
Donegal County Council



County Donegal Development Plan 2012-2018



**Core
Document**

June 2012



FOREWORD

On behalf of the Elected Members of Donegal County Council, I am delighted to introduce the County Donegal Development Plan 2012-2018. The purpose of this plan is to help achieve the sustainable development of Donegal, where 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.

Donegal is part of a large sub region with Derry City, involving the entire north west portion of the island of Ireland. It creates a critical mass that supports a variety of health, educational, retail, social and community facilities that, together with 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, work and live.

This plan seeks to position Donegal so that it benefits from the new ways by which we will earn our living in a competitive world. We must house a rising population, which is living longer and wants to make new choices. We must respond to the changes that new technologies offer us and ensure that it benefits our social, community, cultural and environmental wellbeing. This plan recognises that our historic environment – buildings, landscapes, towns and villages – can better be cherished if their spirit of place thrives, rather than withers and it seeks to direct significant development quantum to locations that has the capacity to sustain it.

This plan is about helping to make positive growth happen in a sustainable way that encourages economic, environmental and social progress for this and future generations. Development that is sustainable should go ahead, without delay - a presumption in favour of sustainable development is the basis of this plan. This framework sets out clearly what could make a proposed development unsustainable and it represents a creative exercise in finding ways to enhance and improve the places in which we live our lives.

Cllr Noel McBride
Meara Chontae Dhún na nGall
June 2012

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Chapter 1

Introduction and Context



Chapter 1 Introduction and Context

1.1 Introduction

The County Donegal Development Plan is the principal instrument that is used to manage change in land use in the County. This physical change can relate to the pressures and growth within our settlements and rural area; their renewal and regeneration; the protection of our heritage (natural and man-made); as well as the many and varied pressures on the landscape in the form of different types of development.

This County Development Plan 2012-2018 has been prepared in accordance with the requirements of the Planning and Development Acts 2000 to 2010 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 2018 and beyond to a horizon year of 2022. The Plan relates to the functional area of Donegal County Council, excluding the three Town Council areas of Letterkenny, Buncrana and Bundoran as they are separate Planning Authorities and have their own Development Plans.

This Development Plan incorporates a Core Strategy which is strategic in nature for the purposes of developing objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the Development Plan. The Core Strategy shows 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 Development Plan is also subject to a Strategic Environmental Assessment (SEA) demonstrated as Appendix C, the Environmental Report and a report on the Appropriate Assessment (AA) process as required under the Habitats Directive.

The Planning Act requires that the Development Plan must also include a number of statutory objectives such as;

- The zoning of land uses.
- Provision of infrastructure.
- Conservation and protection of the environment.
- The encouragement of the management of features of the landscape and the preservation of its character.
- Compliance with environmental standards and objectives established for bodies of surface water regulations and ground water.
- The integration of social, community and cultural requirements.
- The protection of structures or parts of structures which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.
- The preservation of the character of architectural conservation areas.
- The renewal and development of areas in need of regeneration.
- The provision of Traveller accommodation.
- Preserving, improving and extending amenities including recreational and cultural amenities.
- The provision of, or facilitation of the provision of services to the community including in particular schools, crèches and other education/childcare facilities.
- The protection of the linguistic and cultural heritage of the Gaeltacht.
- The promotion of sustainable settlement and transportation strategies in urban and rural areas.
- The preservation of public rights of way.

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 Planning Acts consisting of the entire County of Donegal excluding the Town Councils of Buncrana, Bundoran and Letterkenny.

"The Plan" means the County Donegal Development Plan 2012-2018.

Document Layout

The County Donegal Development Plan 2012-2018 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

National and Cross Border Context

National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) 2002-2020 is a planning framework designed to achieve a sustainable balance of social, economic, physical development and population growth across the Country. The NSS emphasises the central role of designated Gateways, in functioning as the economic drivers for their Region. In regard to County Donegal and the North West the NSS designated a linked gateway for Letterkenny-Derry, as one of 8 gateways in the Country outside of Dublin.

The NSS has identified a number of key areas for consideration in a spatial context:

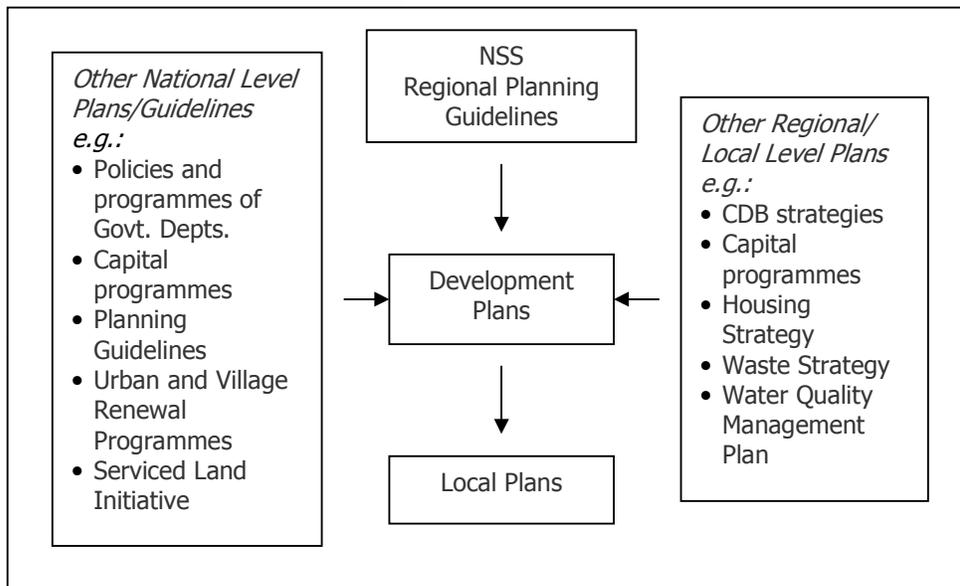
- The potential for co-operation on key strategic planning issues with Northern Ireland;
- The need to achieve critical mass, especially in Letterkenny;
- To ensure that there are sufficient infrastructure links between the Region and the rest of the Country and Northern Ireland.

The Government in the recently published NSS 'Update and Outlook Report' have indicated a number of points for future action which are relevant to the County Development Plan:

- Capital investment in physical infrastructure needs to be much more closely aligned with settlement policy, to integrate strategic planning and investment prioritisation so that infrastructure provision is efficiently targeted and co-ordinated.
- Support for the Government's Smart Economy policy objectives for economic renewal, with co-ordinated investment in key Gateways such as Letterkenny, which have strong potential and critical mass of population to drive Regional and National economic progress.
- Harnessing the potential of rural areas and to create new employment, particularly in the sustainable use of indigenous natural resources in agriculture and agri-business, forestry, fisheries, renewable energy and tourism sectors, but also in other areas such as knowledge-based or creative sectors, which are not location-critical.

- Potential for greater operational integration in the implementation of the two spatial strategies on the island of Ireland through better sharing of data and consultation and co-operation in developing both statutory and non-statutory plans.
- The introduction of "Core Strategies" in the Development Plan to emphasise the strategic role and relevance of Regional Planning Guidelines in guiding and co-ordinating local development, and to ensure greater coherence between National land use policy, Capital Investment Programmes, Development Plans and Local Area Plans.
- High quality, compact urban environments which can improve quality of life, reduce travel demand, optimise the use of infrastructure and reduce negative social and environmental costs.
- To reduce dependence on fossil fuels, greenhouse gas emissions and to protect and improve water quality, conserve and improve natural ecosystems and biodiversity.
- Economic development strategies need to address opportunities for providing new and diversified types of local employment in rural areas.

Figure 1: Development Plan linkages with other plans



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)
- The Planning System and Flood Risk Management
- Sustainable Rural Housing Development Guidelines
- Retail Planning Guidelines
- Sustainable Residential Development in Urban Areas and the Design Manuals
- Development Plans Guidelines

A full suite of guidelines are available at www.environ.ie

The Regional Development Strategy for Northern Ireland formulated in 2001 (RDSNI)

The County has an extensive boundary with Northern Ireland, as more than 90% of the land boundary is in contact with the North. It is important to recognise this fact in the planning context of the Development Plan. The RDSNI was prepared with a number of themes:

- The development of balanced and polycentric urban systems.
- The need to develop new urban-rural relationships.
- The promotion of integrated infrastructure.
- The sensible and sensitive use of natural resources, and the built and cultural heritage.

These themes recognise the relevance of co-ordinating spatial planning in Cross Border areas. In particular, the strategy has an objective to develop the North-West centred on Derry City, and to strengthen the city as a hub for the entire North West, including Donegal, with which Derry has many strong linkages. The strategy notes that areas of disadvantage exist on both sides of the Border, highlighting the need to foster more economic growth across the entire area. The Strategy therefore encourages Cross-Border co-operation on a very broad basis. The strategic objectives for the North-West area include the following points:

- To strengthen the role of Derry as the Regional city and transport hub of the North-West, offering key infrastructure and services in administration, education, health, energy, industry, commerce, shopping, cultural and tourism amenities.
- To encourage economic growth and industrial development to meet the employment needs of a fast growing population; and
- To enhance Derry through continuing regeneration and the sensitive development of its exceptional riverside setting and unique walled core.

Regional Policy Context

The Border Regional Authority Regional Planning Guidelines (BRA) 2010-2022

The Border Regional Authority (BRA) is one of 8 authorities established as a statutory body in 1994, with a mandate to promote the co-ordination of Local Authority business at a Regional level and advise on funding. The BRA includes the Counties of Donegal, Sligo, Leitrim, Cavan, Monaghan and Louth.

The first Regional Planning Guidelines (RPG's) were published in 2004. The new RPG's cover the period 2010-2022 and build upon previous experiences. The new guidelines are prescriptive in setting out a long-term strategic planning framework for the proper planning and development of the Region to provide for sustainable communities. The Guidelines are closely aligned with the National Spatial Strategy and the National Development Plan and also the Regional Development Strategy in Northern Ireland.

The new Guidelines provide a more integrated model for growth and development with spatial planning closely aligned with the economy and proposed infrastructure within all relevant sectoral areas. The new approach has been complimented by more detailed consideration of climate change, environmental management and flood risk management.

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 dualling 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 northwest 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 key strategic goals of the RPG's include the following, key matters for the Development Plan.

- Fostering the development of the Region's most important asset, its people by providing an improved quality of life.
- To ensure that the development of Letterkenny acts as the strategic driver of growth for the County and to facilitate integrated sustainable development between urban and rural areas.
- To improve connectivity and mobility links.
- To promote innovation, economic growth and competitiveness in the County's development potential and to facilitate emerging sectors to provide sustainable jobs for the future.
- To protect and enhance the quality of the natural environment and built heritage.

The RPG's outline a Core Strategy for the Region. It establishes the population growth framework, housing targets and Housing Land Requirement (HLR) for each local authority. The figures as they pertain to Donegal are set out in Table 1 hereunder and this in turn has to be incorporated into the Development Plan through the Core Settlement Strategy as required by legislation and as set out in Chapter 2.

Table 1: Housing Land requirements for Letterkenny and the rest of County Donegal (as contained in the RPG's for the Border Region 2010)

Location	Population increase 2010- 2016	Potential number of residential units required carried over to plan period 2012-2018	Total zoned housing land required over the period (incorporating 50% over zoning in accordance with DEHLG Development Plan Guidelines)	Housing Land requirement (based on (i)12 units/ ha (ii)15units/ ha (iii) 20 units/ ha (+50%)
Letterkenny	2,700	925 (based on average household size of 2.92 persons in Letterkenny & Environs Development Plan)	41 ha (based on average housing density of 35 units per hectare).	---
County Donegal (excluding Letterkenny)	10,227 (described as remaining share)	3,653 (based on average household size of 2.8)	---	297 ha 237ha 178 ha ¹

¹ HLR excludes the requirement at the tier 5 as land will not be zoned in tier 5, countryside.

The River Basin Management Plan for the North Western International River Basin District (RBMP) 2009-2015

In accordance with the EU Water Framework Directive, Ireland is committed to manage all waters through a catchment based process, and the River Basin Management Plan (RBMP) is the mechanism for achieving this.

The RBMP aims to protect all waters within the district and, where necessary, improve waters and achieve sustainable water use. Waters include river, canals, lakes, reservoirs, groundwaters, protected areas (including wetlands and other water dependent ecosystems) estuaries and coastal waters.

The implementation of the RBMP seeks to bring incremental improvement leading to many waters in Donegal reaching at least "good status" by 2015, benefiting the whole community by providing long-term sustainable access to and use of those waters. Where waters are currently at less than good status, they must be improved until they reach good status and there must be no deterioration in the existing status of waters.

The RBMP will have a significant bearing on the objectives and policies in the Development Plan, especially in regard to the preparation of the Core Strategy/Settlement Hierarchy and the sectoral chapters, such as Economic Development and Housing.

Local Policy Context

Following on from the National and Regional frameworks there are other Local documents of note. There are three other statutory Development Plans that relate to the County namely:

- The Letterkenny and Environs Development Plan (2009-2015).
- The Bundoran and Environs Development Plan (2009-2015).
- The Buncrana and Environs Development Plan (2008-2014).

The Letterkenny and Environs Development Plan is important as it provides the framework for its transformation into a Gateway City, as outlined in the NSS.

Local Area Plans have been prepared in a number of towns and villages throughout the County. The Core Strategy however, indicates the present intention in regard to the preparation of Local Area Plans in the future. In the tier 2 settlements (outside of Buncrana and Bundoran mentioned above) Local Area Plans will be prepared, replaced or amended, as appropriate, within one year of the adoption of the County Development Plan in accordance with legislative requirements.

Other local documents relevant to the County Development Plan include An Stratéis. An Stratéis provides a socio-economic and cultural strategy for the County and was prepared by the County Development Board, representing a variety of sectoral interests. It is important to clarify the relationship between the Development Plan and An Stratéis. An Stratéis provides the socio-economic context for the Development Plan. Both documents exist as parallel statements on the development of the County, but their remit is different. An Stratéis concentrates on social, economic and cultural development, while the Development Plan focuses primarily on land use. Land use decisions are informed by socio-economic considerations and the spatial dimension of An Stratéis reflects the land use policies and objectives of the Development Plan. The Development Plan is the statutory statement on land use strategic matters. In practice however, there is substantial interaction between both, as each will assist in setting a context for the other. They reflect and reinforce each other rather than compete or conflict in policy terms.

There is also opportunity to develop and exploit Cross-Border linkages in the context of the Letterkenny-Derry Gateway through the North West Gateway Initiative and the North West Partnership.

1.3 Population

A background Demography Paper (November 2010) has been prepared as part of the plan review process so as to set out a detailed spatial analysis of population trends in the County. The Environmental Report, Section 5.9 (Appendix C) provides an overview of the demographic trends in the county derived from the background paper.

The population of County Donegal was estimated (preliminary census results 2011) at 160,927 having grown by 9.3 % over the period 2006- 2011. This represents a faster rate of growth than the growth rate for the period 2002- 2006 (7%). The growth rate over the period 2006- 2011 for County Donegal is faster than the State growth rate (8.1%).

County Donegal had the second highest vacancy rate in the state in 2011 at 28.5% equating to 24,066 houses. This figure is high as it is made up of the sum of vacant houses +vacant flats+holiday homes/ total housing stock.

1.4 Current Economic Climate

Chapter 3, Economic Development, sets out the national context for the development plan stating that the national economy, in the years up to 2007, grew on average, at a rate of 5 to 6% per annum, and has dipped into recession since the downturn. The plan recognises the broad ranging impacts the economic climate has had on the County and the relationship of the impacts to physical land use planning. In the first instance there is a reduced 'demand' for development and as a result the plan presents an important opportunity to focus on 'need' and 'capacity.' In the light of current limitations of public funding, reduced private investment, clear obligations in terms of infrastructure provision and service quality as well as clarity on our environmental obligations, the plan must strengthen its role in appropriately guiding new development and investment priorities and in parallel, to implement the available and appropriate steps to address legacy issues.

1.5 Key Strategic Objectives

The Council has identified a number of key strategic objectives for the County which the Development Plan will address and they include the following:

- IC-O-1:** To develop a sustainable economic model and to embrace innovation, research and development, rural diversification, eco tourism initiatives, energy advances and the promotion of sustainable start up enterprises.
- IC-O-2:** To strengthen infrastructure, business and innovation linkages within the County and in the Cross Border context, with the other Gateways, hubs, and towns in the Border Region Dublin, and elsewhere in the Country and further afield.

- IC-O-3:** To strengthen business entrepreneurship, innovation and educational relationships with cross border educational institutions and to promote the North-West generally and to attract investment, into the County.
- IC-O-4:** To consolidate, protect and enhance the role of Letterkenny as the Gateway focus, the driver for employment and service provision in the County.
- IC-O-5:** To support vibrant communities and prioritise social inclusion for all the population through equality of access to a range of activities including health, education, recreation, childcare, arts, culture, shopping and sports activities.
- IC-O-6:** To protect and enhance the unique quality and diversity of the environment, in the County, through a wide range of measures, supported by proper planning and sustainable development.
- IC-O-7:** To address existing infrastructural and service deficiencies throughout the County, such as the transportation network, rail, water supply and wastewater facilities, waste disposal, energy and communications networks, the provision of education, healthcare, retail, and a wide range of community based facilities.
- IC-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.
- IC-O-9:** It is an objective of this Development Plan to implement the policies of the Development Plan.

