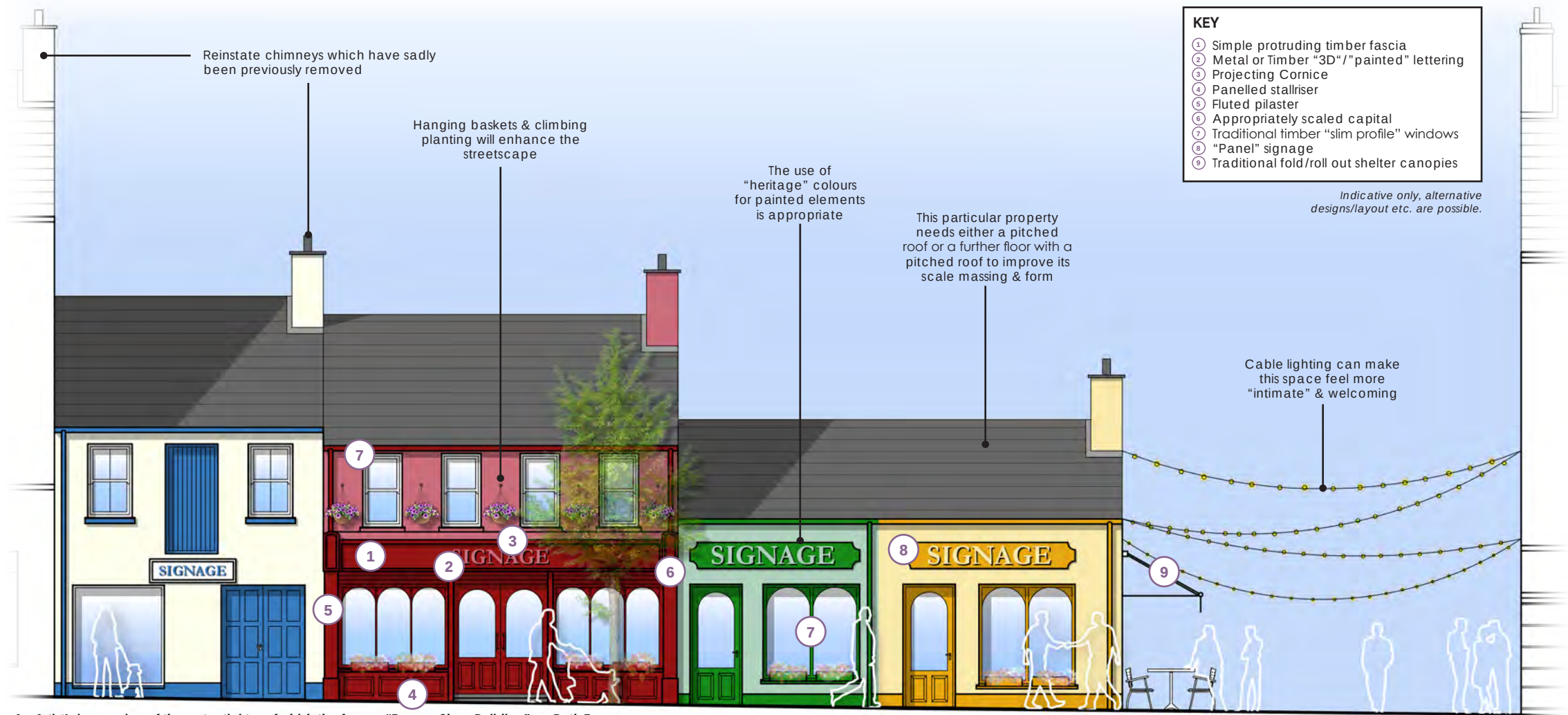
Along the majority of the streets, bar a couple of fairly rare better examples, the shop frontages are of poor quality, can be “gaudy”, & generally include inappropriate interventions, designs & use “cheap looking” materials which tend to age badly.

There is potential to explore the possibility of a suite of traditional enhancements across all frontages within this central area. This will help to return the historic character, charm, form, order & consistency back into this commercial heart of this planned town. The use of good quality natural materials & installation/construction methods will ensure the aesthetics improve, & the designs age well if properly maintained, often enhancing in appearance over time, helping to create a welcoming & pleasant place where people want to spend time in & businesses want to set up in.

Potential Actions/Opportunities

- Undertake a high level survey of commercial premises to identify frontages in need of sensitive refurbishment.
- Produce proposals and realise the enhancement of the aesthetics and functioning of the buildings and setting including Heritage Shop front improvements in line with the Donegal County Council Guidance (e.g. achieving better proportions, use of natural materials, appropriate signage/signwriting, re-instatement of heritage windows, lime render, authentic eaves, and rainwater goods etc.). This could be on a phased/priority/selective basis.
- Liaise with Donegal County Council Heritage to ensure works are appropriate from a heritage and conservation perspective.
- Support owners in applying for and possibly securing any grant funding available.

As these premises are generally privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).



An Artist's impression of the potential to refurbish the former “Farrens Shop Building” on Bath Tr.
- Demonstrating features that could help enhance the general appearance & aesthetics of the town centre buildings. (scale 1:100)



Themes & objectives primarily addressed

The Setting	The Place	The Connections	The Heritage	The Economy	The Community
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8 Re-imagining of “The Alley” spaces

The Alleys north and south of the town centre are important feature of the towns planned form and street pattern. They have historical/heritage importance and provide convenient movement between spaces in the town centre and accessibility to standalone/terraced plots, and to the rear of properties facing the primary streets such as Market Sq. In doing so they open up access to some homes, vehicle parking areas, yards, and outbuildings containing storage or other “light industrial” uses.

It would be advantageous to enhance and “tell the stories” of these spaces, referencing their historical importance, & utilise them further, taking advantage of opportunities for development & the creating of additional active frontages of homes and businesses, in doing so transforming them into welcoming areas which are well overlooked and vibrant.

Potential Actions/Opportunities

- **Shorter term interventions** incl. tidying up & “greening”, similar to the successful “9ft in common” project in Belfast.
- **Consider development opportunities / public realm enhancements** to make these important & intimate routes more aesthetically pleasing & functional. For example potential interventions could include cable style lighting, resurfacing, landscaping (e.g. planted beds, climbing plants), painting/artwork/murals etc., covered space, information/heritage panels. A key intervention would be the improvement of existing/new frontages with uses such as mews housing providing overlooking for improved security & activity throughout the day, as well as commercial uses that can spill out on the spaces, creating vibrancy. The architectural character (mews/outbuildings style), use of materials, creating defensible space, definition of building lines, establishment of building forms/scale/heights/massing could all be enhanced/created. This could be on a phased/priority/selective basis.

These spaces are generally publicly controlled, however there maybe some private areas/rights of way etc. so progress beyond conceptual stages can only be made by working with/the co-operation of all parties/stakeholders.

Themes & objectives primarily addressed

The Setting	The Place
The Connections	The Heritage
The Economy	The Community



Retention of historic references



“Greening” the alleys at Belfast



Street/public art opportunities



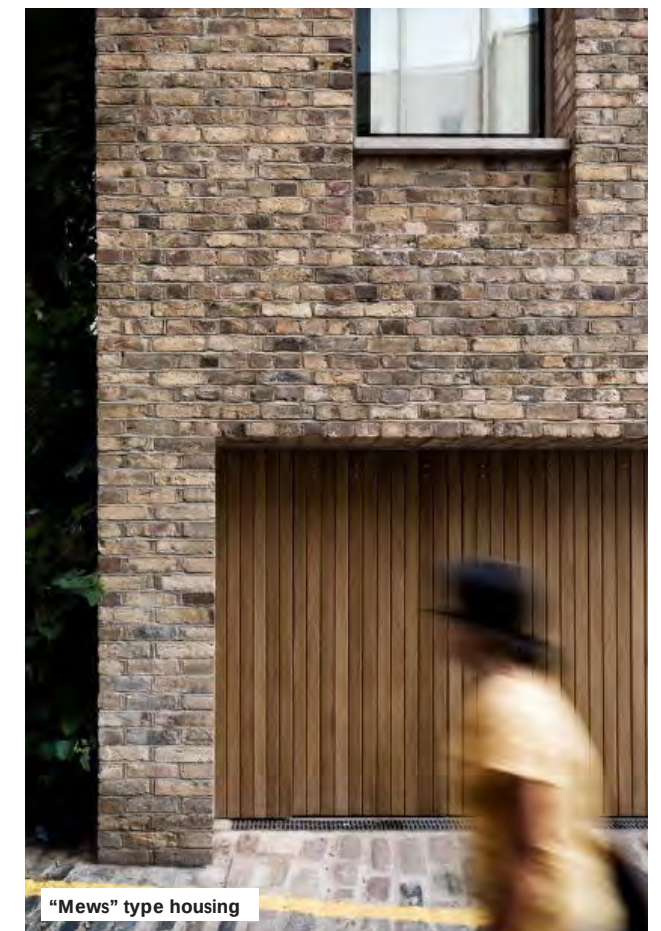
Using the alleys as a safe place of play & meeting



“Cable” lighting



Potential to semi-cover some of the spaces for businesses to use/spill out onto



“Mews” type housing

B

“The foreshore” - The Harbour; Quay St.; Bath Green; Bath Tr. (East); & the Shore Walk.



This area of the town is characterised by the rocky waters edge with Lough Foyle & the large formal green fronting this shore, known as Bath Green, which is a unique & highly cherished attribute of the town. However it is felt that the area has greater potential & sensitive enhancements to existing & new features could help them to appropriately integrate with the setting whilst providing a better all round experience for both residents and visitors alike.