Arising out of the foregoing, the following key issues facing the County have been identified. The Development Plan will address these issues in the written statement.

- How to retain and increase the population and the quality of life of the community.
- How to achieve balanced development based on the Gateway, hierarchy of settlements and with due regard for rural communities.
- Accommodating and stimulating appropriate growth, investment and employment while trying to address a range of infrastructural deficiencies.
- How to tackle the high unemployment rate relative to the rest of the Country.
- How to build sustainably on the assets which the County enjoys including its culture, capacity for renewables such as wind energy, and tourism potential.
- How to balance the growth of the County with environmental protection.
- How to strengthen communication, infrastructure, business, education, research and development links in the Cross Border, Regional, National and International context.

In addition, the Environmental Report, Appendix C sets out the extent of the environmental pressures in County Donegal. These are summarised in section 6.0 of the Environmental Report.

Chapter 2

Core Strategy



Chapter 2 Core Strategy

2.1 Introduction and Consistency

This part of the plan sets out the strategic spatial planning framework for the area of the County Donegal Development Plan over a medium to longer-term period. It is evidenced and quantitatively based, demonstrating consistency as regards the hierarchy and roles of gateways, other towns and rural areas and the process of giving effect to the hierarchy by the setting of population targets and associated housing land requirements.

Development Patterns and Pressures

County Donegal, in line with the country, experienced a significant boom in construction over the last decade. In particular, there has been significant growth of the one-off dispersed housing in the countryside as a preference to living within towns. This is reflected in population analysis contained in the background paper on Demography (November 2010) where the spatial distribution of the county population is split between the aggregate rural areas (75.2% in 2006) and aggregate urban areas (24.5% 2006). The trends in this regard since 2006 show that tracts of Donegal's rural areas are repopulating as the population in the rural areas continues to increase while the population in the aggregate urban areas decreased since 1996. It is however noted that County Donegal is made up of a large number of smaller sized settlements that are not included in the definition of 'aggregate urban area' but rather are considered as aggregate rural areas in the CSO.

Although there has been significant growth in rural areas, development trends also show a major increase in construction of multiple residential estates in the towns and villages of the county. Patterns are not geographically based as this growth of towns and villages has occurred across the county.

As a result, supply of existing vacant housing units is significant across the county with vacancy recorded at 28.5% (equating to 24,066 housing units) in County Donegal in the 2011 preliminary census results. As outlined on page 7 of the plan, vacancy levels derived from the geo-directory 2010 indicate that 5550 housing units are vacant in the county (excluding Letterkenny) and this figure is considered to be more accurate as it excludes holiday homes.

These development patterns result in a range of pressures that are outlined in detail in the Environmental Report, Appendix C, Table 32. In particular there are pressures on landscape and seascape, water quality, threat to designated sites, greenhouse gas emissions and an essential need for investment in appropriate and adequate waste water infrastructure to ensure compliance with EU and national legislation and directives.

In addition, these patterns have placed development pressures on the provision of social and community infrastructure in a manner, which will allow for accessibility to these services and facilities. The dispersed development patterns render the provision of these services to be difficult to undertake in a sustainable manner.

National Spatial Strategy and Regional Planning Guidelines

The Introduction to this plan sets out the overall purpose and aims of the National Spatial Strategy and Regional Planning Guidelines in setting the strategic spatial framework within which the hierarchy of plans are to be prepared.

The Regional Planning Guidelines for the Border Region (RPG's) published in 2010 establish population targets and associated housing unit need and housing land requirements (HLR) for County Donegal. The RPG's identify a total population growth for the entire of the County, of 12,927 persons to 2016. Of this, the RPG's indicate that 2,700 population growth shall occur in the Letterkenny Gateway (covered by the Letterkenny & Environs Development Plan 2009-2015) and that the remaining share of 10,227 persons shall occur within the rest of the County. In this context therefore, the remaining share of 10,227 persons is to be distributed between the network of towns in the County (excluding Letterkenny) and in the rural area.

Aim:

To set the coordinated framework for the development of the County that will guide the location of new growth, perform as a mechanism to coordinate investment programmes, ensure sufficient supply of zoned housing land and implement necessary environmental safeguards.

Strategic Development Options

The Border Regional Planning Guidelines, published in 2010 set the framework for population growth in the County up to 2016. The resultant Housing Land Requirements established by the RPG's are set out in table 1. These set the wider development context for the County.

Working within these figures, there are 3 strategic alternative development options now considered. In considering the appropriateness of the alternatives, focus is on the delivery of a sustainable strategy that is consistent with the hierarchy of plans.

The following are the three alternatives considered:

1. Continuation of current trends.
2. Urban- centric model.
3. Balanced development model.

Details of the Alternative Models:

The following paragraphs set out the nature of each alternative and the likely impacts that will arise.

Alternative 1: Continuation of current trends

This approach would involve the continuation of existing patterns of development and minimal intervention in relation to strategic planning policy. 'Demand' rather than 'need' together with market forces would drive development patterns. The predominant development patterns would involve continued growth of individual rural housing units in the rural area, depopulation of town cores and high growth on the edges of towns, and growth in multiple residential developments in a dispersed and uncoordinated nature.

This development pattern would weaken the capacity of towns to support economic growth and viability. Development would not be directed to locations with appropriate servicing, both in the context of physical infrastructure such as adequate wastewater treatment and also in relation to 'soft' infrastructure such as community facilities, health services. It would increase impacts and encroachment on the natural environment.

Having regard to the foregoing, it is considered that this approach would not be acceptable and would not be consistent with the Border Regional Planning Guidelines.

Alternative 2: Urban- centric model

This approach would result in absolute concentration of new development to the Gateway (Letterkenny) and to the key population settlements that provide a supporting role to the Gateway; namely Ballybofey- Stranorlar, Buncrana, Donegal Town, Ballyshannon, Dungloe and Carndonagh. It would exhaust redevelopment of brownfield sites and infill sites and revitalisation of the town centres before development would occur on Greenfield sites. Development in rural areas would occur only in exceptional circumstances and therefore population would not increase in the rural areas over the lifetime of the plan except where previous planning permission are implemented or through uptake of vacant units. Investment in infrastructure, both hard and soft would be concentrated in Letterkenny and the 6 key supporting towns.

This approach would strengthen Letterkenny and the key towns but would place significant immediate pressure on existing services and facilities within these towns. It would stagnate the remainder of the towns and villages in the County and would also stagnate the vitality of the rural community.

Having regard to the foregoing, it is considered that this approach would not be acceptable as it would not result in the coordinated balanced growth of the County and would not be consistent with the Regional Planning Guidelines.

Alternative 3: Balanced development model

This approach would have a Gateway focus (Letterkenny) followed by the key population settlements that provide a supporting role to the Gateway; namely Ballybofey- Stranorlar, Buncrana, Donegal Town, Ballyshannon, Dungloe and Carndonagh. The Gateway focus would be to the benefit of the wider county in terms of realising the regionally significant role of Letterkenny, and the assets and investments associated with this role. The directing of population into key towns would also provide for a geographical spread of critical mass to key locations so as to attract sub county level benefits across the county. However, the level of appropriate growth would be set at around 50% of the total overall population growth targets for the County and would be inextricably linked to the capacity of physical infrastructure. This strategic focus would also be extended to a limited number of other smaller sized settlements that demonstrate strategic economic opportunities such as Bridgend and Killybegs. The emphasis of the strategy in this regard is to harness the economic potential at both locations. In tandem with the alignment of key growth to settlements which have the infrastructural capacity as exists or planned, this alternative recognises the existing economic, social, cultural and community assets that exist in the remainder of towns and villages and in the rural area. As a result, growth of around 50% of the total population target would be guided to the remaining network of towns and to the rural area. This growth however, would also be linked to the capacity of any location to accommodate new development, whether in relation to wastewater treatment, environmental sensitivities, and landscape sensitivities as examples.

Having regard to the foregoing, it is considered that this alternative would be an acceptable option and would be compatible with the strategy set out in the Regional Planning Guidelines 2010.

Settlement Hierarchy

The Core Strategy and distribution of population targets is expressed through an urban settlement hierarchy and is demonstrated in Figure 2 and on Map 1. To develop the urban settlement hierarchy, an evidenced based approach has been undertaken to establish quantitative and qualitative baseline information in relation to each settlement. Whilst a broad range of indicators has been analysed, some of the more significant matters include:

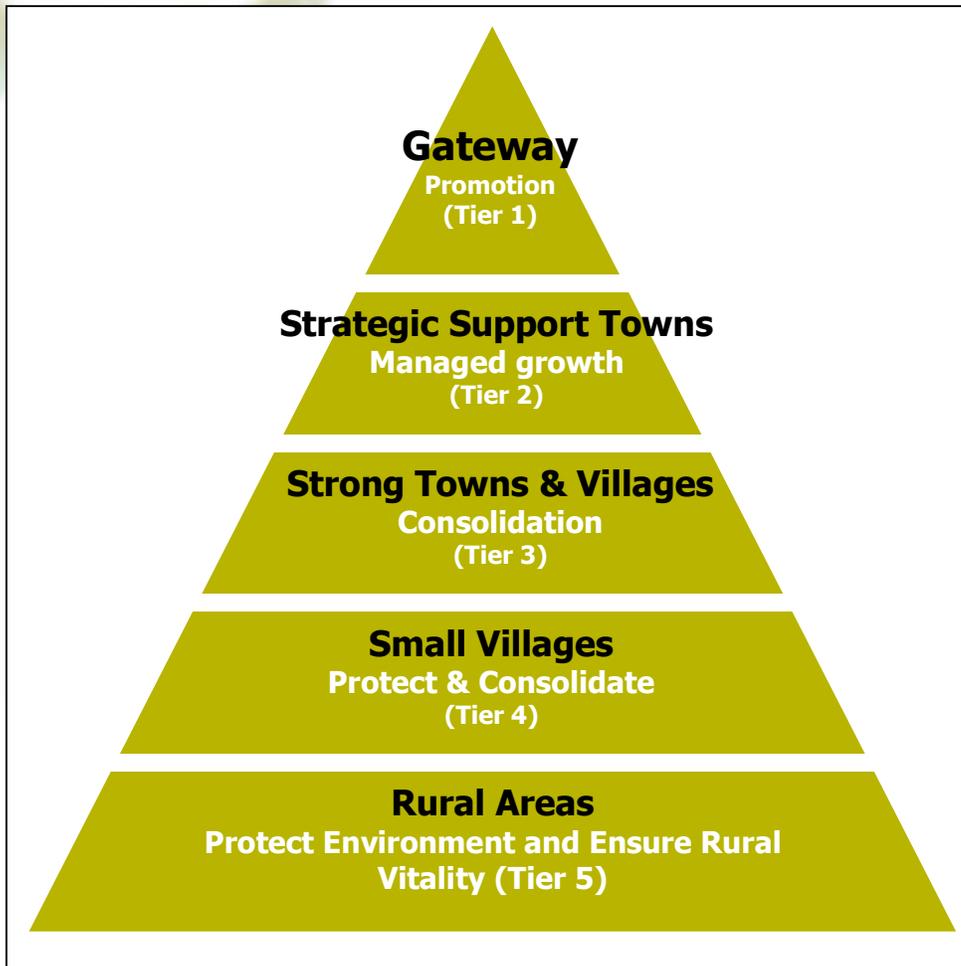
- Strategic location.
- Existing level and range of services, retail, community, economic activity.
- Level of extant planning permissions for residential units.
- Capacity of existing waste water and water supply.
- Planned investment in infrastructure.

- Environmental designations.
- Flood risk.

In tandem, analysis of environmental considerations that will have a significant impact on the capacity for growth throughout the County has been carried out through the Strategic Environmental Assessment process (Environmental Report, Appendix C refers). This element of the analysis has in the first instance been informed by the information contained in Section 5.0, of Appendix C (Environmental Report), which sets out comprehensively the current state of the environment. The key vulnerable areas in relation to Designated Shellfish Waters and Fresh Water Pearl Mussel Catchments & Populations are identified on Map 4, of Appendix C. The Environmental Report notes three causes of risk to Fresh Water Pearl Mussel, one of which relates to intensification of development, with associated land clearance, pressure on sewerage schemes and inappropriate siting of on site systems for once-off housing near the rivers, all of which adds to the nutrient and sediment load, affecting water quality and therein causing risk to Fresh Water Pearl Mussel. The settlement hierarchy has therefore been considered having regard to this cause and effect. The settlement hierarchy has also been developed in the context of the information and measures established in the North Western International River Basin Management Plan, set out at section 5.13 of the Environmental Report, Appendix C. The Environmental Report provides information in relation to the Water Services Investment Programme 2010- 2012. Tables 23 & 24, page 55 of Appendix C sets out programmed wastewater infrastructure 'Contracts at Construction' and 'Contracts to Start 2010- 2012.' This information is critical in the alignment of infrastructural investment programmes and identification of locations with existing or planned capacity to accommodate significant growth. Furthermore, flood risk assessment is considered in Appendix C, section 7.0 and has also informed a layer of consideration in the identification of the settlement hierarchy.

In general terms, the emphasis of the urban settlement hierarchy is focused on the role of the Gateway as the primary driver of growth in the County, followed by a network of 'Strategic Support Towns', which play an important role as self-sufficient service centres within the county. In addition, the settlement hierarchy recognises the important role of a network of 'Strong Towns and Villages' and promotes a consolidation approach in the distribution of population targets. Furthermore, a group of 'Small Villages' are identified within the County, which have a more limited range and number of local services and where there are identified infrastructural and environmental limitations to significant growth. As a result, a "protect and consolidate" approach has been engaged in the distribution of population targets within 'Small Villages.'

Figure 2: Urban Settlement Hierarchy for County Donegal (Tiers)



The settlement hierarchy provides for rural housing need through the allocation of a proportion of the remaining share to the rural area where proposals for single rural houses for genuine rural need (as described in the Sustainable Rural Housing Guidelines 2005, DoEHLG) will be assessed in the light of all material planning considerations as well as the detailed policies set out at chapter 5 of this plan. Added to this, a number of locations that, in the previous County Development Plan 2006-2012 (as varied) were afforded 'Control Points' have been assessed in terms of their size, role, function, infrastructural and environmental capacity as well as an analysis of the pattern of development that has occurred at each location. In this context, their primary function is rural in nature and in these areas, multiple or urban forms of development would be neither desirable, appropriate nor sustainable in the light of the limitations on essential infrastructure. As a result they have been placed in the lowest tier of the settlement hierarchy and as such, these locations will be considered as rural in the context of planning policy.

In more detail, the role and function of each level of the urban settlement hierarchy is now described together with the management approach for each.

- 1. The Gateway (Tier 1):** Letterkenny is a linked Gateway with Derry and is the primary growth centre for the County where the creation of critical mass and suitable infrastructure will be of paramount importance in driving the development and prosperity of the region. The plan provides for the promotion of the growth of the Gateway in becoming a vibrant and fully functioning Letterkenny- Derry linked Gateway. This will be achieved in conjunction with Letterkenny Town Council, through the planning framework of the Letterkenny & Environs Development Plan and in collaboration with cross- border stakeholders.
- 2. Strategic Support Towns (Tier 2):** These towns have an identifiable physical strategic infrastructure link with Letterkenny and have an important strategic sub- county role as a service centre. There is an existing established population the rate of which has been increasing intercensal as well as evidence of strong vitality, vibrancy, social and community offer. The evidence of strong vitality and vibrancy also indicates a reasonable employment level within these settlements. Capacity is either currently available in waste water treatment and water supply to support growth or is likely to be available within the lifetime of the plan. Significant need is identified in these locations for social housing schemes with ease of access to a range of social facilities and services. In some cases, there are unique circumstances of significant economic potential that is of strategic importance to warrant inclusion as a Strategic Support Town. The plan will manage growth in the Strategic Support Towns in order to continue to support sufficient critical mass to sustain the existing vibrancy and vitality of these centres so as to perform in a supporting role to the Gateway with key strategic connections resulting in a network of strategic towns.
- 3. Strong Towns and Villages (Tier 3):** These towns have an established population and an identifiable settlement structure but relative to the Strategic Support Towns they demonstrate a reduced level of vitality, vibrancy, social & community offer to support additional growth. They generally do not have the necessary waste water treatment and/ or water supply infrastructure to grow at present nor are these likely to become available during the lifetime of the plan. The plan will consolidate Strong Towns and Villages by focusing any new development on the core of these locations either through infill or brownfield development together with limited additional residential sites on lands that are positively zoned for housing. Regeneration of the core of these settlements will act as a catalyst to retain and sustain their local function.
- 4. Small Villages (Tier 4):** These villages have a small population but identifiable settlement structure. There is limited social and community infrastructure while physical waste water treatment and water capacities are not available. Consideration will be given to examining how the deficiencies in water and wastewater systems can be remedied and it is essential that these small towns are recognised and promoted for their existing cultural heritage and rural settings. The plan will protect and consolidate these villages against further inappropriate expansion and will aim to protect special character of cultural heritage.
- 5. Rural Areas (Tier 5):** The rural area is made of open countryside outside identified towns and villages and also consists of rural areas of groupings principally of residential properties. The pattern of residential development in these areas is primarily single houses. These areas are generally not serviced by public sewer but waste water treatment is provided through on site systems.