The aim of the potential actions are to “protect the natural setting of the foreshore as appropriate, whilst sensitively enhancing the spaces / features adjoining it to benefit the town as a whole”.

9 Public realm improvements B: Along James St. (Lower); the public car-park; Bath Tr., Montgomery Tr.; & Quay St. Se Pl Cn He Ec Cm

Potential to re-imagine the existing public car-park to create a space which is more visual attractive & multi-functional. Enhancements at the surrounding streets could include resurfacing; improved crossings; review/definition of on-street parking; green infrastructure enhancements; provision of updated street furniture; & public art etc.

10 Regeneration Opportunity B: Derelict site at James St. Se Pl Cn He Ec Cm

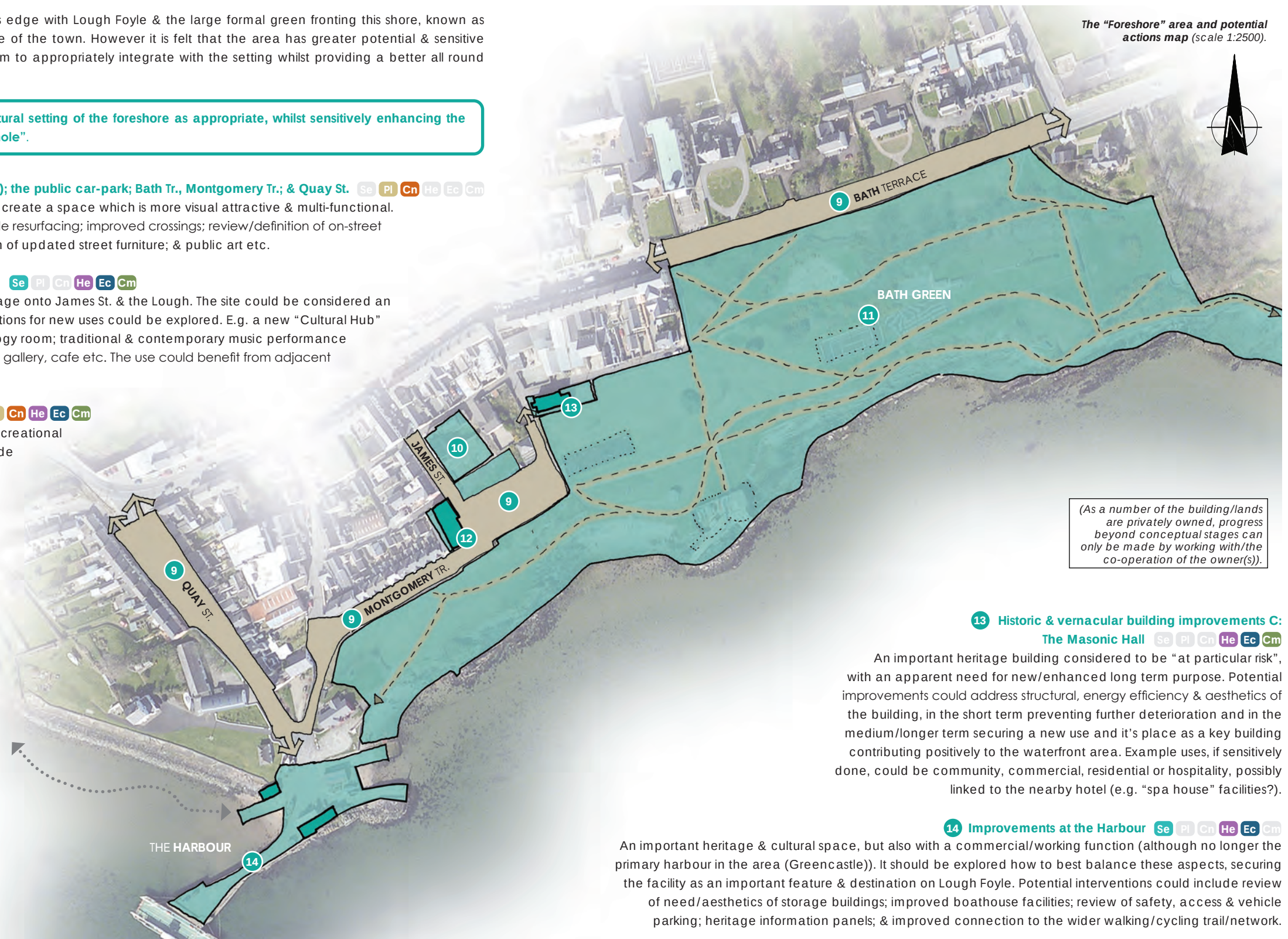
A sizable and prominent derelict site, with a key frontage onto James St. & the Lough. The site could be considered an opportunity for comprehensive re-development & options for new uses could be explored. E.g. a new “Cultural Hub” including features such as tourist information; genealogy room; traditional & contemporary music performance space; recording studios, digital working hub, viewing gallery, cafe etc. The use could benefit from adjacent existing parking.

11 Enhancement of Bath Green & The Shore Walk Se Pl Cn He Ec Cm

Conservation, management & improvement of this recreational space. Potential new/enhanced features could include “natural” amphitheatre; re-imagined play & fitness facilities which avail better of the Green’s natural contours & setting; improvement of paths & cycle-ways & access; enhanced soft & hard landscaping; sculptural/wildlife /heritage trails; enhanced watersports centre & facilities; re-imagined picnic & relaxation spaces; refurbishment of existing heritage shelters & possible creation of new viewing points /platforms/piers;

12 Historic & vernacular building improvements B: St Eugene’s Hall Se Pl Cn He Ec Cm

An important heritage building for which enhancements could help to secure a new/ improved use. Potential improvements could address any structural, energy efficiency and aesthetics issues. New uses could be intrinsically/physically linked to the potential Cultural Hub uses at James St. (Action no.10), e.g. the hall could be the new hubs main performance space/hall/theatre/community cinema.



13 Historic & vernacular building improvements C: The Masonic Hall Se Pl Cn He Ec Cm

An important heritage building considered to be “at particular risk”, with an apparent need for new/enhanced long term purpose. Potential improvements could address structural, energy efficiency & aesthetics of the building, in the short term preventing further deterioration and in the medium/longer term securing a new use and it’s place as a key building contributing positively to the waterfront area. Example uses, if sensitively done, could be community, commercial, residential or hospitality, possibly linked to the nearby hotel (e.g. “spa house” facilities?).

14 Improvements at the Harbour Se Pl Cn He Ec Cm

An important heritage & cultural space, but also with a commercial/working function (although no longer the primary harbour in the area (Greencastle)). It should be explored how to best balance these aspects, securing the facility as an important feature & destination on Lough Foyle. Potential interventions could include review of need/aesthetics of storage buildings; improved boathouse facilities; review of safety, access & vehicle parking; heritage information panels; & improved connection to the wider walking/cycling trail/network.



Bath Green is a unique waterfront green space. It is essential that it's special landscape character is retained whilst enhanced



Brooke Park, Derry. An attractive recently enhanced historic park



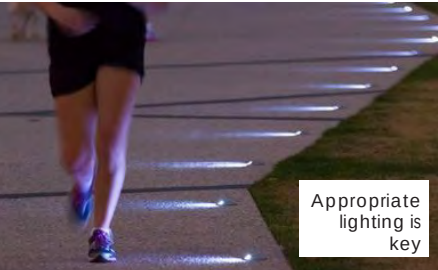
A key historic building in poor condition



A prominent derelict site.



Significant vehicle parking at Bath Tr.



Appropriate lighting is key



Quite an uninspiring play park, car park, boundary finishes & adjoining space, set against an exceptionally inspiring view.



Themed play spaces using high quality natural materials



Attractive & natural "park furniture"



Accessible for all

A mood board for "The Foreshore" - images of the existing situation and other "best practice" examples demonstrating the ambition.

9 Public realm (& parking) improvements B: Along James St. (Lower); the public car-park; Bath Tr., Montgomery Tr.; & Quay St.

The streets of focus incorporate the Montgomery Tr.: James St., the primary connecting street between the foreshore & the town centre; the immediate related carpark at James St; the residential street of Quay St.; & Bath Tr. to the east. Although to a lesser extent than the central streets, parked vehicles in particular dominate, & attractive views of the shore can be interrupted. The public spaces & footpaths are dated, tired & in poor upkeep & the streetscape is cluttered in places with street furniture, lacks greenery, & is dominated by the roadways. The immediate edge with Bath Green, including the James St. carpark is in particular need of improvement. A prominent derelict site & other vacant buildings/shops at James St., creates a sense of inactivity, lack of vibrancy, poor appearance & detract from the stunning aspects across the Lough. Quay St. is attractively framed by terraces of dwellings creating a fantastic feeling of enclosure & form, however the wide expanse of roadway, poorly defined parking & narrow footpaths detract from this. Similarly at Bath Tr. the width of the roadway & again poorly defined parking negatively impacts upon the impressiveness of the larger historic buildings that align this route leading to the central streets.

There is certainly potential to use enhancements to public realm to improve the attractiveness, functioning, vitality & connectivity with the town centre at this part of Moville.