Distribution of Population Targets

The Development Plan provides for distribution of the population established by the Regional Planning Guidelines, set out in the Introduction and hereunder in Table 2.

**Table 2: Housing Land requirements for Letterkenny and the rest of County Donegal
(As contained in the RPG's for the Border Region 2010)**

Location	Population increase 2010- 2016	Potential number of residential units required carried over to plan period 2012-2018	Total zoned housing land required over the period (incorporating 50% over zoning in accordance with DEHLG Development Plan Guidelines)	Housing Land requirement (based on (i)12 units/ ha (ii)15units/ ha (iii) 20 units/ ha (+50%))
Letterkenny	2,700	925 (based on average household size of 2.92 persons in Letterkenny & Environs Development Plan)	41 ha (based on average housing density of 35 units per hectare).	---
County Donegal (excluding Letterkenny)	10,227 (described as remaining share)	3,653 (based on average household size of 2.8)	---	297 ha 237ha 178 ha 1

The Development Plan proposes to distribute this growth in line with the percentages in Table 3 and this will support the hierarchy demonstrated in Figure 2 in that it aims to allocate growth to settlements where capacity is evidenced. In addition, the distribution will ensure continuation of a supply for rural need based on the demonstration of genuine need for a permanent house in the rural area.

Table 3: Distribution of population within the settlement hierarchy

Tier	Location	% allocation of population targets	Number of housing units required ²	Amount of land (ha) required ³
1	Gateway- Letterkenny	Given separate allocation in RPG's of 2,700 persons and sits separate from the 'remaining share.'	925	Given separate allocation in RPG's- calculated on basis of household size of 2.92. Equals approx: 41 ha
2	Strategic Support Towns	50	1826	228
3	Strong Towns and Villages	10	365	46
4	Small Towns and Villages	5	183	23
5	Rural Area	35	1278	N/A

¹ HLR excludes the requirement at the tier 5 as land will not be zoned in tier 5, countryside.

² Based on 2.8 persons per household for tiers 2, 3, 4 & 5

³ Based on 12 units/hectare for tiers 2, 3, 4 & 5

Table 3 sets out the distribution of population within the settlement hierarchy based on the population targets for Letterkenny and the remaining share contained in the RPG's. The table demonstrates how the distribution of the quantum of houses for each tier translates into the quantum of land that is required in each tier. Table 7 provides further detail in respect of the implication that this has for each of the settlements within Tier 2. It should be noted that there is a shortfall of lands zoned specifically for residential use in a number of settlements and the plan commits the Council to making variations to existing Town Plans in concert with the Town Council's and to consider making new Local Area Plans or consider amending existing Local Area Plans as set out in Table 8.

This plan seeks to guide new multiple residential developments to those lands that are zoned for residential purposes within Tier 2 and Tier 3 settlements. Where multiple residential proposals are on land that does not have a positive residential zoning (or a mixed use zoning including an element of residential) the proposal will only be considered where it can demonstrate that it will not materially affect the core strategy and does not conflict with other policies, including Policy CS-P-4 which requires development to develop in a sequential manner outwards from the core. In the case of Tier 4 Settlements land is not zoned but again the requirement to develop sequentially from the core outwards will apply.

In addition to the number of units that can be provided through the life of the plan in line with the population targets, there are other sources of supply that must be considered, particularly in the context of determining capacity for wastewater. This combined supply is made up of the distribution set out in table 3 plus vacant properties throughout the county and extant planning permissions (live planning permission for residential units that have not yet been implemented). In relation to vacant properties, the preliminary 2011 census results indicated that 28.5% of the total housing stock in Donegal is vacant, equating to a total of 24,066 units. Table 4 summarises vacancy at tier level (excluding Letterkenny as the Gateway is addressed through a separate allocation within the RPG's) using the Geo-directory 2010 together with the number of units that can be provided through extant planning permissions. It is considered that vacancy from the geo- directory source provides a more accurate reflection on vacancy as these exclude holiday homes.

In real terms, supply of housing units to accommodate genuine rural need will be made up of 35% of the remaining share together with approximately 3,200 existing vacant residential properties within the rural area (source: Geo-directory 2010) totalling in the region of 4,500 housing units over the period of the plan. In addition to this, planning permission has been granted for a almost 6000 single houses in the rural area since 2006 of which a substantial proportion have not yet been implemented.

Table 4: Level of vacancy and extant permissions at tier level

Tier	Vacancy (Geo- directory 2010)	Units available through extant permissions ¹
2 Strategic Support Towns	838	2739
3 Strong Towns and Villages	888	1605
4 Small Villages	484	924
5 Rural Area	3340	172 (not including the figure for the remainder of open countryside.)

¹ As at January 2011

Infrastructure investment and the settlement hierarchy

Central to the preparation of the core strategy and settlement hierarchy are the programmes for investment in key infrastructure in the county. The alignment of future growth to locations where the existing or planned capacity in infrastructure is available is critical to the strategy. In this regard, the Water Services Investment Programme 2010- 2012 identifies the following projects:

Water Supply- Contracts at construction:

- Lough Mourne/ Letterkenny Water Supply Scheme.
- Water Conservation Stages 1 & 2 Works.

Water Supply- Contracts to start 2010- 2012

- Ballyshannon/ Rossnowlough Regional Water Supply Scheme.
- Water Conservation Stage 3 Works.

Water Supply- At Planning Stage:

- Cranford Regional Water Supply Scheme.
- Gortahork/Falcarragh Water Supply Scheme.
- Inishowen Regional Water Supply Scheme.
- Lough Mourne/ Letterkenny Regional Water Supply Scheme.
- West Donegal Regional Water Supply Schemes (including Lettermacaward).
- Water Conservation Stage 3 works.

Waste water treatment-Contracts at construction:

- Laghy Sewerage Scheme (Main pumping station, collection system and rising main).

Waste water treatment- Contracts to start 2010- 2012:

- Ballybofey/Stranorlar Sewerage Scheme (Network).
- Bridgend Sewerage Scheme (Wastewater treatment plant and network).
- Donegal (group B) Sewerage Schemes (Bundoran, Killybegs, Convoy and Glencolumbcille) (Wastewater treatment plant).
- Donegal (group B) Sewerage Schemes (Bundoran, Killybegs, Convoy and Glencolumbcille) (Networks).
- Donegal Town Sewerage Scheme (SLI) (Network).
- Glenties/Dungloe Sewerage Schemes (Wastewater treatment plants).
- Gweedore Sewerage Scheme (Network).
- Gweedore Sewerage Scheme (Wastewater treatment plants).
- Killybegs Sewerage Scheme (Main pumping station and outfall).
- Letterkenny Sewerage Scheme (Wastewater treatment plant).

Waste water treatment-schemes at planning:

- Falcarragh Sewerage Scheme.
- Inishowen Sludge Management Scheme/Buncrana Sewerage Scheme.
- Letterkenny Sewerage Scheme (Network).
- Merville/ Greencastle Sewerage Scheme.
- Towns and Villages Sewerage Scheme (Bundle 1) (Buncrana, Carrigart, Kilmacrennan, Milford, Mountcharles, Rathmullen and Ramelton).

Other strategic projects in the County include:

- Letterkenny relief road (Bonagee).
- Development of the N2/A5 dual carriageway.
- Delivery and completion of Project Kelvin.
- Roll out of National Broadband Scheme (NBS).
- Development of all Strategic Radial Corridors and Strategic Link Roads.
- Development of Transmission Grid Network.

2.2 Objectives

- CS-O-1:** To support the implementation of Letterkenny- Derry as the linked Gateway and make appropriate provision for future growth of 2,700 additional persons by 2016 in concert with Letterkenny Town Council.
- CS-O-2:** To guide future settlement patterns by establishing a settlement hierarchy consisting of a network of Strategic Support Towns, Strong Towns and Villages, Small Villages and the rural area that has the capacity to accommodate additional population of growth of 10,227 persons by 2016.
- CS-O-3:** To implement a tiered settlement hierarchy consisting of the linked Gateway, strategic support towns, strong towns and villages, small villages and rural areas and to ensure the zoning of land is appropriate at each location.
- CS-O-4:** To ensure that housing land supply at each location is consistent with the Housing Land Requirement (HLR) set out in the RPG's.
- CS-O-5:** To encourage growth of towns in a sequential manner outwards from the core so as to make best use of existing and planned infrastructure.
- CS-O-6:** To align investment in infrastructure with the priorities for growth established in the settlement hierarchy unless, in specific instances, environmental considerations dictate otherwise .
- CS-O-7:** To prioritise key strategic connections between the Gateway and Strategic Support Towns together with links to important peripheral transport corridors serving the rest of the County.
- CS-O-8:** To coordinate the development of key routes with the other relevant authorities so as to result in quality strategic connections to Donegal Airport, Killybegs Harbour, City of Derry Airport, Lisahally Port, Northern Ireland rail network, Belfast airports and ports, Dublin airport and ports and to the other Gateways including links to the Western Corridor.
- CS-O-9:** To support economic growth in the county at key locations of strategic and infrastructural importance as well as high level, large employment generating growth in the Gateway. This will be achieved through:
- a) The establishment of Letterkenny as a centre for economic growth across the sectors, in particular through the promotion of the existing business park and through consolidation of the town centre including the prioritising of improvements to public realm.
 - b) The establishment of the tier 2 settlements of Ballybofey- Stranorlar, Ballyshannon, Dungloe, Donegal Town and Carndonagh as key growth centres for population as well as key centres for economic growth across the sectors and likewise in respect of Bunrana in concert with Bunrana Town Council.
 - c) The establishment of the tier 2 settlements of Killybegs and Bridgend as key growth centres for new economic activity. Focus in Killybegs will be in relation to the fisheries and associated industries, harbour related, tourism, oil exploration and as a centre of excellence for renewables and services including investigating the potential of establishing a Strategic Development Zone under Part IX of the Acts for appropriate areas in Killybegs. In the case of Bridgend, the Council recognises the strategic cross

border location of Bridgend on the strategic transportation corridor connecting the linked Gateway of Letterkenny- Derry and the opportunities that arise from the positioning of Project Kelvin. This together, with the substantial supply of zoned land in the Northern Ireland jurisdiction (described as H1 and H2 residential zonings in the Derry Area Plan 2011) position Bridgend as a location of economic growth, and for only limited growth of new residential development.

- d) To establish Bundoran as a centre for additional economic growth building on the established base that currently exists in concert with Bundoran Town Council.

CS-O-10: To support a balanced approach to rural areas to retain vibrancy and ensure the continuity of established rural communities.

- a) To ensure that new residential development in rural areas is to supply genuine rural need. (Section 5.3 Rural Housing refers).
- b) To protect rural areas immediately outside towns from intensive levels of development so as to ensure a defined transitional zone from urban to rural.

CS-O-11: To identify and harness the cultural and heritage assets of the County.

- a) To integrate cultural and heritage assets in to Settlement Frameworks so as to ensure the continued integrity of these assets.
- b) To recognise and promote the opportunity and value to be gained from harnessing our cultural and heritage assets.

Positioning of Settlements

To give effect to the aim and objectives set out, settlements are positioned within the urban settlement hierarchy (table 5 refers) based on the consideration of all the information gathered on each settlement and the established characteristics of each tier within the hierarchy described earlier. The Settlement Frameworks contained in appendix A, consist of a map demarcating the Settlement Envelope of each town and land use zonings where relevant, and in the case of tier 2 and 3 settlements, the maps are accompanied with written text outlining relevant information, constraints and requirements that apply to them. The Settlement Frameworks should be read in conjunction with Urban Housing Policy, Chapter 5 refers.

Table 5: Positioning of towns within the urban settlement hierarchy (and also refer to Map 1).

Tier	Name	Location
1	Gateway	Letterkenny
2	Strategic Support Towns	Buncrana & Environs, Ballybofey- Stranorlar, Ballyshannon & Environs, Bundoran, Killybegs, Dungloe, Bridgend, Donegal Town, Carndonagh
3	Strong towns & villages	Lifford, Moville, Bunbeg- Derrybeg, Convoy, Ramelton, Raphoe, Newtowncunningham, Manorcunningham, Muff, Falcarragh, Milford, Glenties, Ardara, Mountcharles, Creeslough, Dunfanaghy
4	Small Villages	St Johnston, Kilmacrennan, Castlefinn, Rossnowlagh, Killea, Greencastle, Rathmullan, Clonmany, Fahan, Burnfoot, Dunkineely, Killygordon, Ballyliffen, Carrowkeel, Pettigo, Burtonport, Carrick, Carrigart, Quigleys Point, Kilcar, Annagry, Ballintra, Frosses, Carrigans, Laghy, Gleneely, Culdaff, Gortahork, Fintown, Doochary, Malin, Downings, Portsalon, Loughanure, Glencolmkille, Bruckless

5	Rural area	RURAL AREA and: Naran- Portnoo, Glengad, Portnablagh, Magheraroarty, Rannafast, Mulladuff, Redcastle, Porthall, Malinmore, Inver Glebe, Ballindrait, Tieveban, Churchill, Crolly, Teelin, Termon, Lettermacaward, Dunlewey, Cloghanbeg, Maghera, Ardagh- Cranny, Kincasslough, Meenaneary, Liscooley, Malinbeg, Inch, Carrowmenagh, Drumoghill, Cashelard, Glen, Bridgetown, Drumfries, Doneyloop, Killymard, Rosnakil, Tamney, Cloghore, Eskaheen, Cranford, Glenvar, Maghera, Drumkeen
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Population Projections

Population projections are set out in table 6 in respect of the (a) individual projections for each town of a population of 1,500 or more and (b) aggregate population projections for the remainder.

Table 6: Population projections

Location	Population in 2006 census (In the case of towns of 1,500 persons or more)	Estimated population 2010	Projected growth to 2016	Projected population 2016
Letterkenny	17,586	20,300	2,700	23,000
Buncrana	5,911	6,295	1,381	7,676
Ballybofey-Stranorlar	4,176	4,447	971	5,418
Ballyshannon	2,686	2,860	614	3,474
Donegal Town	2,339	2,491	562	3,053
Bundoran	1,964	2,091	460	2,551
Carndonagh	1,923	2,047	460	2,507
Remainder (Rural)	110,679	117,873	5,779	123,652

Land supply

Table 7 summarises the total supply of zoned land with potential for residential development based on the housing allocations relevant to the settlement hierarchy identified in this chapter together with clear information on the amount of land zoned for residential or mixed use within the County Development Plan 2006- 2012 (as varied) and within existing Development Plans and Local Area Plans. The table also provides data in relation to the level of zoning now proposed within this draft development plan. The total shown for 'existing zoning' details land that is zoned through Development Plans and Local Area Plans and does not take account of land identified as being located within 'control points' in the County Donegal Development Plan 2006- 2012 (as varied). Control points in the 2006 Development Plan, are defined markers along the main approach roads into settlements that identify the general start of the urban fabric. Land within the said 'control points' is not positively zoned for the purposes of residential or mixed use development and therefore subsequent yield is not set out in the Core Strategy table. Notwithstanding, the CDP 2006- 2012 provides a policy framework that results in the settlements the subject of a 'control point' to potentially yield residential development. For clarity therefore, the potential amount of land that may yield housing within these control points has been set out relative to each tier of the hierarchy and explanations are provided in the notes in the table. Additionally, it must be noted that the 'control-points' defined in the CDP 2006-2012 are superseded by the settlement frameworks identified within this Plan.

Table 7: Land Supply Within The Urban Settlement Hierarchy

Tier	Location	Core Strategy Population allocation	Number of housing units required	Housing Land Requirement (HLR) (HA)	Existing zoning @ 30/03/12 (HA)	Proposed zoning (Primarily residential lands) (HA)	Housing yield (Primarily residential lands) (units)	Housing yield (Not primarily residential) land (units)	Shortfall/ excess (HA)
N/A	County	12927	4577	338	1749	227	4229	1937	-111
1	Gateway (Letterkenny)	2700	925	41	825	41	1295	140	0
2	Strategic Support Towns	5114	1826	228	773	163	2472	276	-65
	Buncrana	1381	493	62	430	62 ¹	672	72	0
	Bundoran	460	164	21	136	21 ²	228	24	0
	Ballybofey-Stranorlar	971	347	43	0	11	468	48	-32
	Ballyshannon	614	219	27	96	27 ³	288	36	0
	Donegal Town	562	201	25	0	7	276	24	-18
	Carndonagh	460	164	21	0	12	228	24	-9
	Killybegs	307	110	14	111	14 ⁴	144	24	0
	Dungloe	256	91	11	0	5	120	12	-6
	Bridgend	102	37	5	0	4	48	12	-1
3	Strong Towns & Villages	1023	365	46	123	23	492	60	-23
4	Small Towns & Villages⁵	511	183	23	28	0	0	183	-23
5	Countryside	3579	1278	0	0	0	0	1278	0
N/A	Total	12927	4577	338	1749	227	4229	1937	-111

¹ To be delivered through Variation to Buncrana Town & Environs Development Plan required.

² To be delivered through Variation to Bundoran & Environs Development Plan required.