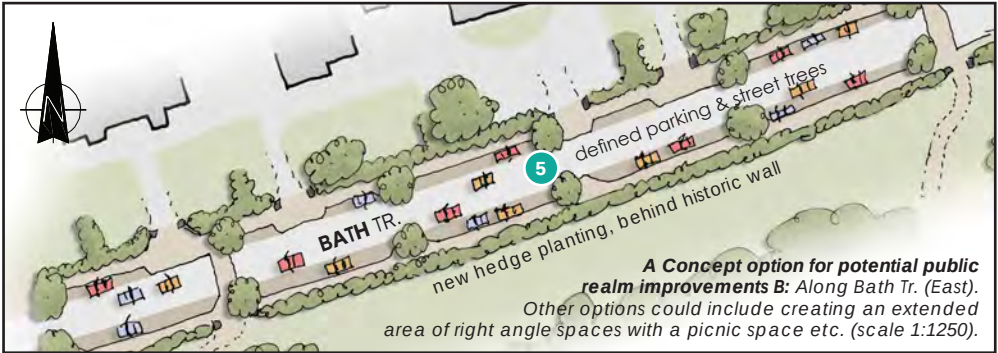
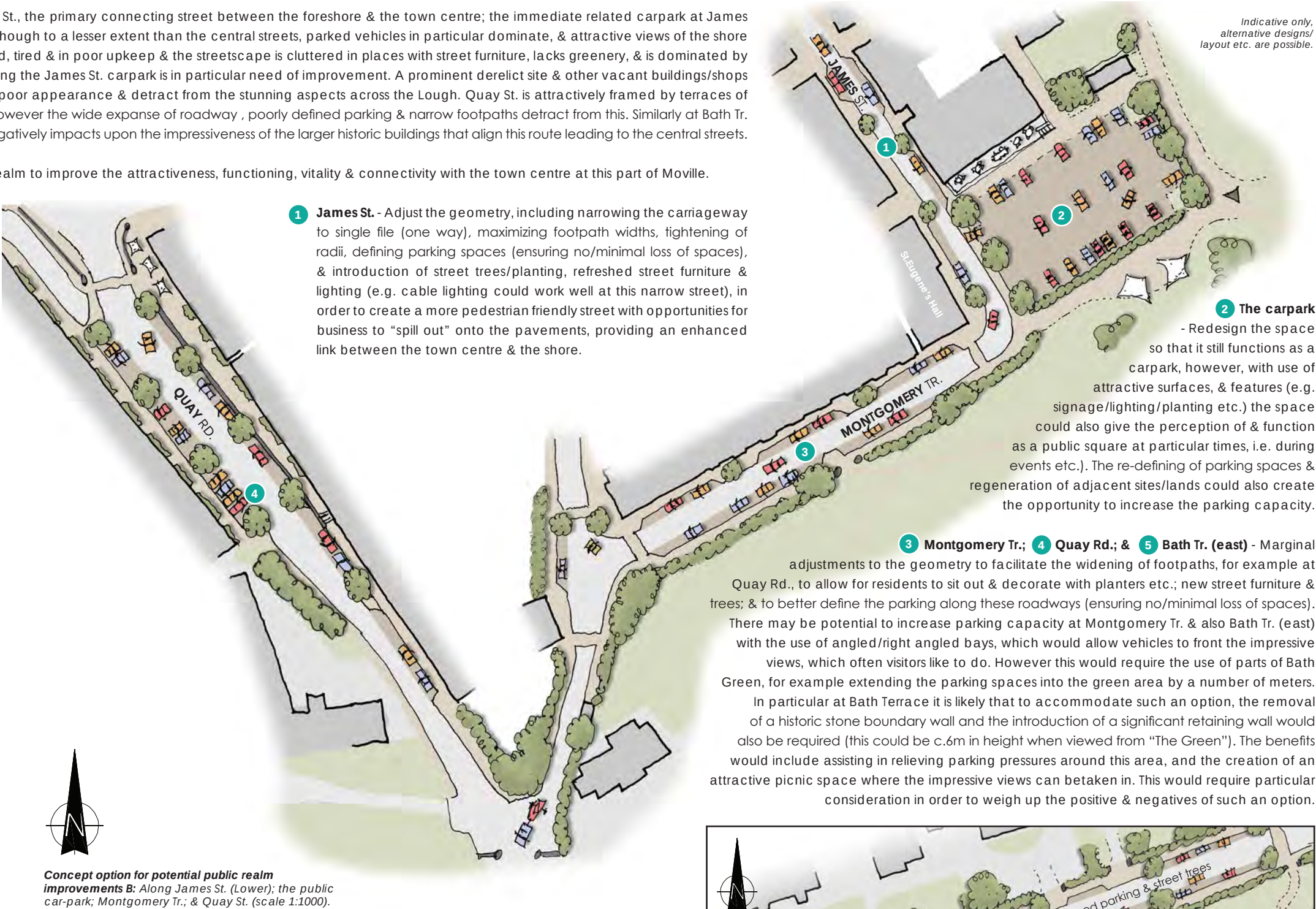
Potential Actions/Opportunities

- Define the advantages, need, amount, appropriate locations & phasing for public realm improvements/new facilities, as well as the potential impacts upon adjacent uses. Adhere to a town wide “Design Code” principles so that interventions/features are consistent throughout the town.
- Review parking provision & controls. A detailed parking study/strategy is required to help ensure spaces are being used in the most appropriate way to support the town centre economy and community.
- Leading to the production of proposals and realisation of improvements/new facilities which are of a high level of design quality & that do not dominate the spaces at the Foreshore or impact negatively upon heritage value or functioning of other uses, but improve permeability, pedestrian priority & safe movement of vehicles. This could be on a phased/priority/selective basis.

The subject land required for improvements are generally publicly owned/controlled/maintained, and could therefore likely be progressed beyond this conceptual stage by the relevant authority subject to priority, budgets, capacity etc.

Themes & objectives primarily addressed

The Setting	The Place
The Connections	The Heritage
The Economy	The Community



KEY AREA - JAMES ST.



- 1 Speed control measures
- 2 “Animated” & “active” frontages to alley spaces
- 3 Cable lighting
- 4 Defined vehicle layby parking.
- 5 “Spill out” spaces
- 6 Street trees & planters frame the views.



Conceptual sketch - Artist's impression of a potentially enhanced James St & alleys. (not to scale)

Indicative only, alternative designs/layout etc. are possible.

10 Regeneration Opportunity B: Derelict site at James St.

A sizable and prominent derelict site, with a key frontage onto James St. & the Lough. The site could be considered an opportunity for comprehensive re-development & options for new uses could be explored which sensitively integrate with Moville's historic built environment.

Potential Actions/Opportunities

- Consider **meanwhile aesthetic improvements** (screening etc).
- Consider/proceed with inclusion of the site on the **Council's Derelict Sites Register**.
- Engage with the owner(s) with the aim of **completion of a Feasibility Study/Development Brief**, potentially progressing to the realisation of a **comprehensive redevelopment scheme** (applying compulsory purchase powers if appropriate/necessary). This could include a mix of uses to support/expand the future needs of the town centre (e.g. cultural/ tourism/business/residential). The community have indicated a strong desire for the site to be used for the **creation of a "Moville Cultural Hub"**, which could include features such as tourist information; genealogy room; galleries; community cinema room(s); recording studios; traditional & contemporary music performance space; & cafe. This could have some synergy with the potential enhancements to the adjacent St. Eugene s Hall, where uses could complement each other, e.g. the hall could be the main performance hall/space connected with/to the "Cultural Hub". Other uses could also be appropriate/more viable. For example a **mixed use scheme** with ground floor cafe/restaurant/retail (c. 300sqm) & c.1no. 3 or 4 bedroom town house & c.10no. 2 or 3 bedroom upper floor apartments, would introduce living uses to the area, availing of the spectacular views across the Lough, & the close proximity to existing parking.

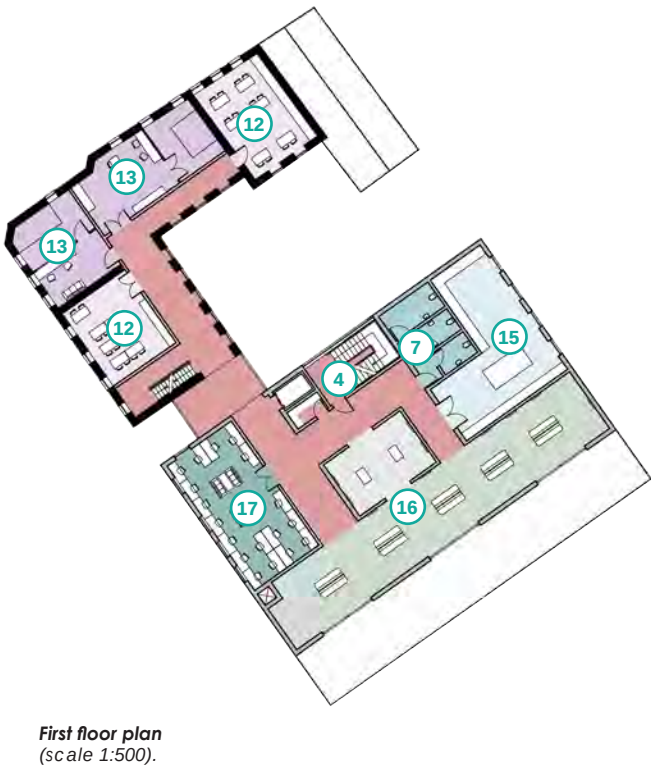
As these lands/buildings are privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