³ To be delivered through amendment to Ballyshannon & Environs Local Area Plan.

⁴ To be delivered through amendment to Killybegs Local Area Plan.

⁵ No zoned land within Small Towns – Guiding policies include sequential development (Rf. Core Strategy Policies such as CS-P-4)

Land Use Zoning

The implementation of the Settlement Hierarchy and distribution of population targets will be delivered through land use zoning in Development Plans, Local Area Plans and Settlement Frameworks and the rural policies of the County Development Plan. For clarity, having regard to the strategic importance of towns identified as 'Strategic Support Towns'- Tier 2, Donegal County Council will discuss with the relevant Planning Authority the preparation of variations of the joint Development Plans and will ensure the preparation or amendment of Local Area Plans, as appropriate. Table 8 identifies the appropriate policy vehicle for each tier 1 & 2 settlement together with information in relation to existing Development Plans and Local Area Plans.

Table 8: Tier 1 and 2 settlements

Town	Tier	Extant DP or LAP	Implementation
Letterkenny	1	Letterkenny & Environs Development Plan 2009- 2015	Variation of existing joint Development Plan by Letterkenny Town Council & Donegal County Council.
Ballybofey-Stranorlar	2	Ballybofey-Stranorlar LAP 2005- 2011	LAP to be prepared by Donegal County Council to ensure consistency with Core Strategy of CDP. In the interim period, population targets are set out at policy UB5 of this CDP.
Ballyshannon & Environs	2	Ballyshannon & Environs LAP 2009-2015	LAP to be amended by Donegal County Council to ensure consistency with Core Strategy of CDP.
Buncrana & Environs	2	Buncrana & Environs Development Plan 2008- 2014	Variation of existing joint Development Plan by Buncrana Town Council & Donegal County Council.
Bridgend	2	Bridgend LAP 2004-2010	LAP to be prepared by Donegal County Council to ensure consistency with Core Strategy of CDP. In the interim period, a settlement framework is prepared as part of this CDP. (Refer to appendix A).
Bundoran & Environs	2	Bundoran & Environs Development Plan 2009-2015	Variation of existing joint Development Plan by Bundoran Town Council & Donegal County Council.
Carndonagh	2	N/A	LAP to be prepared by Donegal County Council to ensure consistency with Core Strategy of CDP. In the interim period, a settlement framework is prepared as part of this CDP. (Refer to appendix A).
Donegal Town	2	Donegal Town LAP 2005- 2011	LAP to be prepared by Donegal County Council to ensure consistency with Core Strategy of CDP. In the interim period, a settlement framework is prepared as part of this CDP. (Refer to appendix A).
Dungloe	2	N/A	LAP to be prepared by Donegal County Council to ensure consistency with Core Strategy of CDP. In the interim period, a settlement framework is prepared as part of this CDP. (Refer to appendix A).
Killybegs	2	Killybegs LAP 2008-2014	LAP to be amended by Donegal County Council to ensure consistency with Core Strategy of CDP. In the interim period, populations targets are set out at policy UB5 of this CDP.

A programme is being developed to ensure the timely delivery of the relevant variations (as required by legislation) to Development Plans; amendments to Local Area Plans; or where appropriate the

preparation of new Local Area Plans in respect of Tier 2 settlements. In the interim and as indicated in the previous table, the following 'Strategic Support Towns' will be addressed by a settlement framework contained at appendix A of this plan:- Ballybofey/Stranorlar, Bridgend, Carndonagh, Donegal Town, Dungloe. In the case of tier 2 settlements that have been the subject of a Local Area Plan previously (i.e. Ballybofey-Stranorlar, Bridgend and Donegal Town) the boundary of the Local Area Plan is shown on the maps in Appendix A and land use zoning is identified. In the interim period prior to the adoption of a new Local Area Plan or amendment to an existing Local Area Plan, development proposals will be assessed in the context of all material planning considerations in the interests of the proper planning and sustainable development of the area including the housing allocation set out in respect of each settlement, demonstration of the sequential approach so as to develop from the core outwards, relevant environmental designations, County Development Plan policies and the availability of existing infrastructure.

In the preparation of new Local Area Plans or amendments to extant Local Area Plans in respect of tier 2 settlements, the boundaries delineated in the extant Local Area Plans or settlement frameworks contained as appendix A of this plan, will be replaced with revised boundaries that are likely to be reduced in order to ensure compliance with the Regional Planning Guidelines and the Core Strategy of the County Development Plan.

Local Area Plans will not now be required for settlements identified in Tiers 3 and 4 as the planning framework relating to these settlements is now provided through the County Development Plan. Options for community based, non-statutory spatial plans will be considered for these settlements.

2.3 Core Strategy Policies

The following policies flow from the Core Strategy and specifically relate to the Settlement Frameworks contained in Appendix A of this Development Plan.

CS-P-1 It is the policy of the Council that proposals for development other than residential at Tier 2 and 3 towns, will be considered on all lands within the settlement envelopes that do not have a specific land use zoning assigned. Any such 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 and particularly the Councils Policy WES-P-10.

Each Settlement Framework consists of lands that, although not positively zoned for a particular use, are still important lands to be included within the settlement envelope in the context of supplying needs other than residential uses such as community, educational, recreational, health and employment. The Settlement Frameworks (contained in Appendix A to this plan) consist of a development envelope which delineates the extent of the town and the point of transition to rural area (at which point rural policy applies) together with specific zonings where appropriate, identification of important constraints/opportunities as well as information in relation to the function and role of the town. The Settlement Frameworks are not designed to be exhaustive in the presentation of all the relevant matters that may be considered in the determining of a planning application, as further issues may evolve over time or may be pertinent in certain site specific cases.

CS-P-2 It is the policy of the Council that proposals for development other than residential in Ballyshannon and Killybegs, will be considered in the light of all relevant material planning considerations, relevant policies of the County Development Plan, other regional and

national guidance/policy, the relevant Local Area Plan, relevant environmental designations and particularly the Council Policy WES-P-10.

- CS-P-3** It is the policy of the Council that within the boundaries of Tier 4 settlements, applications for development will be assessed in the light of all relevant material planning considerations including land use zonings, availability of infrastructure, relevant policies of the Development Plan, other regional and national guidance/policy, relevant environmental designations and particularly the Council's Policy WES-P-10.
- CS-P-4** 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-5** 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-6** 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.
- CS-P-7** It is a policy of the council to, notwithstanding the criteria set out in the above policy to permit contemporary architecture 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.
- CS-P-8** It is a policy of the council to ensure that, where required, development proposals in town Centre or built Up urban locations provide car parking (as required by the Development

Management Standards set out in this plan subject to the specific parking policies contained with the Transportation Chapter), either in the form of parallel on-street parking, parking to the rear of the development or, where appropriate, through alternative internal parking arrangements (e.g. basement or multi-storey car parking).

- CS-P-9** It is council policy to ensure that the design and layout of development proposals promote accessibility and otherwise do not obstruct, significantly narrow, physically encroach upon, or otherwise restrict the safe use of established, or the route of potential strategic, linkages with urban areas.
- CS-P-10** 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.
- CS-P-11** It is a policy of the Council that Shop fronts in Urban Areas 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 Policy BH-P-5.
- CS-P-12** It is a policy of the council to ensure that development proposals on lands zoned residential shall be primarily for residential use. Proposals for Single residential dwellings shall be considered on such lands where the Planning Authority is satisfied that the proposal will not hinder the future residential development potential of such lands.
- CS-P-13** It is a policy of the Council to ensure that development proposals on Lands Zoned Amenity in the Settlement Frameworks Maps shall only be permitted where they provide for the following types of development.
- Non-commercial Recreational or small-scale community infrastructure.
 - Small extensions to existing buildings.
 - New buildings within existing established agricultural complexes or extensions to existing agricultural buildings.
- And would otherwise not significantly detract from or damage the visual or environmental amenities of the area (e.g. woodlands, habitats etc).
- CS-P-14** It is a policy of the Council to ensure that development proposals do not block, narrow or otherwise hinder the creation of either the linkages identified in the accompanying settlement framework maps or existing pedestrian linkages either within the town centre or within or between residential areas.
- CS-P-15** It is a policy of the Council to ensure that development proposals within defined settlement boundaries are in accordance with the objectives and policies contained elsewhere in this plan in relation to the provision of Water and Wastewater Treatment Infrastructure/Effluent Treatment.

Housing Strategy

The Councils Housing Strategy, inserted at Chapter 5 of this plan, aims to encourage and facilitate a level of housing supply that will meet the housing needs of all sectors of the population. In particular the Housing Strategy examines the likely future need for social and affordable housing.

The Housing Strategy supports the approach set out in the Core Strategy and in particular the structure of the Settlement Hierarchy. The refocusing of new residential growth based on a plan led, evidence based approach provides for the concentration of units to supply housing need at locations that have the capacity to supply the necessary ancillary services and facilities, including transportation options in the case of tiers 1 and 2 in the settlement hierarchy. Analysis demonstrates that priorities in terms of need for social housing are aligned with the priorities for growth established within the settlement hierarchy and implemented through the settlement frameworks. In addition, the focus on the sequential growth of towns outwards from the core, as set out in the policies in this chapter, is implemented through the regeneration objective of the Housing Strategy.

Transportation Strategy

The Transportation Strategy set out at chapter 4 of this plan recognises and supports the Core Strategy and Settlement Hierarchy. It identifies a strategic transportation framework that provides for important and essential connectivity of the County's Gateway (Letterkenny) and Strategic Support Towns (Tier 2 in the settlement hierarchy) to other key centres outside the County and provides for the important intra- county connections of Tiers 1 and 2 of the settlement hierarchy with the network of Strong Towns and Villages throughout the County. Map No. 1, demonstrates the relationship between the strategic transportation framework and the settlement hierarchy and in particular demonstrates the importance of the onward and external connections. These onward and external connections and our focus on achieving the cross border commitments and delivery of these programmes is essential to the Council's Economic Strategy. 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 and as a counter balance to perceived peripherality within the County. The alignment of these strategic frameworks (core strategy, settlement hierarchy, Transportation Strategy and Economic Strategy) will focus investment priorities going forward.

Retail Strategy

The Retail Strategy contained in Chapter 3 of this plan, is prepared as an interim review pending the publication of the review of the Retail Planning Guidelines by DECLG. The Retail Strategy however, is aligned to the Core Strategy and Settlement Hierarchy in that analysis of retail floorspace in the County demonstrates that there is generally a concentration of existing and permitted retail floorspace in Tiers 1 and 2 of the settlement hierarchy endorsing the objective of the Council to secure these settlements as the Gateway (Letterkenny) and the Strategic Support Towns in the County.

The settlement frameworks contained as appendix A of this plan show a town centre area for each tier 2 settlement within which most new retail activity will be focused.

Monitoring

A monitoring process will be established in order to monitor the effects of the uptake of housing land established through the core strategy. This will provide essential information in relation to permissions granted across the settlement hierarchy as well as the implementation of residential planning permissions granted in tiers 1 and 2. The monitoring process will inform the 2 year Managers Report and will feed into the monitoring process established by the Border Regional Authority in regard to the operation and performance of the Regional Planning Guidelines. Policy UB-P-9, Urban Housing also refers.

Chapter 3

Economic Development



Chapter 3 Economic Development

3.1 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 consistent with the principles of proper planning and sustainable development.

3.1.1 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 9,663 persons on the register in September 2002 growing to 12,550 in September 2008, and climbing to 21,333 by September 2010. These figures indicate the size of the problem in regard to the need to ensure that people return to work. Some people have chosen to return to education or joined retraining schemes run by a number of agencies, so that when the economy recovers they would be appropriately positioned to re enter the workforce. There is however, a need to attract opportunities for employment to replace lost jobs across all sectors including the construction, manufacturing, textiles, retail, agricultural and fishing industries. There is potential to develop the County as the lead area for the green economy, in 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. The critical mass created by Letterkenny and the other larger towns in the County provides a wide variety of health, educational, retail, social and community facilities. In addition the County is part of a much larger sub region with Derry City, involving the entire north west portion of the island. 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 County. Through their talent and resources they can contribute to change, innovation, and entrepreneurship. The availability and access to educational opportunity is very important. The role of the Letterkenny Institute of Technology and its links and collaboration with the University of Ulster and other third level centres of academic excellence Nationally in a Cross Border context and Internationally are all very important. The LYIT has over 3,000 registered students, an increase of 30 % over the figure for 2008, which reveals that a return to education and retraining is underway in the County.

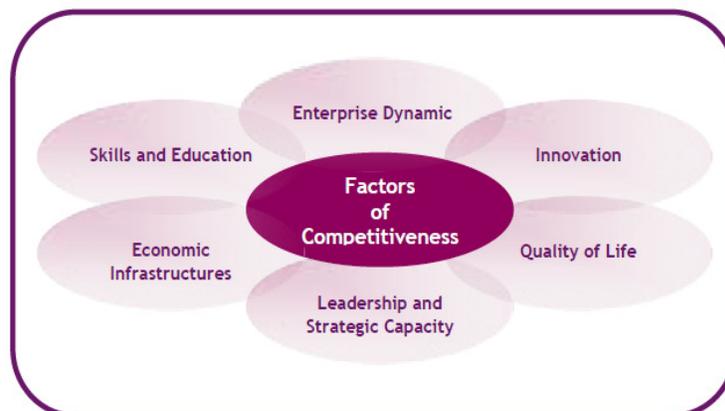
National Context

The National economy, in the years up to 2007, grew on average, at a rate of 5 to 6% per annum. Since the downturn, the economy has dipped into recession and this has impacted on the County. The National priority strategy seeks to improve and revitalise the economy as set out in 'Building Ireland's Smart Economy: A Framework for Sustainable Economic Revival', published in 2008. It sets out National policy on restructuring the economy on the basis of a return to sustainable growth in the medium-term. The focus is on building a 'Smart Economy' with a thriving enterprise culture, high quality environment, secure energy supplies and first class infrastructure. It identifies the fundamental importance of returning to export led growth and building the innovation component of the economy, through the utilisation of human capital by means of, the knowledge, skills and creativity of its people economy and green enterprise. To successfully deliver this strategy a key element is green enterprise, while retaining and attracting talent and skills and also attracting inward investment are all important features of the framework.

Regional Context

The Border Regional Authority's Regional Planning Guidelines (2010-2022) sets 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 3: 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 identifies 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.

3.1.2 Objectives

- ED-O-1:** To facilitate cross-border collaboration and corridors 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 Tier 2 centres (Strategic Support Towns).
- ED-O-4:** To provide 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 Tier 2 centres (Strategic Support Towns).
- ED-O-5:** To encourage sustainable mixed use settlements in which residential and appropriate employment developments are located in close proximity to each other.
- ED-O-6:** To promote appropriate rural economic development by encouraging diversification that supports the growth of emerging rural enterprises functionally related to the countryside.
- ED-O-7:** To support the further development of appropriate third level educational and research and development within the Gateway centre of Letterkenny and the Tier 2 centres (Strategic Support Towns).
- ED-O-8:** 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, infrastructure and amenity considerations.
- ED-O-9:** 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.
- ED-O-10:** 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 local wind and marine 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.

3.1.3 Economic Development Strategy

The strategy is to align new economic and employment development with the role and function of settlements as identified in the Core Strategy/Settlement Hierarchy. 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 Letterkenny - Derry linked Gateway is of National, Regional, Local and Cross Border importance. The Gateway is the major driver of economic development in the County in conjunction with the Strategic Support Towns including Killybegs and Bridgend in the light of their specific potential in relation to maritime and energy technology and Internationally Traded Services respectively. The Core Strategy, as outlined in Chapter 2, sets out the Settlement Hierarchy (Map 1 refers) which reflects the importance of Letterkenny as a 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 Gateway and the 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 Gateways, locations 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 sets out the current state of the environment, (Appendix C, section 5.0) 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 Gateway of Letterkenny will be a key location for economic development in the County including foreign direct investment and this has been delivered through the zonings and policies contained in the Letterkenny and Environs Development Plan 2009-2015. In addition, lands are also identified in Buncrana and Bundoran through their development plans and at other locations through Local Area Plans. Further lands within the ownership of the Council and other bodies exist at a variety of locations throughout the County that provide for employment generating opportunities. It is therefore considered that the supply of land is sufficient to meet future demand in the Plan period.

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 an important role to play in the rural economy of the County. Of the total area of the County, approximately 47% is in agricultural use, although most of it is unsuitable for commercially intensive farming. The County also has the

second highest area of forest cover in the Country at 12.2%, almost 40% of which is privately owned. Some of the land however, could be suitable for alternative uses. 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 that can 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 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. Existing and new renewable energy enterprises have the potential to contribute to employment generation and the economy of Donegal. [Refer also to Objective E-O-1].

Interagency liaison and collaboration

Donegal County Council is the lead agency on the County Development Board. The Board plays a key strategic role in the economic development of the County, integrating development and service delivery at a County level and with membership drawn from local authorities, state agencies, local development agencies, social partners and the voluntary sector. These include bodies such as the IDA, Udarás na Gaeltachta, Enterprise Ireland, the Western Development Commission and Failte Ireland. This collaboration provides a platform for co-ordinated development and public service delivery at County level. The co-ordination at County level is complemented by cross-border collaboration with regard to economic development. This is done primarily through the North West Partnership Board (NWPB) which draws its membership from the County Development Board and the Derry Strategy Board through which cross-border priority goals and actions have been identified. The County Development Board is responsible for the integrated Donegal Strategy for economic, social and cultural development. In this context the CDB has identified a number of strategic priority goals related to such areas as the Green Economy, Inward Investment, Enterprise Skills/Higher Education, a Donegal Brand, Culture as a Resource, Tourism and Access to services. The 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 CDB.

The Council shall be supportive of investigations into the potential to develop initiatives for the generation of renewable energy including wind, wave, tidal, hydro and biomass for both domestic use and for export, including the potential for a hydro-storage facility in the South-west of the County as indicated in Map 2.

Urban and Village Renewal

The Council's Urban & 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. The locations for works are prioritised in accordance with criteria agreed by the Council on an annual basis or subject to the availability of funding which is derived from a number of sources. The current programme relates to the towns and villages as set out in table 9 subject to the availability of funding. A further programme may be devised subject to the identification of appropriate funding sources.

Table 9: Urban and Village Renewal programme 2010-2012

2011	2012	2013
Ardara	Raphoe	Buncrana
Creeslough	Pettigo	Newtowncunningham
Lifford	Carndonagh	Kilcar
Stranorlar	Letterkenny	Magheraroarty
Bunbeg-Derrybeg	Stranorlar	
Convoy	Dungloe	

The Council's Conservation and Regeneration Programme (2011-2013) consists of a number of flagship projects and other projects which may be initiated during the lifetime of the plan. Current projects include, subject to the availability of appropriate funding, Pettigo - (Termon Project), Dungloe - Foreshore (Regeneration), Carndonagh - (Barrack Hill) Regeneration Project, Stranorlar - Flagship Centre of Excellence for Sport and Recreation, Lifford/Strabane - the Riverine project.

3.1.4 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-15) must also comply with the criteria set out in Policy ED-P-16 and be consistent with the proper planning and sustainable development of the area.
- ED-P-3** It is a policy of the Council to permit economic development proposals involving an industrial building or process (as defined in Art 5 of the 2001 Planning Regulations) within the defined settlements on land zoned for such use in a local plan or specified in a settlement framework in this Plan subject to any environmental considerations and policy ED-P-2. Industrial development will also be permitted in an existing industrial/employment area within settlements provided the proposal is of a scale, nature and form appropriate to the location and complies with policy ED-P-2. Elsewhere within the settlements, proposals for industrial use (not comprising light industrial use) will be permitted only in Tier 1 and Tier 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; 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** It is a policy of the Council that economic development proposals involving a light industrial use will be permitted within settlements on land zoned for such use in a local plan or specified in a settlement framework in this Plan or on land comprising an existing industrial/employment area, provided the proposal is of a scale, nature and form appropriate to the location and complies with policy ED-P-2. Elsewhere within the defined settlements, proposals for light industrial use will be determined on their individual merits having regard to the scale and character of the settlement, the availability of necessary infrastructure and compliance with policy ED-P-2. Development involving light industrial

buildings or processes 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-10 to ED-P-15.

ED-P-5 It is a policy of the Council that economic development proposals involving a warehouse or storage use will be permitted within settlements on land zoned for such use in a local plan or specified in a settlement framework in this Plan. A proposal for warehouse/storage development will also be permitted on land comprising 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;
- (iii) it is of a scale, nature and form appropriate to the location; and
- (iv) it complies with policy ED-P-2.

Elsewhere within the defined settlements, 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-2. Proposals for warehouse/storage use will not normally be approved outside the settlement boundary.

ED-P-6 It is a policy of the Council to permit development proposals involving a business use (Class 2) within the Town Centre of a settlement or other areas specified for mixed use development provided all other policies of this Plan and the criteria in policy ED-P-16 are met. Business use (Class 2) will also be permitted in an existing business/ employment area within settlements provided the proposal is of a scale, nature and form appropriate to the location and complies with policy ED-P-16. Elsewhere within settlements, proposals for Class 2 business use will only be permitted where it can be demonstrated that there is no available land nor buildings within any designated Town Centre or on land zoned land for mixed 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-16. Proposals involving Class 3 business use will be considered on their merits within settlements and may be permitted where the scale is appropriate to the location and provided all other policies of this Plan and the criteria in policy ED-P-16 are met. Development involving Class 2 and Class 3 business uses will not normally be permitted outside of the settlement boundary in the open countryside unless related directly to a site specific product resource or where the proposal meets the terms of any of the policies ED-P-10 to ED-P-15.

ED-P-7 It is a policy of the Council in concert, as appropriate, with the relevant Town Council, to permit economic development proposals involving use as a call centre or for research and development purposes within Tier 1 and Tier 2 settlements or on land with an existing use as, or zoned for industry/ employment or business purposes in a development plan, local plan or specified in a settlement framework in this Plan, provided the criteria in policy ED-P-16 are met. Elsewhere within settlements, proposals for call centre or research and development use will only be permitted where it can be demonstrated:- that there is no available zoned land or land on an existing industrial area within the Plan area; that the proposal is for a firm rather than speculative proposal; that there is adequate infrastructure existing or that suitable developer-led improvements are identified and can be delivered to overcome any infrastructural deficiencies; that the scale of the proposal is appropriate in the settlement; and that the development would make a substantial

contribution to the economy of the area. Elsewhere within settlements (in addition to Tiers 1 and 2) proposals for R & D of an appropriate scale to the settlement will be considered on their merits subject to compliance with ED-P-16. Outside settlements, proposals for research and development purposes will only be permitted where there is a site specific resource dictating the rural location or where the proposal meets the terms of any of the policies ED-P-10 to ED-P-15.

ED-P-8 It is a policy of the Council to permit 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 the proposal meets the criteria set out in policy ED-P-16.

ED-P-9 It is a policy of the Council to permit economic development uses in the countryside which comply with the following provisions:-

- Farm Diversification schemes – provisions set out in Policy ED-P-10.
- Small Rural Projects – provisions set out in Policy ED-P-11.
- Expansion of an existing economic development use – provisions set out in Policy ED-P-12.
- Major industrial Development – provisions set out in Policy ED-P-13.
- Unique economic development in An Gaeltacht- provisions set out in Policy ED-P-14.
- Redevelopment of an existing economic development use – provisions of Policy ED-P-15.

All other proposals for economic development in the countryside will only be permitted under this Policy 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.

ED-P-10 It is a policy of the Council to permit 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-16. 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-11 It is a policy of the Council to permit a firm proposal for a small rural industrial or business enterprise or a community led enterprise scheme where it is demonstrated that there is no suitable site within any settlement in the locality and the proposal would benefit the local economy or would contribute to community regeneration. An application under this policy must be accompanied by evidence to support the case of economic benefit to the local economy and detailed information on the search conducted to secure a suitable site within the boundary of the local settlement(s). Any retail element to a proposed development under this policy must be clearly ancillary to the primary industrial/business use.

ED-P-12 It is a policy of the Council to permit proposals for the expansion of an existing economic development in the countryside provided the scale and nature of the resultant development will not harm the rural character of the area; there is no major increase in

the site area of the enterprise; and the existing infrastructure (including the road network) can facilitate the expanded development. A proposal which would not meet these criteria will only be permitted in exceptional circumstances where it can be demonstrated that:

- relocation of the enterprise would not be possible for particular operational or employment reasons;
- the proposal would make a significant contribution to the local economy;
- the development would not significantly harm the rural character; and
- where infrastructural improvements are required that a developer-led solution can be identified and delivered.

ED-P-13 It is a policy of the Council to consider favourably proposals for a major industrial development 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-16 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-14 It is a policy of the Council to provide for unique economic development opportunities that arise in An Gaeltacht, including lands within the ownership of Údarás na Gaeltachta (such as at Meenavalley, Ardara), recognising the depleting resource in Údarás na Gaeltachta. 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-15 It is a policy of the Council to permit the redevelopment of an established economic development use in the countryside for industrial or business purposes provided the following criteria are met:

- the scale and nature of the proposal does not adversely affect the character of the locality;
- any additional burden on infrastructure can be resolved by developer-led improvements;
- there would be no significant increase in the area of the site;
- the scale, form and design of any additional buildings is compatible with the locality;
- the proposal meets the criteria set out in policy ED-P-16; and
- any retail element to a proposed development under this policy must be clearly ancillary to the primary industrial/business use.

ED-P-16 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 does not harm the amenities of nearby residents;
- (c) 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;
- (d) 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;
- (e) adequate access arrangements, parking, maneuvering and servicing areas are provided in line with standards set out in Appendix B or as otherwise agreed in writing with the planning authority;
- (f) it does not create a noise nuisance;
- (g) it is capable of dealing satisfactorily with any emission(s);
- (h) it does not adversely affect important features of the built heritage or natural heritage including Natura 2000 sites;
- (i) it is not located in an area at flood risk and/or will not cause or exacerbate flooding;
- (j) the site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;
- (k) appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;
- (l) in the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape;
- (m) it does not compromise water quality nor the programme of measures contained within the North Western River Basin (NWIRBD) Management Plan 2009-2015.

ED-P-17 It is the policy of this Council to create an economic profile for each electoral area in Donegal.

ED-P-18 It is a policy of the Council to promote the Irish language by ensuring that Gaeltacht settlements, which can act as drivers for their surrounding area, are developed in an appropriate and sustainable manner, and in the context of other relevant objectives and policies in this plan.

ED-P-19 It is a policy of the Council to promote Gaeltacht towns and villages as key growth areas for economic development, including investment in tourism and other potential investments arising through funding programmes, projects and initiatives, public or private, in the context of other appropriate objectives and policies of this plan.

3.2 County Retail Strategy 2012–2018

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.

3.2.1 Background

This Retail Strategy has been prepared in accordance with the current Retail Planning Guidelines, published in January 2005, DoEHLG.

This is an interim review pending publication of the review of the forthcoming Retail Planning Guidelines that are currently under development by the Department of Environment, Heritage and Local Government and the publication of the 2011 Census. The Council will assess the implications of these publications when they are available and review, where necessary, the County Retail Strategy.

The Strategy also accords with the National Spatial Strategy 2002, Regional Planning Guidelines 2010 and the Core Strategy of the County Development Plan 2012 – 2018.

The pattern of retail spending has recently changed with a challenging and competitive retail environment influenced by cross-border trading, increased competition and the emergence of new retailing models.

The free floating nature of the sterling-euro exchange rate has influenced patterns of cross-border shopping. Over the last decade the exchange rate has varied from a minimum of £0.57 = €1 in May 2000 to a maximum of £0.97 = €1 in December 2008, with an overall 36.6% change between February 2000 and February 2011 (www.ecb.int) indicating the degree to which the border influences retail spend patterns in Donegal. This is reflected further in the value of sales to the economy over the past four years as illustrated in tables 1 and 2.

Table 10 Total National Retail Sales for All Business Combined (Source CSO, 2010)

Year	% Annual change in total retail sales
2006	8.1%
2007	7.3%
2008	-4.3%
2009	-18%

Table 11 National Retail Sales 2010 (Source CSO, 2010)

Retail Sector	% Change in Retail Sales
Motor Tax	9.0
Non specialist stores (Excluding Department Stores)	0.4
Department Stores	8.0
Food, Beverages & Tobacco	-5.0
Fuel	-4.1
Pharmaceuticals, Medical & Cosmetic	-5.4
Clothing, Footware & Textiles	-0.2
Furniture & Lighting	-14.8
Hardware, Paints & Glass	-3.8
Electrical Goods	-4.1
Books, Newspapers & Stationary	-10.6
Other Retail	-3.1

Policy Background

As reflected in the Regional Planning Guidelines 2010 the retail sector represents a significant cohort of employment. Sectoral employment data for Donegal shows a significant 13.6% (7730 people) employed in the wholesale and retail trade in 2006.

Table 12: Sectoral Employment 2002-2006 (Donegal County Council Research Unit)

Industry	Donegal 2006	%	Donegal 2002	%	% Chg. 2002-2006
Total at Work	56670	100.0%	48379	100.0%	17.1%
Wholesale and retail trade	7730	13.6%	6429	13.3%	20.2%

While the extent of change since 2006 in retail employment will not be known until the results of the 2011 census is published, the key role retailing plays in the County is evident and it is likely to remain as a key source of employment. To retain the employment strength of the sector, cognisance has to be had of the changes in consumer spending over the last few years. Disposable incomes continue to fall at the outset of 2011 and it is likely that consumer spending will follow suit. This however has to be taken in the context of the 85% increase in spending on goods and services nationally between 2000 and 2008 (€50.6bn to €93.8bn)¹ and while the level of spending had fallen back by 11.5% by the end of 2010, the value and potential of this sector remains significant. What is apparent is that there is a continuing disparity between value and volume reflecting the fact² that prices are still dropping faster than unit sales and consumers are becoming more value conscious. Market research by the National Consumer Agency in October 2010 reinforces this trend affirming that consumers continue to shop for better deals and that shoppers are looking to plan ahead more instead of smaller top-up shopping trips.

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 Framework 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.

¹ The Marketing Institute of Ireland – Consumer Market Monitor 2010

² The Marketing Institute of Ireland – Consumer Market Monitor 2010

The identified town centres have sufficient opportunities to accommodate additional retail floorspace in terms of utilising infill and redevelopment opportunities. Cognisance 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.

Available figures relating to floorspace in the County contribute to the profiling of the retail hierarchy within Donegal (Table 13).

Table 13: Floorspace in County Donegal, 2005

Floorspace in County Donegal, 2005				
Location	Convenience (m2)	Comparison (m2)	Bulky Goods (m2)	Total
Letterkenny	12,279	41,249	12,162	65,690
Donegal Town	4,210	7,619	1,060	12,889
Ballybofey/Stranorlar	1,934	10,324	380	12,638
Buncrana	2,916	7,252	4,024	14,192
Ballyshannon	2,542	3,657		6,199
Dungloe/Bunbeg/Derrybeg	5,795	4,075	1,500	11,370
Bundoran	3,014	4,977		7,991
Carndonagh	1,735	3,130		4,865
Falcarragh	1,164	2,024		3,188
Raphoe	801	1,764		2,565
Ardara	688	1,965		2,653
Moville	1,136	1,246		2,382
Killybegs	1,332	1,202		2,534
Glenties	762	779		1,541
Milford	279	1,331		1,610
Lifford	323	576		899
Ramelton	370	297		667
Castlefinn	280	207		487
Convoy	418	270		688
Other Areas	745	2,010	160	2,915
Total	42,723	95,954	19,286	157,963

Sequential Approach (Retail Planning Guidelines, 2005 -Department of Environment, Heritage & 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.

It is likely that some retail development will 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 preparing development plans, the Council has to specify criteria against which the merits of out of centre retail applications can be judged. These criteria should cover matters such as the nature and size of retail formats for which out of centre locations may be considered, 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. Developers when submitting planning applications should formulate their proposals within the framework of the specified criteria.

The following table (table 14) indicates the type of retailing that would be expected to be located in the settlement hierarchy tiers 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 14: Retail types

Retail Type	Context for Assessment	Appropriate Settlement Hierarchy/Tier
District Foodstores	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 .	Tier 1
Large Foodstores	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	Tier 1 and 2

	because the road network does not have the capacity for additional traffic and service vehicles.	
Discount Food Stores	Smaller discount food 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. Discount foodstores can effectively anchor smaller centres. Proposals should be considered in relation to the development plan and the provisions of paragraph 65 of the Guidelines. 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.	Tier 1, 2 and 3
Retail Parks/ Retail Warehouses	<p>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 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</p>	Tier 1 and 2

	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.	
Factory Outlet Centres	It is not considered that factory outlet centres would be appropriate for greenfield out-of-town locations.	Tier 1 and 2
Retail Warehouse Clubs (Cash & Carrys)	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 paragraph 65 of the Retail Guidelines.	Tier 1 and 2
Shops in Small Towns and Rural Areas	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.	Tier 3 and 4
Village Shops	The village shop plays a vital economic and social role in rural areas and is important for essential day-to-day needs, particularly for the elderly, disabled and those with no access to a car or poorly served by public transport. Its loss can have an impact on the community. Retailing should generally be directed to existing settlements and development in the countryside should be resisted. Exceptionally, retail facilities outside the development limits of settlements and beyond green	Tier 4 and 5

	belts could be acceptable in the following circumstances: <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 secondary to the main use. • A small scale shop attached to an existing or approved craft workshop retailing the product direct to the public. • A small scale shop designed to serve a dispersed rural community. 	
Local (Neighbourhood) Shops	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.	Tier All (As appropriate)

Retail Hierarchy

The Retail Hierarchy has been coordinated with the analysis involved in preparing the Core Strategy and Settlement Hierarchy (Chapter 2 including Map 1). Each settlement was evaluated in terms of its population, function, availability of services (water, sewerage, roads) and retail offering.

The Retail Hierarchy recognises Letterkenny as the primary retail destination in the County (Tier 1), following recommendations within the National Spatial Strategy and Regional Planning Guidelines, which identified Letterkenny as one the key Gateway settlements in the Country.

3.2.2 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 2005 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.