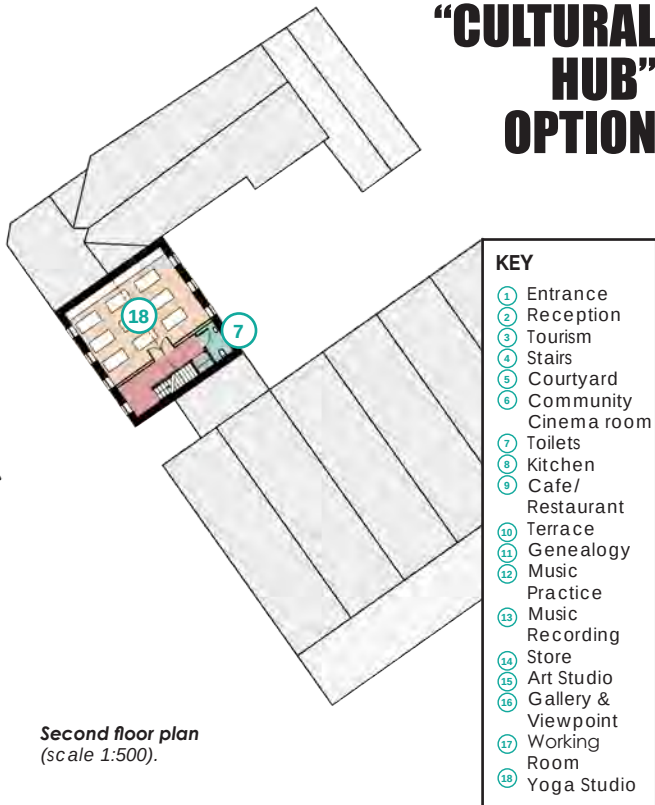
The Setting	The Place
The Connections	The Heritage
The Economy	The Community



Ground floor plan (scale 1:500).



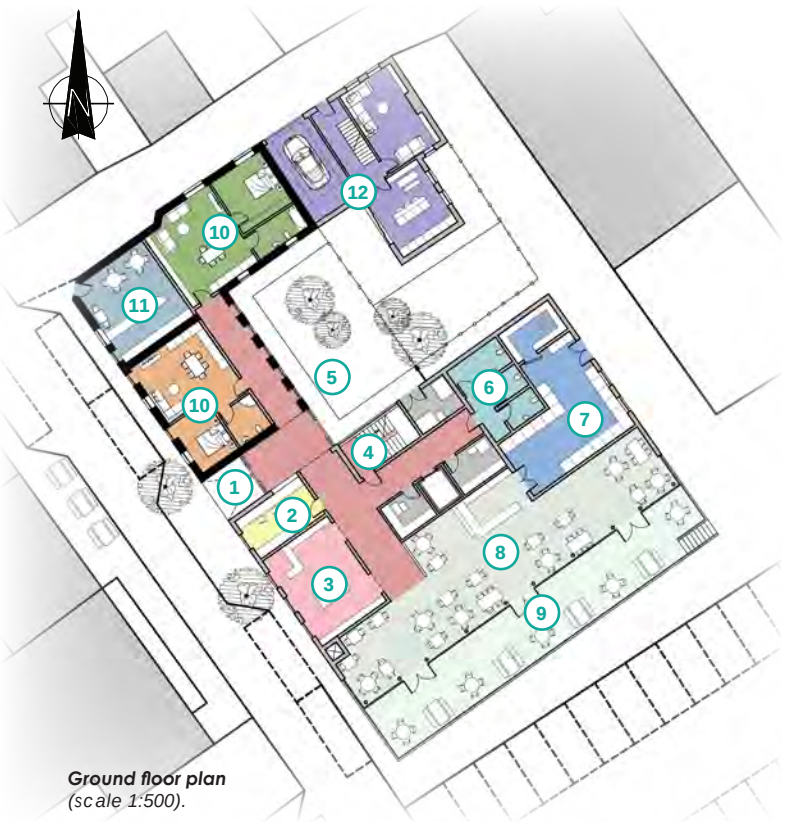
First floor plan (scale 1:500).



Second floor plan (scale 1:500).

A POTENTIAL "CULTURAL HUB" OPTION

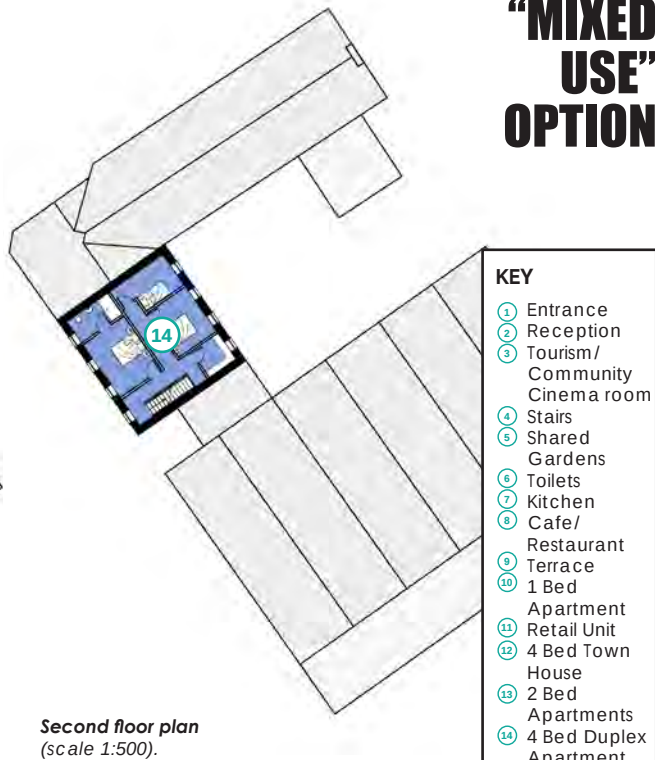
- KEY
- 1 Entrance
 - 2 Reception
 - 3 Tourism
 - 4 Stairs
 - 5 Courtyard
 - 6 Community Cinema room
 - 7 Toilets
 - 8 Kitchen
 - 9 Cafe/ Restaurant
 - 10 Terrace
 - 11 Genealogy
 - 12 Music Practice
 - 13 Music Recording
 - 14 Store
 - 15 Art Studio
 - 16 Gallery & Viewpoint
 - 17 Working Room
 - 18 Yoga Studio



Ground floor plan (scale 1:500).



First floor plan (scale 1:500).

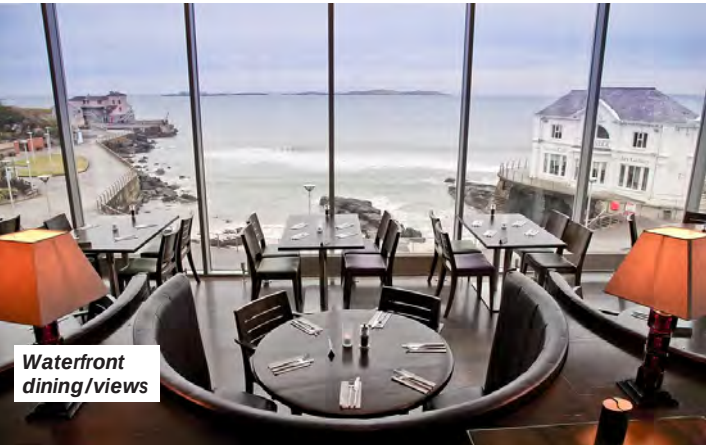
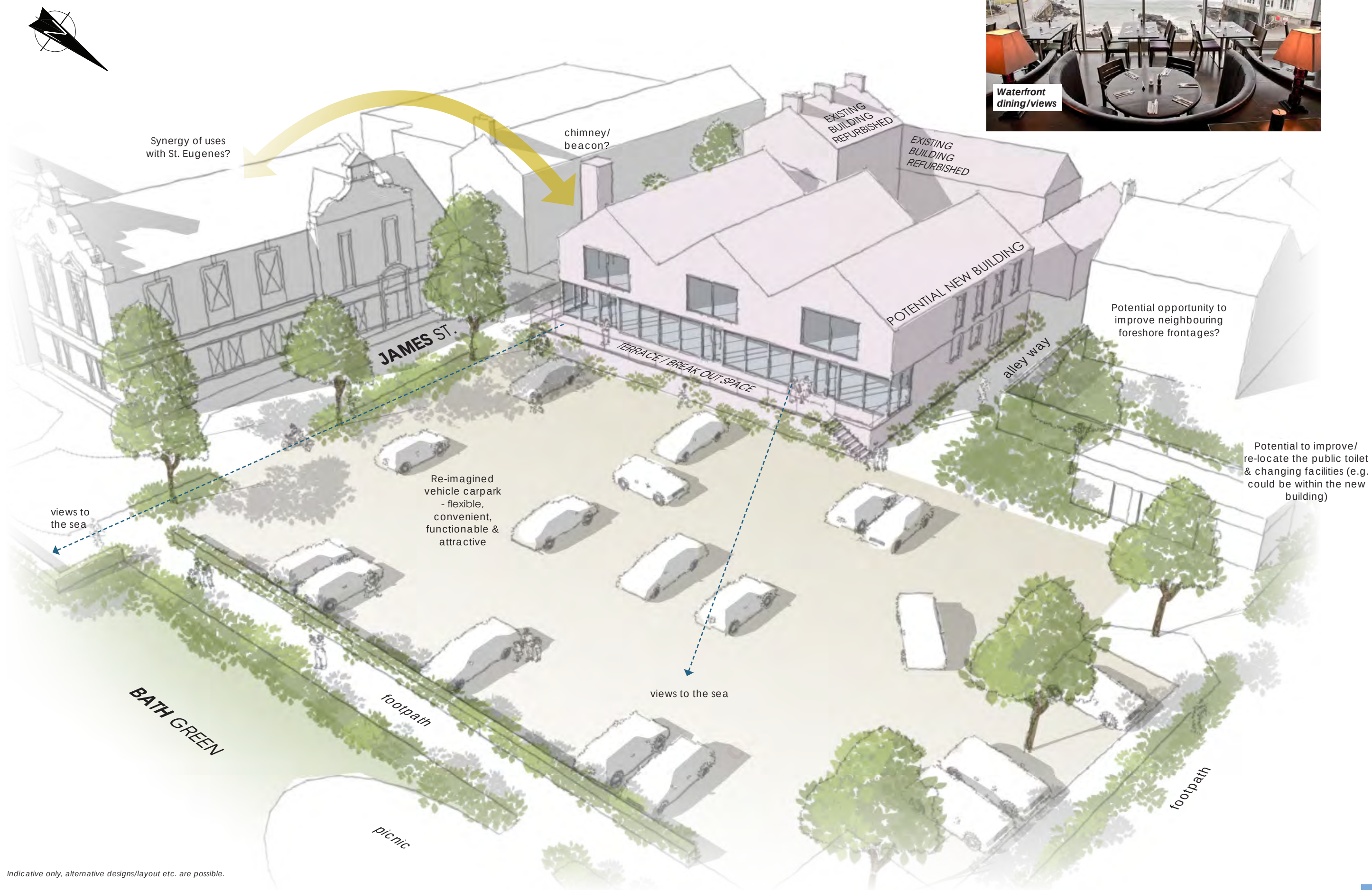


Second floor plan (scale 1:500).

A POTENTIAL "MIXED USE" OPTION

- KEY
- 1 Entrance
 - 2 Reception
 - 3 Tourism/ Community Cinema room
 - 4 Stairs
 - 5 Shared Gardens
 - 6 Toilets
 - 7 Kitchen
 - 8 Cafe/ Restaurant
 - 9 Terrace
 - 10 1 Bed Apartment
 - 11 Retail Unit
 - 12 4 Bed Town House
 - 13 2 Bed Apartments
 - 14 4 Bed Duplex Apartment

Conceptual sketch - Artist's impression of a potentially re-developed area in and around James St. & the foreshore. (not to scale)



Indicative only, alternative designs/layout etc. are possible.

11 Enhancement of Bath Green & The Shore Walk

Bath Green is a large formal green space which slopes down to the rocky foreshore of Lough Foley. Contains some tree/woodland planting on its upper banks, and a number of recreational features (e.g. play park etc.). It could be argued that the majority of these somewhat fail to appropriately blend with the setting, for example the children's play park with its lack of form, contouring or landscaping, and use of standard items. A generally welcome use, but is let down by poor design and integration. In terms of the quality of the public realm, the situation is similar to the rest of the town as in it is particularly tired, dated, in places poorly up-kept and often inappropriate for this distinctive heritage park. The Green's northern edge is defined by numerous attractive historic buildings which front onto it, such as Montgomery Terrace, St. Eugene's Hall; others at Bath Tr., such as St. Pius, St. Columb's Mesonic Hall and National School Hall, but also not as appropriately the rears of a number of properties which primarily front Bath Tr.

The conservation, management & improvement of this recreational space would significantly benefit not only local residents enjoyment of this space but also enhance its status as a regional attraction & place of interest for visitors/tourists, benefiting the wider town.

1 Children's & Teen's Play Park - Redesign & possible extension/enlargement of the existing so that it could integrate better with the natural setting & topography; could cater for a wider range of users & ages; & to create a facility that can be a significant draw not only for Moville residents but also visitors from further afield, becoming the premier play space on the Inishowen peninsula. Play items could be unique to Moville & tell a storey. Alternative locations within the "Green" may be appropriate.

2 Picnic & rest areas - Improvements including accessible tables, benching, & cover/shelter.

3 Amphitheatre & water fountains - A semi-covered (or not) "tiered" seating area, integrated into the natural topography of the "Green", with a small stage space at the centre of the "park" which can facilitate groupings of people affording good views of this central feature. Also potential for a built in water fountain for play etc.



Indicative only, alternative designs/layout etc. are possible.

Potential Actions/Opportunities

- Define the advantages, need, displacement potential, amount, appropriate locations & phasing for improvements, as well as the potential impacts upon adjacent uses.
- Produce proposals/complete a Feasibility Study & Management Plan, potentially progressing to the realisation of the enhancement of the space with improved recreational & landscape features, e.g. a "natural" amphitheatre; re-imagined play/fitness spaces; improvement of paths & cycle-ways & access; enhanced soft & hard landscaping; sculptural/wildlife/heritage trails; enhanced watersports centre & facilities; re-imagined picnic & relaxation spaces; refurbishment of existing heritage shelters & possible creation of new viewing points/platforms/piers. This could be on a phased/priority/selective basis.
- Engage with specialists so that any potential proposals ensure important aspects & features are protected/enhanced etc. (such as archaeological, ecological etc.)

The "Green" was gifted to the people of Moville by the Montgomery family, & progress beyond conceptual stages can only be made by/ working with/via the co-operation of all the relevant stakeholders.

Themes & objectives primarily addressed

The Setting

The Place

The Connections

The Heritage

The Economy

The Community



Outdoor picnic / dining opportunity



Natural Ampitheatre



Accessible picnic tables



Unique wayfinding



Palette of possible soft landscaping materials

Park trees



Grasses



Wildflower meadow



Woodland planting



Viewing points



A sensitively integrated play park



A "unique"/"hero" play park item example



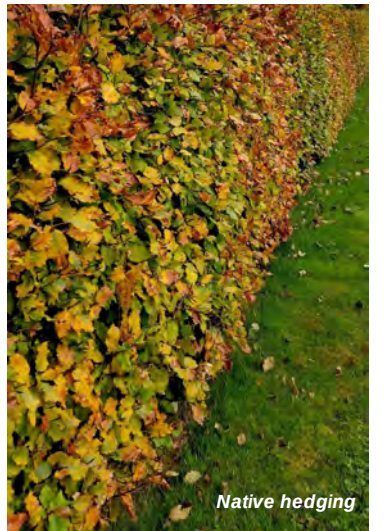
Sculpture trail



Boardwalks



Water feature



Native hedging

A mood board for potential enhancements at Bath Green & the Shore Walk

12 Historic & vernacular building improvements B: St. Eugene’s Hall

An important heritage building (a temperance hall dated 1887), which occupies a prominent corner site. The structure makes a positive contribution to the streetscape to the south of Moville, represents an interesting historical reminder of the temperance movement in Ireland during the 19th and early 20th century, and is therefore an integral element of the built heritage and social history of the local area.

Further enhancements could however introduce new/improved uses, maximising the buildings flexibility/use & ensuring its future upkeep. These could be intrinsically/physically linked to any potential Cultural Hub uses at James St. (Action no.10). Alternatively the building itself could potentially be a more realistic/viable option to fulfil the entirety of the role of the Cultural Hub, which the community very much desire, freeing up the James St. site for other mixed uses. Any proposals should aim to sensitively integrate with the historic built environment, be heritage led & designed with/by conservation professionals.

Potential Actions/Opportunities

- Devise/produce a feasibility study/proposals for potential new/improved uses, potentially progressing to the realisation of the upgrading of the building. For example this could be use as a “Cultural Hub” for the town, either partly, along with adjacent redevelopment at James St. or probably more realistically/viably fulfilling the entirety of the role. E.g. the sizable & attractive main hall space on the first floor could potentially be updated in terms of facilities to accommodate performances/community cinema screening etc., including lighting, vision, & acoustics, seating arrangements (fixed/retractable system), refreshments etc. The c.250sqm ground floor with its series of spaces is potentially sizable enough to accommodate related uses such as tourist information; genealogy room; traditional & contemporary music practice/recording studio space, gallery/community cinema room, & digital working hub etc.
- As an important heritage structure, any proposals should be developed in line with best practice conservation principles.
- Swifts & bats often use these kinds of buildings, so may need to incorporated/protected.
- Research & potential application for and possibly securing any grant funding available.

As this building is privately/community owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s)/stakeholders.



The existing situation



Performance space/community cinema seating arrangements/options



Recording space



Genealogy research room



Lighting & sound

Themes & objectives primarily addressed

The Setting	The Place	The Connections	The Heritage	The Economy	The Community
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13 Historic & vernacular building improvements C: The Masonic Hall

A detached three-bay two-storey gable-fronted Masonic hall, dated 1903, which is an important heritage building, and from merely an external visual inspection could be considered to be “at particular risk”. There appears to be a lack of regular use at the building, which can have a detrimental impact upon its longer term conservation and its general contribution to this area of the town.

There is potential to physically improve this building & there may be opportunity to review ancillary uses. Proposals should be heritage-led and integrate with Moville’s historic built environment.



The existing situation

Potential Actions/Opportunities

- Review & assessment of the current situation, including any potential need for ancillary new/enhanced long term use/purpose.
- Produce proposals & realise the enhancement of the aesthetics & functioning of the buildings & setting.
- Swifts & bats often use these kinds of buildings, so may need to incorporated/protected.
- Research & potential application for and possibly securing any grant funding available.

As this building is privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s)/stakeholders.

Themes & objectives primarily addressed

The Setting	The Place	The Connections	The Heritage	The Economy	The Community
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14 Improvements at the Harbour

An important heritage & cultural space, but also with a commercial/working function, although no longer considered the primary harbour in the area, which is Greencastle.