3.2.3 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.
- RS-P-2** It is a policy of the Council to encourage a limited amount of higher order comparison and retail warehousing at appropriate locations in Tier 1 and Tier 2 settlements as identified in the Core Strategy guided by Table 14-Retail Types.
- RS-P-3** It is a policy of the Council to promote and encourage the provision of local scale development at appropriate locations in Tier 3 settlements as identified in the Core Strategy.
- RS-P-4** It is a policy of the Council to facilitate local retail services in villages in Tier 4 as identified in the Core Strategy, and within rural villages identified in Tier 5 of the settlement hierarchy.
- RS-P-5** 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-6** It is a policy of the Council that retail proposals shall be subject to an appropriate sequential test of the site location and proposed retail type in accordance with the Retail Planning Guidelines (2005) or any subsequent iteration of these guidelines.
- RS-P-7** It is a policy of the Council that proposals for retail development will only be considered where they:
- provide safe and easy access for pedestrians, cyclists and disabled persons;
 - are of a high design standard and satisfactorily integrate with the surrounding built environment;
 - do not negatively impact on the flow of vehicular traffic either in the immediate vicinity or the wider area of the development;
 - comply with the flood management policies of this plan.

- RS-P-8** It is a policy of the Council that large-scale retail developments shall demonstrate that they can be serviced by existing or proposed public transport links with local, regional and national networks.
- RS-P-9** It is a policy of the Council to accommodate discount food stores within appropriate retail centres.
- RS-P-10** It is a policy of the Council to consider the redevelopment of brownfield sites for retail uses subject to the application of the appropriate sequential test to the proposed retail use and location.
- RS-P-11** It is a policy of the Council that retail developments located within An Ghaeltacht shall incorporate suitable signage in the Irish language of an area, size and prominence that is at least equal to the area, size and prominence of signs provided in other languages. Signs in the Irish language only will be encouraged.
- RS-P-12** It is a policy of the Council that the council will 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-13** It is a policy of the Council to permit a shop/café of up to 100 square metres of net retail/café area when associated with petrol filling station. Where retail/café space in excess of 100 square metres of net retail/café area associated with petrol facilities is sought the sequential approach to such development will apply.

Chapter 4

Infrastructure

**Transportation, Water and Environmental Services,
Telecommunications, Flooding**



Chapter 4 Infrastructure

4.1 Transportation

Aim:

To achieve quality strategic International, National and Regional links to sea, air and rail from Donegal to other Gateways, locations and markets; to provide for high quality connectivity within the County in line with the Core Strategy; and to deliver optimum accessibility and ease of movement to provide for the economic, social and environmental development of the County into the future.

4.1.1 Background

A high quality and sustainable transport network is a crucial element in 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 settlement hierarchy (map 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.

Strategic Context

The NSS provides a number of strategic principles that supports the National approach to identifying and prioritising economic infrastructure including highlighting key transport networks that will underpin balanced regional development. These principles are carried forward through the Regional Planning Guidelines, 2010-2022. The Guidelines recognise that despite some significant infrastructural improvements in recent years there remain transport infrastructure deficits within the Region that require future investment. With regard to transportation, the RPG's cite Public Transport, Roads, (including the Northern Cross as outlined in RPG's) Rail, Airports, Ports, Cycling and Walking as fundamental areas of priority investment. Connectivity between the Border Region and Northern Ireland is considered critical to its future development along with connectivity to other regions in Ireland. Integration with the Regional Development Strategy for Northern Ireland is a fundamental consideration in the development of strategies for the Region.

The National investment priorities are set out in the National Development Plan and Transport 21, 2006-2015. The current transport strategy for Ireland is 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, easing of congestion. It sets out a range of measures designed to encourage smarter travel, deliver transport choice, improve the efficiency of motorised transport, and ensure integrated policy delivery.

National guidelines on development accessing National roads provides for the protection of investment in transport infrastructure. This is currently under review and advocates a collaborative approach between planning authorities and the National Roads Authority (NRA).

4.1.2 Objectives

- T-O-1:** To achieve quality strategic International, National and Regional links to sea, air and rail from Donegal to other Gateways, locations and markets.
- T-O-2:** To provide for high quality connectivity within the County in line with the Core Strategy.
- T-O-3:** To deliver optimum accessibility, ease of movement and to facilitate appropriate proposals for modal shift.
- T-O-4:** To provide good access to the locations of major economic activity.
- T-O-5:** To safeguard the carrying capacity and safety of National roads and other strategic routes.
- T-O-6:** To protect the corridors and routes and acquire the lands necessary for transportation improvement projects as identified in Chapter 10.
- T-O-7:** 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.
- T-O-8:** To support access to and appropriate development of ports and airports.
- T-O-9:** To support the development and expansion of public transport services including The Rural Transport Initiative.
- T-O-10:** To support appropriate enhancement of access to offshore islands.
- T-O-11:** To strengthen cross border transportation links (including the A5 Western Transport Corridor) and support the development of new links.

4.1.3 Transportation Policies

General

- T-P-1** It is a policy of the Council to support and facilitate the appropriate development, extension and improvement of Donegal's transport network in accordance with the core strategy, subject to environmental, safety and other planning considerations.
 - T-P-2** 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 (including the A5 Western Transport Corridor) and support the development of new links.
 - T-P-3** 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.
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T-P-4 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-5 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-6 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 Chapter 10 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 proportion of the spaces to be provided is reserved for people with disabilities 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-7 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 Chapter 10 Development and Technical Standards.

T-P-8 It is a policy of the council to only permit Directional Signage on the subject business/development, or at, 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.

T-P-9 It is a policy of the Council to only permit general Advertising Signage on the subject business/development or within the Town Centre boundaries of Tier 2 and 3 settlements or the Identifiable Town Centres of Tier 4 settlements.

T-P-10 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.

- T-P-11** 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.
- T-P-12** 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.
- T-P-13** 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 (CS-P-5 to CS-P-15, Chapter 2).
- T-P-14** It is a policy of the Council that:
- 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 shall be either Irish Only or Bilingual in nature with Irish First and not smaller or less prominent than the other languages used.
- 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 Chapter 10 to promote road safety.

Strategic Roads

The strategic road network has been identified on Map 3 and in the Core Strategy and comprises National roads and strategic regional roads allowing for the efficient movement of traffic between settlements within and outside of the County. The Strategic Road network is essential in terms of the implementation of the settlement hierarchy which is presented at Map 1.

A higher level of strategic importance is afforded to National Primary roads all of which, either form part of the Atlantic Corridor, provide for external access or link the Gateway population centres.

Major road improvements tend to take place over prolonged periods and in the short/medium term the County will have to rely heavily on its existing infrastructure. It is important therefore, that the quality and carrying capacity of existing routes are protected into the future.

- T-P-16** 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 or roads treated to National Roads standards (Strategic Road Network) where the speed limit is greater than 60 kph. The Council may consider the creation of a new access point from an existing, authorised use which eliminates a traffic hazard on a strategic road, subject to the closure of the existing access. In exceptional circumstances direct access may be considered, on a case by case basis, in consultation where appropriate with the NRA, to accommodate strategic infrastructure or regionally significant development.
- T-P-17** It is a policy of the Council to require that all new development proposed adjacent to existing and planned National Primary roads is set back 50m from outside edge of 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-18** It is a policy of the Council to require that new filling stations requiring direct access onto strategic routes will not be considered outside the 60kph speed limit. This policy will apply to the strategic road network set out in Map no. 3.
- T-P-19** 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-20** 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-21** 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.

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-22** 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-23** 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 4 refers).
- T-P-24** 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-25** 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-26** 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-27** It is a policy of the Council to promote, sustain and enhance the Greencastle to Magilligan and Bunrana to Rathmullan ferry services.
- T-P-28** It is a policy of the Council to promote and facilitate services at Burtonport and Greencastle.

Rail

Donegal County Council recognise the social, economic and environmental opportunities associated with the reintroduction of rail services into and through the County. Consequently the Council have initiated feasibility work on re-establishing rail links in the North West both with the Western Rail Corridor and with Dublin and Belfast and is working with the other counties along the Border to progress this initiative.

- T-P-29** 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-30** 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-31** 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.
- 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-32 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-33 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-34 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-35 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-36 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-37 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-38 It is a policy of the Council to ensure that large scale development proposals provide walking and cycling infrastructure.

T-P-39 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-40 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.

T-P-41 It is a policy of the Council to support and facilitate the maintenance, enhancement and expansion of the National Cycle Network.

4.2 Water and Environmental Services

Aim:

To support sustainable development of the County through the protection of the environment and the provision of quality Environmental Services. A sustainable system is one that respects the natural environment, the economy and also the social and cultural needs of the community.

4.2.1 Background

The responsibilities of the Council in regard to water and environmental services include the development and operation of water and environmental infrastructure for the benefit of all citizens and visitors and also protection of the natural environment – air, water and soil – in accordance with the principles of sustainable development.

In relation to the provision of waste water and water supply services, the essential need to plan in a coordinated manner across the services is clear. The alignment of infrastructure against the Council's priorities in terms of focusing growth and critical mass will lead to a coordinated approach to investment and in achieving value for money.

As discussed in Chapter 2, Core Strategy (including Map 1) this approach shall be evidence based and plan led so that infrastructural programmes are developed to support and implement the settlement hierarchy set out in the Core Strategy and to meet environmental obligations. Appendix C, the Environmental Report provides information in relation to waste water treatment and water supply as exists and information on planned investment in both as identified on the Water Services Investment Programme.

There is an emphasis on the environmental implications associated with the need to make investment in waste water infrastructure while these vulnerabilities will also inform and influence the priorities for investment programmes going forward. In this regard, the implications of the North Western River Basin Management Plan is of particular relevance and is described in detail in the Environmental Report attached as Appendix C to this plan. The Environmental Report provides information on the current state of the environment and is critical in the identification of risks and threats to our environmental assets such as Conservation sites, NATURA 2000 sites including Fresh Water Pearl Mussel catchments and water quality. It will guide the priorities for investment in infrastructure where environmental threats are determined to be significant.

Resource Prioritisation

Allocation of resources to maintain, develop and improve services will be further prioritised as follows:

- (a) To ensure quality systems that redress risks to the environment;
- (b) To meet existing need and plan led growth;
- (c) To meet capacity needs for economic expansion in line with plan led growth, where appropriate through partnership with the private sector.

Policy Framework

The Council is systematically notified of Government policy and any changes to legislation through Circulars issued by the DoEHLG, and exchequer funding is conditional on the implementation of these policies.

The Water and Environment Service Programmes are guided by national legislation and policies which are in turn guided by a number of EU directives for control on the utilisation of natural waters and activities affecting water bodies such as, the Water Framework Directive (2000/60/EC), the Urban Waste Water Treatment Directive (91/271/EC), the Drinking Water Directive (98/83/EC) and the Waste Framework Directive (2008/98/EC).

The Water Framework Directive (WFD) is an important piece of EU environmental legislation, 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 by 2015. The Directive is to be implemented through River Basin Management Plans. The North Western International River Basin Management Plan, which covers County Donegal and beyond, came into effect on 15th July 2010. The plan includes detailed measures to be taken and responsibility for this falls with Local Authorities, the Environmental Protection Agency, the Department of the Environment Heritage and Local Government and the Department of Agriculture, Fisheries and Food. A key part of the plan is 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.

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

4.2.2 Objectives

The objectives of the Council in relation to Environmental Services and Protection are as follows:

WES-O-1: Seek 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 settlement hierarchy;
 - Protect and improve the quality of the existing drinking water supply in accordance with the most current drinking water regulations;
 - An adequate supply of water for industrial and commercial need, where appropriate through partnership with the private sector;
 - 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 settlement hierarchy;

- Adequate controls for the treatment and disposal of commercial and industrial waste water, where appropriate through partnership with the private sector.

WES-O-2: To encourage the reduction, reuse and recycling of waste.

WES-O-3: To seek to provide adequate services for:

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

WES-O-4: To maintain, protect, improve and enhance the quality of surface waters and ground waters in accordance with the Programme of Measures contained within the North Western River Basin (NWIRBD) Management Plan 2009-2015.

WES-O-5: To provide for environmental protection, through:

- The protection of surface water and ground water from pollution in accordance with the 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;
- Ensuring full compliance with relevant National and European Regulations, Statutes and Directives through monitoring and control of relevant activities.

WES-O-6: To provide and develop appropriate emergency service facilities within the County.

4.2.3 Policies

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

WES-P-1 Environmental Protection

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

WES-P-2 Waste Management Plan

It is a policy of the Council to prepare and update as appropriate the Waste Management Plan. The County Council has made a Waste Management Plan under the Waste Management Act, 1996. This plan sets out the County Council's policies and strategies for the management of waste. The plan addresses the requirements of government policy and national goals as documented in the government publication "Waste Management – Changing Our Ways". The plan identifies infrastructure deficits and proposes the development of Waste Management Infrastructure. The relevant policies relate to the following actions: -

Landfills

To allow the existing landfill capacity within the County achieve its disposal potential and thereafter regulate the export of collected waste to waste infrastructure outside the County. To decommission and restore the closed landfill in accordance with the EPA Licence for the facility. To responsibly manage all historic landfill facilities (licensed and unregulated historic sites) within the County. To continue to explore potential for cross border cooperation in waste disposal.

Civic Amenity Sites/Recycling Centres

To manage and maintain a high level of service at the existing Civic Amenity Sites/Recycling Centres at Carndonagh Dungloe, Laghy, Letterkenny, Milford, and Stranorlar and to ensure this is provided in the most cost effective manner.

Materials Recovery Facilities

To ensure that all commercial materials recovery facilities within the County are appropriately licenced/permitted and are operating within the terms of their licences/permits.

Sludge Management Plan

To develop waste water sludge hubs and treatment centres throughout the County in line with the Sludge Management Plan, which is incorporated into the Waste Management Plan, and which provides a framework for the treatment of sludge arising from the treatment of water and wastewater in the County. The plan sets out a strategy for the collection, transportation, handling and ultimate treatment and disposal of sludge. The preferred disposal option for waste water sludge is beneficial reuse of biosolids through agriculture and horticulture, following pasteurised and thermal drying. The waste water sludge treatment centres shall be located in Donegal Town and Letterkenny.

WES-P-3 Groundwater Protection

It is the policy of the Council to protect important groundwater bodies through its environmental protection programme and land use planning system including any sites on the Water Framework Directive Register of Protected Areas.

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 (e.g. Lough Foyle shores, river gravel deposits at Fanad Head and fluvioglacial and gravel deposits in Newmills/Glenswilly, Lough Swilly estuary and near the coast at Carndonagh and Bunrana). Public Groundwater Abstraction points and associated Groundwater Protection Plans can be viewed on the Councils website.

WES-P-4

It is a policy of the Council 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-5

It is a policy of the Council to provide an adequate and acceptable water supply to consumers compliant with the Drinking Water Regulations and to allow for economic and social development through the delivery of its water supply scheme programmes.

Improvements to water services are delivered under the Water Services Investment Programme [WSIP] and the Rural Water Programme [RWP]. The Water Services Investment Programme is the DEHLG's three year rolling plan for funding the provision of major water supply and waste water infrastructure. The current programme is 2010-2012 and will be updated in 2013. The programme is guided by the Assessment of Needs for Water Service, which was adopted by the Council in 2009. The programme together with the Rural Water Programme plays a key role in giving effect to European and National, policy and legislation.

The Rural Water Programme is based on the Rural Water Strategic Plan, adopted by the Council in 2000. The Programme consists of the Group Water Schemes Programme,

Small Public Water and Sewerage Schemes Programme and the Individual Water Supply Grant Scheme. The Rural Water Programme can be viewed on the Councils website.

WES-P-6 It is a policy of the Council to install and maintain leakage control systems on all water supplies and to reduce Unaccounted For Water [UFW] to economic levels in accordance with sustainable development principles in implementing pipe replacement/rehabilitation techniques as necessary, and sourcing matching funds from the Councils own resources.

WES-P-7 It is a policy of the Council to implement with the support of the Rural Water Monitoring Committee, the Group Water Schemes Programme and to provide adequate technical and administrative support to group schemes committees, and to take these schemes in charge if the groups so wish.

Some 350 of these schemes provide piped water supplies in rural areas, and most are in private ownership. Deficiencies are being assessed and prioritised under three headings: Quality, Supply, and Service. Existing schemes, which have unacceptable water quality, are being addressed as a first priority including those schemes that feature on Annex 14 of the European Court of Justice ruling in relation to Drinking Water in Ireland. Strategies are in place to resolve water quality deficiencies on all schemes serving more than 50 persons, either by connecting these to public supplies, or by installation of adequate water treatment facilities. The Council will therefore implement the programme to upgrade the existing Group Water Schemes. The provision of additional water supply networks in rural areas through the development of new group schemes is also being managed by the Council and financed by the DEHLG. It will also be the policy of the Council to ensure that all consumers will receive and acceptable standard of water supply so as not to cause damage to people or their property.

WES-P-8 It is a policy of the Council to implement with the support of the Rural Water Monitoring Committee, the Small Public Water and Sewerage Schemes Programme and recover the necessary matching funding through the Development Contribution Scheme.

The Small Schemes Programme is funded by the exchequer on the basis of the Council providing a minimum of 25% matching funds. Currently Small schemes are categorised by having a budget less than €635,000. This programme has addressed 40 such schemes since 1994 and these have addressed the short-term needs of many water and waste-water schemes and examined the major improvements which be carried out under the WSIP in due course.