It could be explored how to best balance these aspects, whilst availing of any opportunities related to “cruise ship” visits & other events (e.g The Regatta), securing & “making the most of” the facility as an important feature & destination on Lough Foyle.

Potential Actions/Opportunities

- Consider various **meanwhile aesthetic improvements** (screening, painting etc.).
- Define the **opportunities** (e.g. “cruise ship” visits & other events), **advantages, need, amount, & phasing for improvements**.
- Produce **proposals/complete a Feasibility Study**, potentially progressing to **the realisation of the enhancement of the space** with improved heritage/cultural & commercial features. E.g. potential to remove or improve the aesthetics of existing storage buildings; new boathouse facilities; review & improvement of safety, access & vehicle parking; heritage information panels; enhancing the setting of “The Fid” sculpture; creating seating/rest areas; & improving connections to the wider walking/cycling trail/network. This could be on a phased basis.
- **Engage with specialists** so that any potential proposals ensure important aspects & features are protected/enhanced etc. (such as archaeological, ecological etc.).

As these lands/buildings could be partly privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s)/stakeholders.

Themes & objectives primarily addressed

The Setting	The Place
The Connections	The Heritage
The Economy	The Community



Waterside seating examples



Soft landscaping enhancements where possible



The existing situation



Is there opportunity to increase craft capacity?

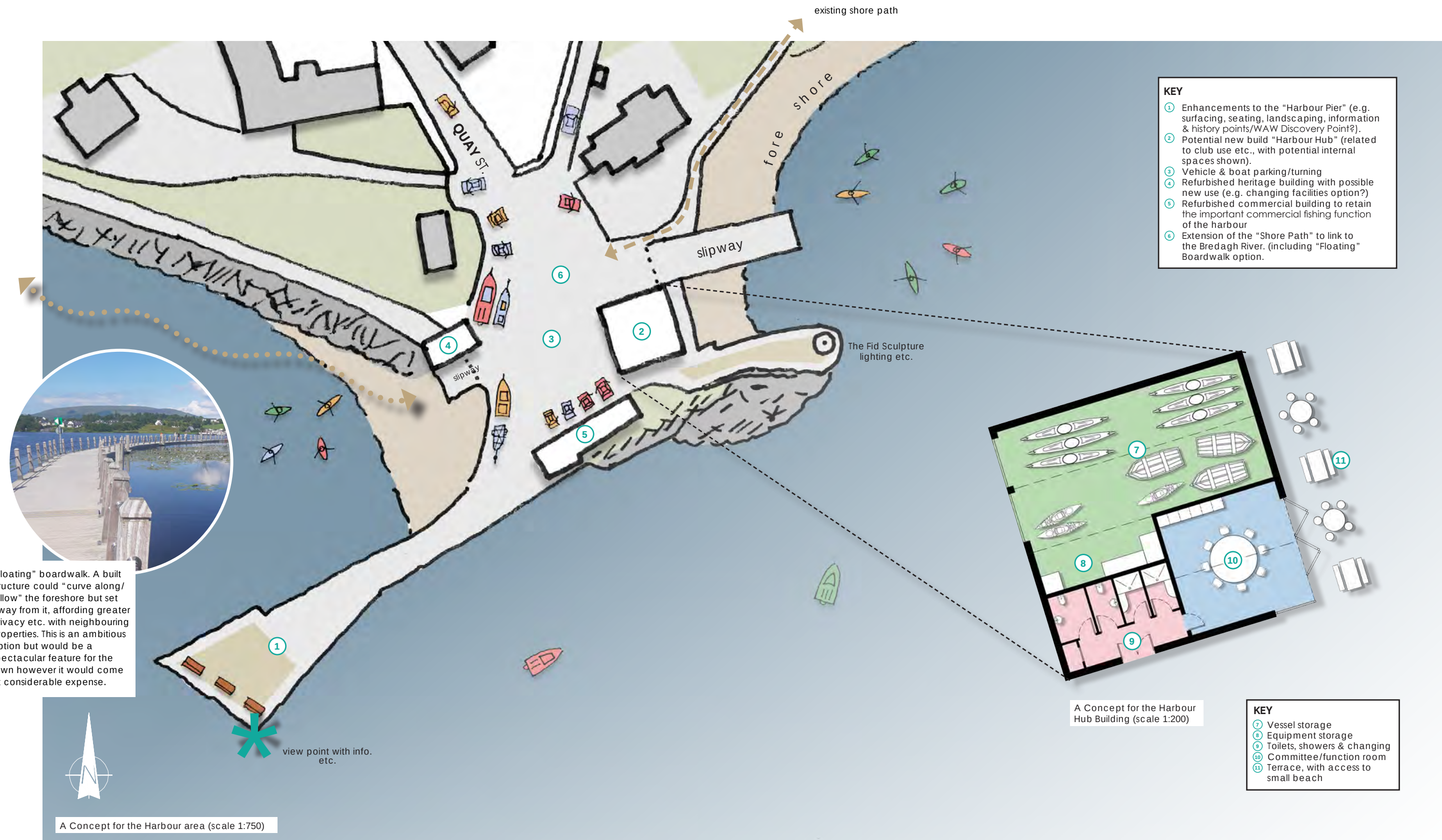


Potential for improvement of existing buildings & introduction of new facilities & opportunities



The “Fid” sculpture is unique & would benefit from enhancements

A mood board for potential improvements at the Harbour.



Indicative only, alternative designs/layout etc. are possible.

Conceptual sketch - Artist's impression of the potentially enhanced Harbour area (not to scale)



1 Potential new “Harbour Hub” Building

2 “Spill out” space

3 Lighting & signage at the Fld Sculpture

4 Enhanced street furniture



Indicative only, alternative designs/layout etc. are possible.

C “Bredagh River & it’s environs” - The river, its edges; Malin Rd. (Upper); River Row; & Glencrow.



An area close to the town centre of particular natural beauty & a gateway to the town from the north/south west. It is considered that some of the features in & around the area have significant unlocked potential, such as the vacant Gulladoo Cornmills etc.

The aim of the potential actions are to **“create & enhance the uses in the area for the benefit of all whilst conserving & strengthening the special natural & heritage setting”**.

15 Enhance & extend the Bredagh River Trail Se Pl Cn He Ec Cm

"Light touch" enhancements to the trail, for example improving the access routes to the trail & signage; appropriate definition of the path; hard & soft landscaping inc. surfacing; seating; & information panels. There may also be potential for the possible extension of the trail northwards to link with Gulladoo Corn Mill & Glencrow Rd. (upper); southwards along River Row linking it with the "Bayfield", the "Harbour" & the "Shore Path" at Bath Green creating a significant & attractive walking/cycling trail looping around much of the town.

16 Historic & vernacular building improvements D: Gulladoo Corn Mill Se Pl Cn He Ec Cm

A significant complex of buildings, some of heritage importance, on a sizable site with frontage to Malin Rd. & access to the Bredagh River. Has been vacant for some time & could be considered an opportunity for comprehensive re-development. The options could include consideration of refurbishment of all / some of the existing buildings, & construction of new attractive & characterful buildings & spaces which could include a mix of uses such as recreation associated to the adjacent river, hospitality/tourism, cultural (i.e. museum/art gallery), residential, & possibly some commercial.

17 Community recreation use at “The Home Field” Se Pl Cn He Ec Cm

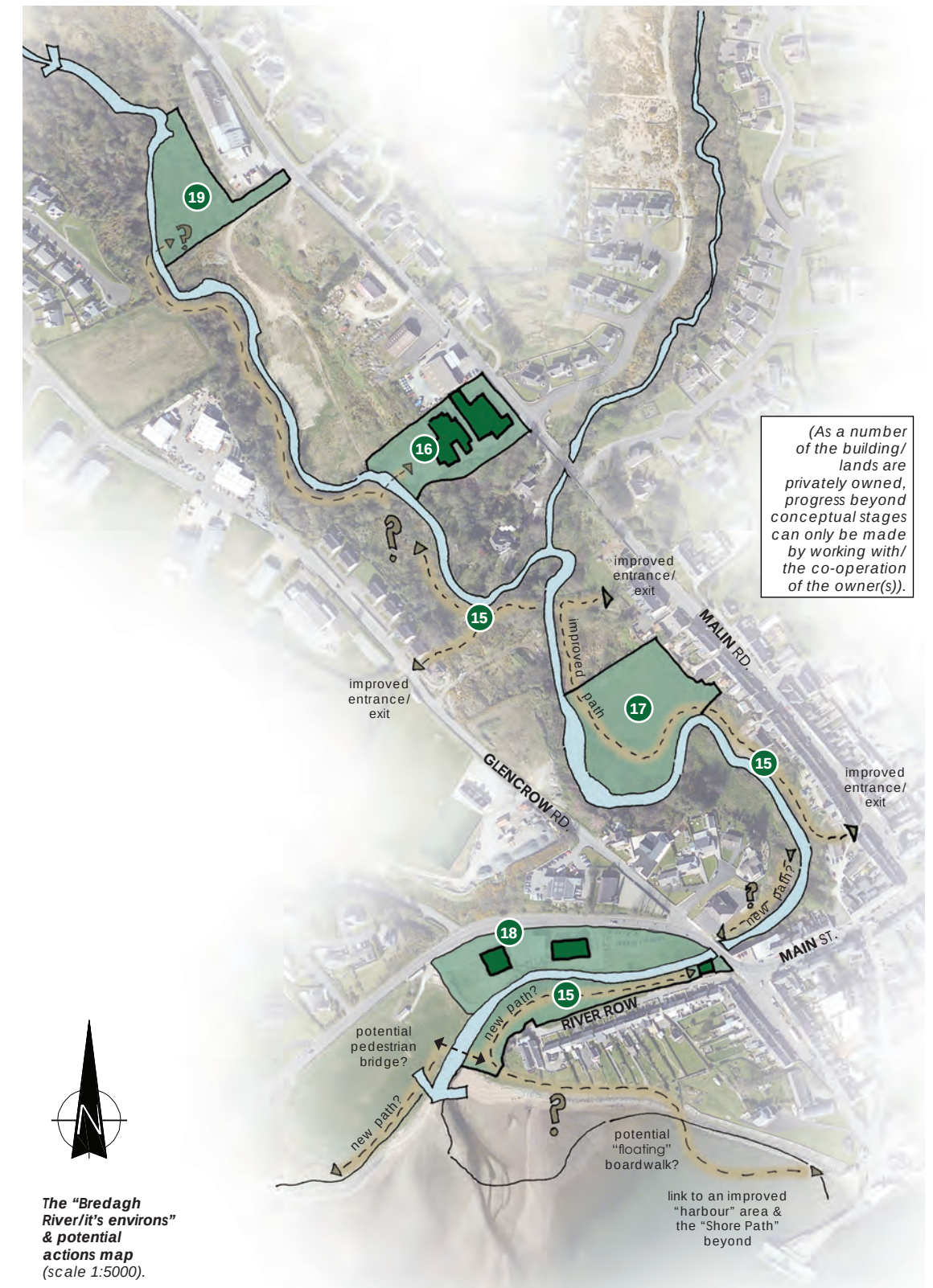
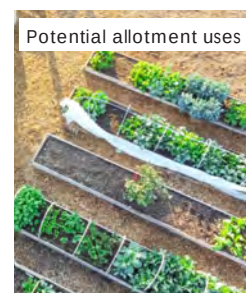
An area of land with potential for recreational uses compatible with the natural riverine habitat & amenity designation of the lands. E.g. new public parkland with extended trails, soft landscaping, community allotment/garden spaces. There may subsequently be some opportunity for properties at Malin Rd. (which currently back onto it) to provide some frontage & overlooking of the lands.