WES-P-9 It is a policy of the Council to maintain, protect, improve and enhance the quality of all waters in accordance with the Programme of Measures contained within the North Western River Basin (NWIRBD) Management Plan 2009-2015.

WES-P-10 It is a policy of the Council 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 Waste Water Discharge (Authorisation) Regulations 2007 and with the objectives of the 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 North Western International 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 guidance provided in the Code of Practice and should submit a completed Site Characterisation Form as contained in Appendix B of 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 a certification of performance, based on post construction testing and completed by a competent agent must be submitted.
- 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 sewer area:

Proposals for a single dwelling (or equivalent) in a sewer 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 North Western International 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-sewered 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 North Western International 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 15 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 15 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 15 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 15 below will apply:

Table 15 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 the Water Services Authority 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 by the Water Services Authority. ▪ Waste water treatment infrastructure shall be in place, operational, and with adequate capacity, prior to any part of the development being occupied.

Criteria	Details of requirements
(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-11 It is a policy of the Council to co-operate and share resources with adjoining authorities including those in Northern Ireland and to implement a capital programme of fire station and fire appliance replacement, in order to ensure that Brigades avail of the latest technology and equipment in the interests of public safety.

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. In this regard, there are currently no such sites within the County of Donegal. Within the life of the Plan however, this situation may change with the storage thresholds of certain substances either being reduced or the quantities to be stored by industrial users increased.

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.

4.3 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.

4.3.1 Background

Telecommunication networks are key elements to the economic and social development of the County. Broadband and telephony infrastructure supports all economic sectors, seeks to provide universal access to public services, is crucial to the national and international exchange of goods and services, and acts 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 an increasingly important 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 access speeds, more capacity and greater reliability and resilience.

A sustainable telecommunications network is the key to the provision of high quality, accessible broadband services for all. This comprises a range of telecommunication modes, 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 continuing rollout of the 'Project Kelvin' initiative establishes 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 will launch Donegal and the region as an attractive alternative location option to global companies, such as leading financial houses, exchange market, service providers and media companies requiring superfast, high capacity, competitively priced, resilient and low latency bandwidth. The Kelvin initiative has the potential to channel further complementary investment into telecommunications infrastructure development in the region, thereby securing future economic competitiveness.

Land based telephony is still by far the most utilised and available access to communication networks for traditional telephony, fax and broadband services. However, extensive upgrading of the network is required to enable broadband accessibility for households and business.

The Council recognises mobile phone and broadband as essential infrastructure for modern communications, business support and also in servicing large areas of population 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 and other businesses, reducing the economic and social impact of remoteness and peripherality.

The existing network has been developed extensively in recent years through programmes such as the National Broadband Scheme (NBS). Despite this, there are still deficiencies in access and quality, particularly in relation to broadband capacity. A map of the current mobile network is set out at the end of this section (Map no. 5). 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.

Visual amenity and environmental degradation can be a key issue in relation to mast & 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 & antennae proposals. The Council is guided by the Government's guidelines referred to above which contain a statement on Health & 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.

4.3.2 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 Scheme, the Broadband Scheme for Un-served Rural Premises and similar projects subject to the proper planning and sustainable development of the area.

4.3.3 Policies

TC-P-1 It is a policy of the Council to facilitate the deployment of the National Broadband Scheme, the Broadband Scheme for Un-served Rural Premises 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. 6. 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 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 mitigate 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 beside schools, protected structures or archaeological sites and other monuments; within towns and villages, as defined in any Local Area Plan or Settlement Framework envelope, operators shall endeavour to locate in industrial estates or in industrially zoned lands.
- TC-P-4** It is the policy of the Council to consider proposals for replacement telecommunications antennae within designated built heritage areas, designated habitats or areas of especially high scenic amenity where any proposed new antennae can be sited and located in a manner that does not negatively impact on the visual amenities or qualifying interest of any such area. Any proposal for replacement 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 to replace telecommunications support structures within designated built heritage areas, designated habitats or areas of especially high scenic amenity where any proposed new support structure can be sited and located in a manner that does not negatively impact on the visual amenities or qualifying interest of any such area. Any proposal for replacement antennae 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 in order to avoid a proliferation of outdated and/or redundant infrastructure remaining in the landscape beyond its effective use date, planning permission for masts and associated proposals shall be for a period of 5 years, and will be conditioned to be removed and the site reinstated on decommissioning unless a grant of permission has been secured for a further 5 year period.
- 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 Natura 2000 site.

4.4 Flooding

Aim:

To manage development proposals within floodplains and other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation and to assess carefully development proposals, which may exacerbate flood risk elsewhere with a view to adopting the same sequential approach for such schemes.

4.4.1 Background

Flooding from rivers is a natural occurrence, which can never be entirely prevented. Notwithstanding this, the Council will seek to minimise such risk in vulnerable areas. Donegal continues to suffer from localised flash floods (e.g. Raphoe 2008, Bunbeg 2009) which are difficult to predict with great accuracy due to the multitude of variables for assessing flood risk, e.g. catchment size, soil and geology type and porosity, height of groundwater tables, gradients, average annual rainfall, presence of rivers and lakes and urban areas, tidal flooding. It is predicted that flood events will become more frequent and severe as a result of climate change. Appendix C, Environmental report provides further information on the impacts of flooding. The flood risk in Donegal is often exacerbated through the combination of Coastal/Fluvial flood events. Throughout Donegal, there is a range of different flood events that occur, these are described below.

Fluvial - Flooding from a river or other watercourse.

Pluvial - Flooding associated with convective summer thunderstorms or high intensity rainfall. The intensity of rainfall can be such that the run-off totally overwhelms surface water and underground drainage systems. Flooding arising from a lack of capacity in the urban drainage network has become an important source of flood risk, as evidenced during recent summers.

Coastal/Estuarial - Flooding from tidal flows, i.e. interaction between rivers and the sea, with tidal levels being dominant in most cases.

Groundwater - Flooding is caused by groundwater escaping from the ground when the water table rises to or above ground level. Groundwater flooding tends to be very local while water level may rise slowly, it may be in place for extended periods of time. Hence, such flooding may often result in significant damage to property rather than be a potential risk to life.

Legislation and Guidance

In 2007, the Floods Directive 2007/60/EC became operational. Member States are now required to assess if their watercourses and coastlines are at risk from flooding, and are required by 2015 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. Within this timeframe, 'Development plans should address flood risk by having the necessary flood risk assessments, including mapping of flood zones,

in place at the critical decision making phases and the consideration of any subsequent amendments. Any known flooding information that was available to the Council was utilised to inform this Plan and the Settlement Frameworks (Appendix A).

The Office of Public Works (OPW) are the lead agency for flood risk management and are developing indicative flood maps and Catchment Flood Risk Assessment and Management Mapping (CFRAM – a catchment based study involving an assessment of the risk of flooding in a catchment and the development of a strategy for managing that risk in order to reduce adverse effects on people, property and the environment). These are due by 2013 and will be followed by the Catchment Flood Risk Management Plans (CFRMP's) by 2015. The flood risk will be assessed in terms of its likely potential impact upon identified 'Receptors', such as, people, property, schools, hospitals, waste water treatment plants. In the absence of this work being completed Donegal County Council will seek to manage development within floodplains and other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation. There is a need to exercise the precautionary approach to development proposals within areas that have historically been known to have flooded. Accordingly, the following indicators can be used in advance of the CFRAMS being published to assess flood risk. These indicators include:

1. Historic Flood Maps www.floodmaps.ie - Mapping and data source for flood events throughout the County.
2. Alluvial Soil Maps www.gsi.ie - Maps indicating areas of alluvial soil where in the past areas of land have been formed from sedimentary deposits out from previous water paths.
3. OPW Benefiting Land Maps - These maps on www.floodmaps.ie generally identify agricultural drainage schemes.
4. OPW Coastal Flooding Mapping (Available by end of 2011 for West/North West from the OPW).
5. 6" OSI Maps have areas identified as being, 'Liable to Flood'. The maps also show areas of marsh vegetation, which are known to flourish in floodplains.
6. Site Visit - Local topography and features such as culverts that could cause localised flooding and high water level marks on buildings and cracking from water damage all give good indicators at a site level. Vegetation such as bull rushes can indicate flood zones.
7. Verified local knowledge.
8. Preliminary Flood Risk Assessment Maps (PFRAMS).

Sequential Approach/Flood Risk Scale

The Council will utilise the Sequential Approach to development proposals in accordance with Tables 16 and 17 and the A – C 'Flood Risk Scale' of High – Moderate - Low probabilities of flood occurrence to assess development proposals. The sequential approach will be further informed upon publication of CFRAMS and the implications for adopted policy will be considered and if necessary a variation to this County Development Plan will be initiated.

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 16 Flood Vulnerability and Land Use Guide

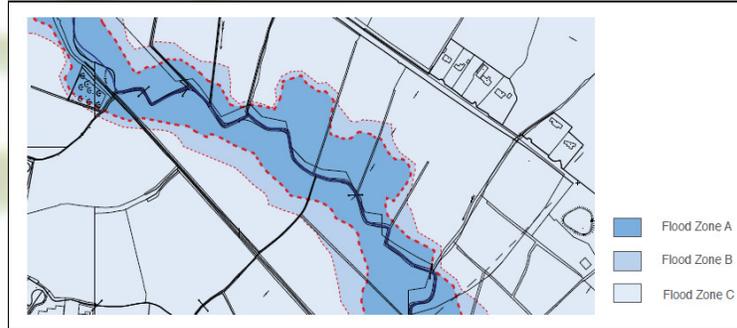
Vulnerability Class	Land Use and Types of Development which include
Water Compatible Development	Flood control infrastructure.
	Docks, marinas and wharves.
	Navigation facilities.
	Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring 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 17. Matrix of Vulnerability for Urban Areas (See Figure 4 below)

	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 4: Example - Flood Zone Areas A, B and C



4.4.2 Objectives

- F-O-1:** To assess all development proposals in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009, DoEHLG.
- F-O-2:** To adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk; and
- F-O-3:** To incorporate flood risk assessment where appropriate into the process of making decisions on planning applications and planning appeals.
- F-O-4:** 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.

4.4.3 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.
 - F-P-2** It is a policy of the Council to manage development proposals within floodplains and other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation.
 - F-P-3** It is a policy of the Council to assess carefully development proposals, which may exacerbate flood risk elsewhere with a view to adopting the same sequential approach for such schemes.
 - F-P-4** It is a policy of the Council to employ a precautionary principle using the sequential approach towards development proposals where there is a known flood risk and to make
-

best use of the available information including the Flood Risk Indicators, unless it is fully justified (see F-P-7) that there are wider sustainability grounds for appropriate development and the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall.

F-P-5 It is a policy of the Council to require applicants/developers to submit, where appropriate, independent 'Flood Risk Assessment' in accordance with the Flood Risk Management Guidelines, DEHLG, 2009 (or as updated) and/or 'Surface Water Drainage Calculations', from suitably qualified persons.

F-P-6 It is a policy of the Council not to permit development where flood 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 elsewhere including, inter alia, up or downstream.

F-P-7 Development proposals in urban areas shall be required to undertake a justification test in accordance with the matrix of vulnerability (table 17) and in accordance with S.5.15 of the Flood Risk Management Guidelines (DEHLG), 2009 setting out that they satisfy the following criteria:

1. The settlement is targeted for growth under the National Spatial Strategy, the Regional Planning Guidelines or the County Settlement Strategy.
2. The use of the lands for the particular proposal or development type is deemed to be required to achieve the proper planning and sustainable development of the urban setting; in particular:
 - a. Is essential to facilitate regeneration and /or expansion of the centre of the urban settlement;
 - b. Comprises significant previously developed and/ or under utilized lands;
 - c. Is within or adjoining the core of an established or designated urban settlement;
 - d. Will be essential in achieving compact and sustainable urban growth; and
 - e. An applicant must submit a planning statement to show why they consider there are no suitable alternative lands for the particular use or development type in areas at lower risk of flooding within or adjoining the core of the settlement.
3. A flood risk assessment to an appropriate level of detail, which demonstrates that flood risk to the development can be adequately managed and the use or the development of the lands will not cause unacceptable adverse impacts elsewhere. NB. The acceptability or otherwise of levels of any residential risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.
4. The development is considered necessary to meet the objectives of the proper planning and sustainable development of the area.

F-P-8 In rural areas, all proposals for development within areas of high or moderate flooding probability, will be required to submit a Flood Risk Assessment and a justification test and will be subject to normal planning and environmental criteria and other relevant policies in this Development Plan. The justification test in this instance will be required to:

1. Demonstrate the need for the development proposal to occur on the subject land as opposed to a more appropriate alternative and sustainable site outside of high or moderate flooding areas.

2. A flood risk assessment to an appropriate level of detail, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. NB. The acceptability or otherwise of levels of any residential risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.
3. The development is considered necessary to meet the objectives of the proper planning and sustainable development of the area.

F-P-9 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-10 It is a policy of the Council to secure and promote in appropriate circumstances the natural role of flood plains as a form of flood attenuation. Agricultural areas and vacant open spaces within floodplains may be considered appropriate for development as formal amenity/recreational areas and public parks, as they also serve as natural flood catchment areas.

F-P-11 It is a policy of the Council to facilitate 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 and compliance with Article 6 of the Habitats Directive.

Chapter 5 Housing

**Housing Strategy, Urban Housing, Rural Housing,
Traveller Accommodation.**



Chapter 5 Housing

5.1 Housing Strategy

5.1.1 Background

The Housing Strategy is prepared under Part V of the Planning and Development Act 2000 – 2010 to encourage and facilitate a level of housing supply that will meet the housing needs of all sectors of the population within the areas covered by individual Local Authorities Development Plans.

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 growth targets identified in Chapter 2.

The Act also recognises that a housing strategy shall provide, that, as a general policy, a specified percentage, not being more than 20% of the land zoned for residential use shall be reserved for the provision of social and affordable housing.

This Housing Strategy provides a review in the context of the Core Strategy, demand for social and affordable housing and planned provision. This analysis is comparative with that set out in the previous Housing Strategy but has regard to the provisions and requirements of the Planning & Development Act 2000-2010 and the Regional Planning Guidelines 2010. In terms of the objectives, this Housing Strategy continues to reserve 15% of land zoned residential or mixed use for social and affordable housing. This strategy subsequently builds on the foundations of the objectives of the Housing Strategy 2006-2012 to address for example, housing policy, social segregation, demand for housing and the mechanisms to meet housing need.

This Strategy should be read in conjunction with the Core Strategy of this Plan that sets out the provisions for the distribution of population targets, the settlement hierarchy (Map 1 refers) and population projections for key settlements. The Core Strategy and the Housing Strategy refocus the pattern of residential growth through a plan led, evidence based approach providing for development at locations that have the service and infrastructural capacity to accommodate new housing development.

The Council recognise the significant supply of housing units that could be provided through unfinished housing estates, extant permissions and vacant properties in addition to the population targets set by the RPG's. Table 4 of the Core Strategy chapter provides more information in this regard within the tiers of the settlement hierarchy. The use of these existing material assets in the first instance for the provision of social and affordable housing will be encouraged where possible.

Social and Affordable Housing

Part V of the Planning & 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 a voluntary operative housing body or accommodation provided through the Rental Accommodation Scheme. Affordable Housing is defined as owner occupied, or shared ownership/ incremental purchase scheme housing provided at a price below market value.

Existing demand for Social and Affordable Housing and Traveller Accommodation

At the end of 2010 approximately 2,500 persons on the Housing waiting list have been determined as having a housing need. In addition to these there are a significant number of persons in private rented accommodation and in receipt of rent supplement for more than eighteen months. As rent supplement is payable to persons who are deemed unable to meet the cost of the accommodation from their own resources, they are also considered to have a housing need. The total need, when the persons on the Council's waiting list and the persons in receipt of rent supplement for more than eighteen months are taken into account, is in the order of 4,200 persons. The Traveller Accommodation Programme 2009-2013 as adopted by the County Council indicated the need for accommodation for 91 traveller families in County at the end of October, 2008 and these are included in the overall social housing need identified. The Traveller Accommodation programme also identified the need for three (3) Transient sites with the need for a fourth to be reviewed.

Allied to the trends in the market generally, the demand for affordable housing has decreased significantly. During 2010, the Council leased twenty (20) unsold affordable dwellings to voluntary housing providers for a period of five (5) years for allocation to persons on the Council's waiting list. The status of the dwellings will be reviewed at the end of the five (5) year period.

The Council have designated sixty (60) qualifying dwellings for sale under the Incremental Purchase Scheme. Under this scheme, a purchaser pays a discounted price for a new dwelling and in return receives full ownership and responsibility for maintaining and insuring it. Given that the scheme has only been introduced, demand at present is low and will only become clear during the period of the plan.