18 Enhancement of the western gateway/commercial complex at Glencrow Se Pl Cn He Ec Cm

An important, busy and successful commercial hub, however the space itself lacks the application of best practice urban design principles, has significant undeveloped/part developed areas, fails to address the river, & would therefore benefit from some enhancement, such as meanwhile/longer term uses, boundary treatments, frontage to the river.

19 Hydro potential at Bredagh Dam Se Pl Cn He Ec Cm

Potential for a small hydro facility at the existing dam on the River Bredagh; & possible Ecotourism opportunity, including the provision of sustainable glamping & camping, compatible with the natural riverine habitat.



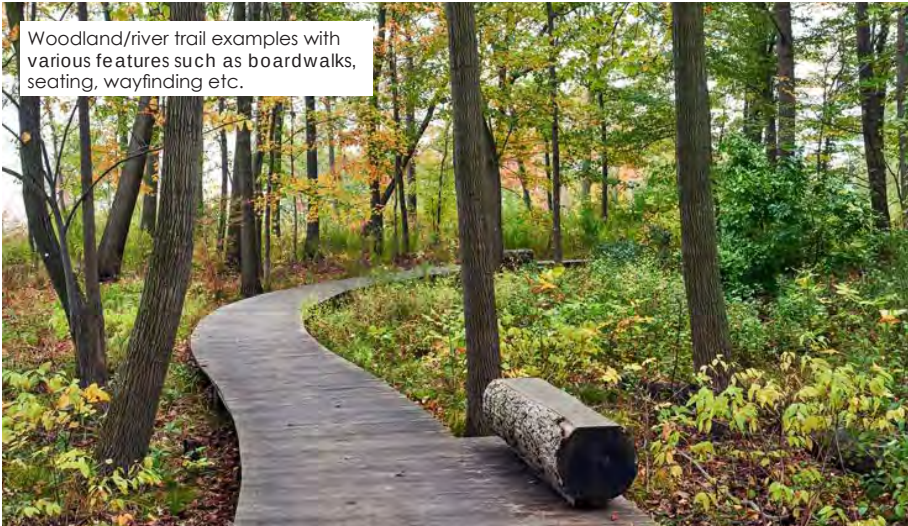
A mood board for “Bredagh River & Environs” - images of the existing situation and other “best practice” examples demonstrating the ambition.

15 Enhance & extend the Bredagh River Trail

The Bredagh River Trail at the west of the town centre is currently a fairly informal path generally hugging the river’s eastern bank between the town centre & Guladoo House. It is currently accessed at both the lower and upper ends of Malin Rd., however neither are overly obvious from the street. The pathway itself is narrow & in some-ways an appropriately natural “light touch”, some facilities have in the past been developed, such as a wildlife watching hide & a willow walkway. The primary attraction is the river itself with its charming bridges, of particular heritage value, & how tranquil the setting is.

Sensitive enhancements to the trail may be of benefit to enhance accessibility, safety, way-finding, heritage, information & definition, ensuring that for example further erosion etc. can be addressed, the area is easily maintained, & can be a well know attraction, that visitors purposefully make a trip for. A possible extension of the trail northwards to link with Gulladoo Corn Mill (see Action No.16) & Glencrow Rd. (upper); southwards along River Row linking it with the “Boyfield” via a new potential footbridge, the “Harbour” & the “Shore Path” at Bath Green would create a significant & attractive walking/cycling trail looping around much of the town.

- Potential Actions/Opportunities
- **Prepare proposals for public realm improvements to enhance the trail’s recreational features.** E.g. improving the access routes to the trial, signage & lighting; appropriate definition of the path; improvements to hard & soft landscaping inc. surfacing; seating; & the introduction of information/heritage/woodland & river educational panels, & incidental play items.
 - **Research, consider & as appropriate pursue opportunities to join the Bredagh Trail with the Shore Path & extending of the trail beyond,** potentially progressing to the realisation of a well connected, generally vehicle free town wide recreational route which links key points of interest & facilities, & tells a storey of heritage, culture & myth.
 - **Working with specialists address specific issues related to invasive species and water quality** at the riparian corridors of the river.
- These spaces are a mixture of publicly & privately owned/controlled/maintained, so progress beyond conceptual stages can only be made by/working with/via the co-operation of all parties/stakeholders.



Themes & objectives primarily addressed

The Setting	The Place	The Connections	The Heritage	The Economy	The Community
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16 Historic & vernacular building improvements D: Gulladoo Corn Mill

A significant complex of buildings on a sizable site with frontage to Malin Rd. & access to the Bredagh River. Some of the buildings would have heritage importance & the complex is on the National Inventory of Architectural Heritage. The complex has been vacant & derelict for some time, with the buildings continuing to deteriorate & nature taking over. It is likely that there are structural issues related to this and a possibility that the structure may contain asbestos materials, and/or the site may require some contamination mitigation measures due to its former uses. Furthermore, vehicular access to the site is considered to be substandard & improvements would be required.

The complex is close to the amenities of the town centre & within a particularly appealing mature woodland/riverside setting which attributes to its attractiveness to be considered an opportunity for comprehensive re-development. Any re-development of the site will be required to accord with the built heritage policies of the County Development Plan 2024, including Policies AH-P-7 and AH-P-8.

Potential Actions/Opportunities

- Consider **meanwhile aesthetic improvements/uses**.
- Consider/proceed with inclusion of the site on the **Council's Derelict Sites Register**, if not already done so.
- Devise/produce a **Feasibility Study/Development Brief**, potentially progressing to the realisation of a **comprehensive redevelopment scheme** (applying compulsory purchase powers if appropriate/necessary). This could include a mix of uses to support/expand the future needs of the town centre. The options could include consideration of refurbishment of all / some of the existing buildings, & construction of new attractive & characterful buildings & spaces. This could include a mix of uses such as recreation associated to the adjacent river (e.g. access to the river, small slipway/jetty, riverside path), hospitality/tourism, cultural (i.e. museum/art gallery), residential (e.g. c 4 or 5no. 4 bedroom townhouses with private gardens & shared parking facing Malin Rd.; c. 12no 2 & 3 bedroom apartments within the older existing heritage buildings at the middle of the site, & c. 6no. 3 & 4 bedroom townhouses addressing the Bredagh River) & possibly some commercial at the "McCormick extension" or alternatively the entire block fronting Malin Rd.
- Research & potential application for **securing any grant funding available**.
- Swifts & bats** often use these kinds of buildings, so **mitigation measures may need to be incorporated/protected**.

As these premises are privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community



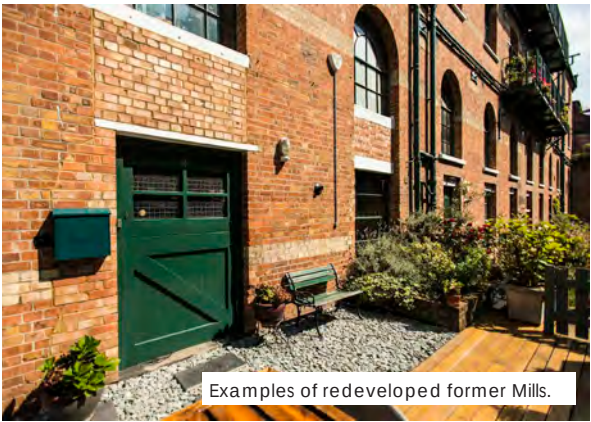
Indicative only, alternative designs/layout etc. are possible.



The existing situation



Examples



Examples of redeveloped former Mills.

17 Community recreation use at “The Home Field”

An area of land located between the rears of properties facing Malin Rd. & the Bredagh River. It is currently open grassland with some trees throughout & woodland at its edges. The current route of the Bredagh River trail passes through & close by this area of land. The local plan has identified this land as partly “amenity area”, which therefore basically limits its potential future use to such.

The lands appears to have some potential for low impact recreational uses compatible with the natural riverine habitat & amenity designation of the lands. As a consequence, & in line with good urban design principles, there may also subsequently be some opportunity for properties at Malin Rd. (which currently back onto it) to provide some frontage & overlooking of the lands.

Potential Actions/Opportunities

- Define the advantages, need, displacement potential, amount, appropriate locations & phasing for improvements, as well as the potential impacts upon adjacent uses.
- Consider & potentially progress the opportunity to purchase the lands, if for sale.
- Produce proposals/complete a Feasibility Study, potentially progressing to the realisation of the enhancement of the space with improved recreational & landscape features similar & compatible with any potential improvements to the linking Bredagh River Trail (see Action No.15). E.g. signage & lighting; appropriate definition of the paths through the land; improvements to hard & soft landscaping inc. surfacing; seating; the introduction of information/heritage/woodland & river educational panels, & incidental play items; woodland & wildflower planting; & there may be opportunity for community allotment/garden spaces, particularly as the location is in an area where there are terraced houses & apartments which tend to have smaller/no gardens spaces. These improvements could be delivered on a phased/priority/selective basis.
- Engage with specialists so that any potential proposals ensure important aspects & features are protected/enhanced etc. (such as archaeological, ecological etc.)

As these lands are currently privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).



Themes & objectives primarily addressed

The Setting

The Place

The Connections

The Heritage

The Economy

The Community

18 Enhancement of the western gateway/commercial complex at Glencrow

An important, busy and successful commercial hub, however the space itself lacks the application of best practice urban design principles, has significant derelict/undeveloped/part developed areas, fails to address the river, & would therefore benefit from some enhancements to aesthetics & function.



Potential Actions/Opportunities

- Consider meanwhile aesthetic improvements e.g. screening etc.
- Produce proposals/complete a Feasibility Study, potentially progressing to the realisation of the enhancement of the spaces. E.g. introduction of soft landscaping, hedges at boundaries, providing frontage to the river etc.

As these buildings & lands are currently privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

The Setting

The Place

The Connections

The Heritage

The Economy

The Community

19 Hydro potential at Bredagh Dam

An existing dam located on the Bredagh River. The Local Plan has identified that it is a policy of the Council to consider proposals for development of the site that provide for a small hydro facility & ecotourism, including the provision of sustainable glamping & camping, compatible with the natural riverine habitat.

Potential Actions/Opportunities

- Produce proposals/complete a Feasibility Study, potentially progressing to the realisation of the installation of appropriately designed infrastructure.
- Engage with specialists so that any potential proposals ensure important aspects & features are protected/enhanced etc. (particularly ecological aspects, hydrology, & archaeological, etc.)

As these lands are privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).



Themes & objectives primarily addressed

The Setting

The Place

The Connections

The Heritage

The Economy

The Community

D

“The wider town”

- The wider area largely to the north but also to the north east & south west along the arterial roads.

The remainder of the settlement mainly consisting of a large number of the wider community which use & support the town centre & its facilities. As such it is important that although the town centre is the focus, enhancements should also filter out to these areas to strengthen the town as a whole.

The aim of the potential actions are to “facilitate appropriate uses & facilities that would benefit the town centre, however due to their nature, maybe cannot be located within it”.

- 20 **Improve the setting of business uses at Glencrow** Se Pl Cn He Ec Cm
- A business park complex and collection of larger buildings with fairly low vacancy rates, however the sizable industrial type buildings & yards could be considered to be inappropriately finished & laid out. There may be potential to explore options for the enhancement of the aesthetics of these (e.g. increased screening with boundary planting, define parking arrangements etc.), & consider signage/branding.
- 21 **Reuse the former factory lands at Ballynally Rd.** Se Pl Cn He Ec Cm
- A sizable & long time vacant site. It may have some potential for residential use due to neighbouring uses & the setting of the wider area.
- 22 **Review of land use to the east of Scoil Eoghan** Se Pl Cn He Ec Cm
- A sizable area of green field land with possible potential for use as vehicle parking. This could help to alleviate town centre parking & related issues associated with busy times at the Chapel & school, however it is possibly too detached to have a significant influence. A detailed Transport Assessment and Needs Assessment would be required. It is otherwise considered that this site would be most suitable for backland/infill residential development given its accessible and partly serviced nature.
- 23 **Enhancement of sporting facilities** Se Pl Cn He Ec Cm
- A number of outdoor pitches & small buildings associated with Moville Celtic FC & Moville GAA. There could be potential to improve the overall facilities at each. It has been suggested that there is a particular need for a sizable covered/indoor facility to allow all year training/games. Furthermore, at the “Bay Field” to the west it suggested that there are issues relating to coastal erosion & flooding, which may need addressed.
- 24 **Improved wider walking routes** Se Pl Cn He Ec Cm
- Local residents have identified a number of popular routes in & around the Town. However these are often along standard rural roads without any facilities or safety features etc. Explore the possibility for enhancement, (e.g. Cooley Graveyard) on a phased basis & potential improvements could include sections of footpaths, lighting, signage etc.
- 25 **Address issues relating to Wastewater Treatment** Se Pl Cn He Ec Cm
- Without upgrading of the existing situation, further detrimental impact will occur to the town in terms of the environment, but also social & economic aspects due to the lack of capacity to facilitate future regeneration.



A mood board for “The wider town” - images of the existing situation and other “best practice” examples demonstrating the ambition.

20 Improve the setting of business uses at Glencrow

A business park complex and collection of larger buildings with fairly low vacancy rates, however the sizable industrial type buildings & yards could be considered to be inappropriately finished & laid out for this rural edge area. There may be potential to explore options for the enhancement of the aesthetics of these.

Potential Actions/Opportunities

- Explore options for the enhancement of the aesthetics of the complexes. E.g. increased screening with boundary planting, define parking arrangements etc., & consider signage/branding.

As these buildings & lands are generally privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).



Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community

21 Reuse the former factory lands at Ballynally Rd.

A sizable & long time derelict/vacant site. It may have some potential for residential use due to neighbouring uses & the setting of the wider area.

Potential Actions/Opportunities

- Consider meanwhile aesthetic improvements (screening etc).
- Consider inclusion of the site on the Council's Derelict Sites Register, if not already so.
- Devise & produce proposals for redevelopment (via the completion of a Feasibility Study/Development Brief). For example an edge of town centre residential scheme with well designed family homes with gardens and parking, would best support the aim of getting people living in & close to the town centre, bringing vibrancy & vitality to the place & providing much needed housing options.

As these lands are privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community

22 Review of land use to the east of Scoil Eoghan

A sizable area with potential for use as vehicle parking. This could help to alleviate particular issues associated with the Chapel & school, & accommodate coach parking, allowing the town to avail of "cruise ship" visits. It may also assist the town centre if well connected. It is otherwise considered that this site would be most suitable for backland/infill residential development given its accessible & serviced nature.

Potential Actions/Opportunities

- Interlinked with the review, undertaking & provision of a Town Centre Wide Parking Assessment & Strategy (as per Action No. 1). The review should consider these lands in any analysis & modelling of potential parking provision options, & could proceed to possible engagement with the relevant landowner(s).
- Other uses for the lands could also be considered, e.g. residential etc.

As these lands are privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community

23 Enhancement of sporting facilities

Existing facilities include a number of outdoor pitches & small buildings associated with Moville Celtic FC, Moville GAA, & the School. The town has rich sporting heritage, e.g. the Kennedy Cup. It has been identified by the community that options for poor weather training/events is limited, & a large multi purpose indoor space is required.

Potential Actions/Opportunities

- Produce proposals/complete a Feasibility Study, potentially progressing to the realisation of the provision of new/enhanced facilities. E.g. there could be potential to improve each location or create a new shared hub. Furthermore, at the "Bay Field" to the west it has been pointed out that there are issues relating to coastal erosion & flooding, which there may be potential to address.

As any lands with potential are likely to be privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).

Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community

24 Improved wider walking routes

Local residents have identified a number of popular & generally attractive walking routes in & around the town. However these are often along standard rural roads without any facilities or safety features etc.

Potential Actions/Opportunities

- Explore the possibility to enhance identified local walking loops, e.g route to Cooley & the link back to the town. This could be on a phased basis & potential improvements could include sections of footpaths, lighting, signage/wayfinding etc.

As the lands potentially required can be both publicly & privately owned, progress beyond conceptual stages can only be made by/working with/via the co-operation of the owner(s).



Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community

25 Address issues relating to Wastewater Treatment

Without upgrading of the existing situation, further detrimental impact will occur to the town in terms of the environment, but also social & economic aspects due to the lack of capacity to facilitate future regeneration.



Potential Actions/Opportunities

- There is a current & ongoing process of proposed upgrading works, which is for the relevant bodies/authorities to progress appropriately bringing it to some form of a satisfactory conclusion for all.
- It is outside the scope of this Strategy to propose specific actions in relation to this. However it is has been identified due to it's importance & significance.

Themes & objectives primarily addressed

The Setting	The Place	The Connections
The Heritage	The Economy	The Community