Supply of Social and Affordable Housing and Traveller Accommodation

The process of shifting the focus of social housing delivery away from reliance on construction and acquisition towards a greater role for more flexible delivery mechanisms has been underway for the past few years. In 2004 the National Economic and Social Council (NESC) – Report 112 'Housing in Ireland Policy and Performance' provided an important analysis of the challenges facing housing policy in the medium term. The report endorsed the need for a flexible and graduated approach to housing support. Subsequent NESC reports nos. 113 and 114 in 2005 entitled 'Developmental Welfare Estate' and 'People Productivity and Purpose' respectively developed a wider perspective on all services based on 'a life cycle' approach to social policy development. This perspective views need in a more dynamic manner, looking at the risks and hazards faced by an individual person in Irish society and the supports available to them at different stages of the life cycle. The key groups identified are children, young adults, people of working age, older people and people with a disability.

In 2007 the Department of Environment, Heritage and Local Government published a Statement on Housing Policy entitled 'Delivering Homes, Sustainable Communities' and endorsed the NESC reports concept of the 'life cycle approach' in the development of its housing policy. The statement recognises the important role that the state plays in providing support for households unable to meet their accommodation needs from their own resources. The provision of this support is by the creation of a system of flexible support mechanisms tailored to take account of the particular needs of households at whatever point they are in the life cycle and in a manner that empowers personal choice and autonomy.

It is envisaged therefore that the Social Housing investment Programme (SHIP) will be repositioned and reconstituted in order to ensure continuity of supply on a sustainable basis. The focus of future housing supply will lie with the expanded suite of non construction supply options including:

Social Housing Leasing Initiative
Rental Accommodation Scheme
Expanded Role of Voluntary and Cooperative Sector
Loans and Grants to purchase/improve dwellings.

There will be very limited capital investment in local authority construction or acquisition and what capital funding is available will be prioritised to meet special needs, to support regeneration and to

maintain and improve the housing stock. The majority of accommodation to be provided for Travellers will also come through these mechanisms. Future new build projects in respect of standard social housing will be primarily delivered by the Voluntary and Co-operative sector through build to lease and other innovative financial mechanisms. The Council have been and will continue to progress the voluntary schemes, particularly 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.

Given the difficulties experienced by the Council in terms of disposal of existing affordable units and allied to the slow down in the housing market generally, 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.

The change in social housing policy referred to above particularly with regard to the severely curtailed construction programme has resulted in the local authority having to review its policy on the acquisition of suitable landbanks for the supply of social housing. It is not intended to acquire any additional landbank in the short to medium term and it is further intended to maintain its existing landbank rather than dispose of same in anticipation of future demands for social housing supply not being capable of being delivered through the suite of non construction options.

Meeting Needs

The response to meeting the housing need will involve a range of allocation of tenancies under the Council's own Social Housing Programme and the Voluntary Housing Programme, the Rental Accommodation Scheme, the provision of assistance in the form of loan schemes and the Traveller accommodation programme.

In meeting this need, guidance in relation to the availability of various activation measures for the provision of social housing support will be essential. 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 envisaged given the substantial downturn in the construction industry. In this regard, Part V should continue to be implemented in terms of 15% reservation for Social and Affordable housing.

The Council's social housing programme will focus mainly on housing supply through the Social Housing Leasing Initiative and Rental Accommodation Scheme.

In this regard the Local Authority has received 201 submissions involving 1145 units under the Social Leasing Programme and is now successfully entering long term leases (10 years) on an ongoing basis to meet social housing need in a sustainable manner. The Rental Accommodation Scheme continues to be a main provider of social housing with an average of 125 transfers on to the programme planned on an annual basis. The Traveller Accommodation Programme 2009-2013 sets out the Council's targets for meeting the needs of Travellers through the provision of thirty (30) units of permanent accommodation together with three (3) sites for transient accommodation. In relation to traveller families already housed in standard accommodation, better integration is planned.

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.

5.1.2 Objectives

HS-O-1: The Council will 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.

HS-O-2: To provide through Public Services Centre's and through the four (4) Town Councils advice to applicants in relation to the range of housing assistance available in accordance with all current schemes.

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: The County Council will 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 Electoral Area Committees and the Housing/Corporate Strategic Policy Committee. 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-4: The Council propose to further bridge the gap between the housing waiting list and the various supply mechanisms through the continued active promotion of voluntary housing, particularly in the case of persons with special needs.

HS-O-5: The Council will 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-6: The Council will strive to achieve appropriate house type mixes within developments that respond to the changing demographics of persons on the housing list.

HS-O-7: The Council will encourage the use of existing material assets such as unfinished housing estates, vacant properties and extant planning permissions for the provision of social and affordable housing where appropriate and feasible, subject to compliance with other policy provisions of this plan.

5.1.3 Policies

HS-P-1 It is a policy of the Council to reserve 15% 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 the following condition on all planning applications for housing on the relevant zoned lands:-

Prior to commencement of development, the applicant/developer shall enter into an agreement with the Council under Section 92(2) of the Planning & Development Act 2000 as amended by Section 3 of the Planning and Development Act 2002 for:-

- a. Transfer of part of lands within application site; or
- b. The building and transfer of houses within application site; or
- c. The transfer of fully or partially serviced site with application site; or
- d. Transfer of other lands; or
- e. The building and transfer of housing on other lands; or
- f. The transfer of fully or partially serviced sites on other lands; or
- g. The payment of an agreed sum of money; or
- h. A combination of (a) and any one or more of other options (i.e. (b) – (g))

Reason: To comply with the Council housing strategy.

Where the agreed option is to provide houses, the Council will require that at least 60% of the overall development is fully complete prior to transfer.

HS-P-2 It is a policy of the Council to maintain its existing social housing landbank to enable it to meet need in the absence of any suitable non-construction supply options being available.

HS-P-3 It is a policy of the Council to implement the Traveller Accommodation Programme 2009-2013 as adopted and any subsequent programme as may be adopted by the Council.

5.2 Urban Housing

Aim:

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

5.2.1 Background

Urban housing in the County grew significantly over the period 2000 to 2008 and has experienced a significant reduction since. Large scale multiple residential developments have occurred throughout the towns of the County including Letterkenny as the Gateway centre. 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 Chapter 2, sets out in detail, the total housing allocations (in unit numbers) identified in the Regional Planning Guidelines for the Border Region and how the Council, through the settlement hierarchy (Map 1 refers), intend to make provision for this housing allocation in the County. The Core Strategy establishes the spatial context for new urban housing, identifying the key growth centres into which new housing development will be directed whilst the objectives and policies contained in this chapter seek to promote the quality of new developments.

In tandem with a more targeted focus on the locations for new multiple developments, the promotion of the design process for multiple residential developments will provide significant benefits. It 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. In combination, all of these benefits will result in improved places to live. This approach is supported by the publication of Guidance by the Department of the Environmental Heritage & 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.

The Council recognise the significant supply of housing units that could be provided through unfinished housing estates, extant permissions and vacant properties in addition to the population targets set by the RPG's. Table 4 of the Core Strategy chapter provides more information in this regard within the tiers of the settlement hierarchy.

5.2.2 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 ensure that new residential development is integrated with existing urban development in a manner to provide for positive places and spaces.
- UB-O-5:** To promote quality in new residential development.
- UB-O-6:** 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-7:** To ensure that new multiple residential development in An Ghaeltacht is carried out in a manner that protects the linguistic and cultural heritage of these areas.
- UB-O-8:** To ensure that key infrastructure to support new multiple residential development is delivered in a manner that supports sustainable neighbourhood development.

5.2.3 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 Hierarchy. 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 content of 'Settlement Frameworks' for each town set out at appendix A of this plan.

The Regional Planning Guidelines for the Border Region set out population targets for the County leading to 2016 and translate these targets to numbers of housing units and associated Housing Land Requirements. In this regard, the RPG's identify the need to provide for growth of 2,700 people by 2016 in Letterkenny and for growth of an additional 10,227 persons distributed throughout the network of towns in the County as well as the rural area. The Core Strategy, chapter 2, sets out the Councils approach to distribution of this projected growth in detail.

UB-P-2 It is a policy of the Council that, within the settlement envelopes of Tier 2 and 3 towns, 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 and other regional and national guidance/policy, relevant environmental designations and particularly the Council's Policy WES-P-10 such developments must have regard to the scale and form of the settlement.

UB-P-3 It is a policy of the Council that, where a 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 not be favourably considered unless it can be demonstrated that the proposal will not materially affect the Core Strategy, and shall not conflict with any other policy of the County Development Plan or with the proper planning and sustainable development of the area.

UB-P-4 It is a policy of the Council to cater for any identified need for new residential units within the settlement envelope of Bunbeg-Derrybeg (tier 3). Applications for residential development will be assessed in the light of an allocation from the share of growth apportioned to the County through the Border Regional Planning Guidelines 2010- 2022. The share of the growth to Bunbeg-Derrybeg shall be a relative portion in the context of all tier 3 settlements and uptake shall be consistent with the Core Strategy. Applications for new residential units will also have regard to all relevant material planning considerations, relevant policies of the County Development Plan and other regional and national guidance/policy, relevant environmental designations and particularly the Councils Policy WES-P-10.

The Settlement Framework for Bunbeg-Derrybeg contained at Appendix A of this plan recognises the unique and traditional settlement pattern that has evolved in Bunbeg-Derrybeg consisting of mainly one- off houses. In response to this, the Council has not specifically zoned a parcel of residential land but will monitor proposals over the plan period in the light of the overall percentage growth target distributed to tier 3.

UB-P-5 It is a policy of the Council to cater for appropriate need for new residential units in Ballyshannon and Killybegs within the plan boundary's identified in the Ballyshannon & Environs Development Plan 2009-2015 and the Killybegs Local Area Plan 2008-2014. Applications for residential development will be assessed in the light of an allocation from the share of growth apportioned to the County through the Border Regional Planning Guidelines 2010-2022 of 219 units in respect of Ballyshannon and 110 units in respect of Killybegs and will have regard to all relevant material planning considerations, relevant policies and zonings of the relevant Local Area Plan and other Regional, National guidance/policy, relevant environmental designations and particularly the Council Policy WESP5.

UB-P-6 It is a policy of the Council that within the boundaries of Tier 4 settlements, any proposals for multiple residential development (2 units or more) shall include a statement to demonstrate that the proposal is in compliance with the provisions of the Core Strategy, including Policies CS-P-3 and CS-P-4, in all material respects and that it does not materially conflict with any other policies of this plan and is in accordance with the proper planning and sustainable development of the settlement.

UB-P-7 It is a policy of the Council to direct mixed use development incorporating residential use to town centres in tier 2 & 3 settlements as a preference over lands located outside the town centres. The assessment of any proposals of this nature will be carried out subject to all relevant material planning considerations including land use zonings, infrastructure provision, relevant policies of the Development Plan (including the Retail Strategy), other

regional and national guidance/policy and relevant environmental designations.

The boundaries of town centres for tier 2 and 3 towns are delineated in the Settlement Frameworks at Appendix A. These maps delineate the extent of the existing town centre at each location.

UB-P-8 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.

Emphasis is placed on delivering quality places in which people want to live and in this regard, the Council is confident that by taking a quality led approach there will be positive effects in relation to the creation of new neighbourhoods that are viable and attractive places to live. The Guidance documents set out above establish a clear design process that will be required to be implemented by applicants through:

- The preparation of a design brief providing a description of the site in its settlement context; a summary of the relevant development plan objectives and policies; identification of any planning or development constraints e.g. flooding information, sites and monuments, utilities and services; an indication as to the type, design, layout of development that may be appropriate on the site.
- The preparation of Concept Proposals considering where appropriate a number of options; testing of options; how the proposal contributes to sustainable development; identification of a preferred option.
- The preparation of a Design Statement explaining why the particular design solution is considered to be the most suitable for the particular site.

UB-P-9 It is a policy of the Council to carry out an annual Housing Monitor to monitor housing growth in settlements.

Monitoring will provide essential information on the uptake of land identified for housing or mixed use by identifying planning permissions granted as well as survey of implementation of planning permissions.

UB-P-10 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. Where appropriate, an applicant 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.

A Language Impact Assessment shall be required for Multiple Residential Developments of 10 residential units or more in An Ghaeltacht.

Multiple residential developments in An Ghaeltacht refers to all applications for 2 or more units. 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-11 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.

The provision of public housing will be guided by a housing programme based on assessment of housing needs and preference in each Electoral Area. Housing units will be provided almost exclusively through an expanded suite of non-construction supply options including the Social Housing Leasing Initiative and the Rental Accommodation Scheme. New construction projects with the exception of those with regeneration benefits will only proceed in very exceptional circumstances e.g. infill housing to address anti social behaviour, special needs etc. The Council will also work closely with the Health Service Executive and Voluntary Housing providers in terms of meeting the needs of clients with special needs. The Council will pursue a planned maintenance programme for its own existing stock with strong emphasis on the improvement of the energy efficiency thereof. The Council do not propose to acquire any additional land bank to facilitate social housing supply in the short to medium term. The Council will maintain its existing social housing land bank to enable it to meet need in the absence of any suitable non-construction supply options being available.

UB-P-12 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-13 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 Paragraph 10.1.5 (Chapter 10 refers) and it shall not be released until those requirements have been complied with and evidenced to the satisfaction of the Planning Authority. Furthermore, no connection shall be permitted to any public sewer or watermain until this has been established and documented.

5.3 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.

5.3.1 Background

The development of policy on rural housing has focused 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 Regional Planning Guidelines and the Core Strategy (Chapter 2).

Indicators available to the Council point to a significant supply of individual dwellings within the County. As a central indicator for Donegal, over 17,000 individual rural housing applications were granted permission between 2000 and 2010, making up approximately 85% of applications in the County during that period. Geodirectory¹ data between 2005 and 2008 show that the number of rural houses increased from 39781 to 47974 units amounting to a 20% increase (8193 units) in rural housing stock in the County. This data in relation to housing stock is further underpinned by approximately 3200 vacant rural houses that exist in the county².

An additional indication of supply is provided through examination of the number of dwellings available on the property market. Data for July 2009³ shows a potential supply of 4,116 units on the market within the County resulting in capacity for housing 11,936 people. This provides a level of choice in the housing market.

The Core Strategy of this plan allocates to the rural areas 35% of the housing allocation provided for under the Border Regional Guidelines.

This amount to [1278 units] remaining share for rural areas identified in the Core Strategy plus the approx. 3200 vacant units resulting in a combined supply of approximately 4500 units over the lifetime of the plan. This level of supply, has the potential to create accommodation for approximately 12,500 people to address the rural housing need.

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, desire to meet perceived demand from the holiday home market and the demand related to aspirational land values.

¹ An Post

² An Post

³ Source www.daft.ie.

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

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

And they are identified in Map No. 7.

The Sustainable Rural Housing Guidelines for Planning Authorities (DEHLG 2005) confirms Structurally Weaker Rural Areas as areas that exhibit characteristics such as persistent and significant population decline as well as 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 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.

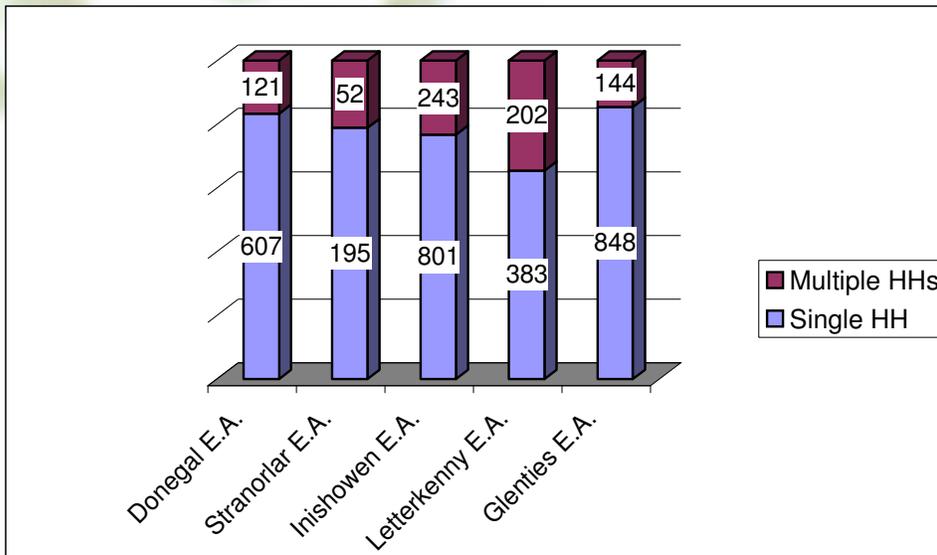
The Council is obliged to achieve the objectives of the North West International River Basin District plan through their functions. In the rural housing policy context this manifests itself through the protection of surface and ground waters and taking appropriate steps to protect designated shellfish and freshwater pearl mussel areas. In relation to the rural housing policies this may be provided through adherence with the Environmental Protection Agency code of practice for wastewater treatment systems and disposal systems serving single houses.¹ In this regard, the Environmental Report, Appendix C, 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 as to consider their cumulative vulnerability level. 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. The Environmental Report, Appendix C, refers including map number 1.

There has been significant pressure on rural areas near to the larger towns resulting in pressure on local infrastructure and the creation of unsewered urban sprawl in their rural hinterlands. The Council, in response to the national policy context, must maintain measures to support the viability, sustainability and the attractiveness of the towns and villages in these areas as places to live and invest in. Strong urban influence continues to be exerted on the identified hinterlands of Letterkenny and the City of Derry and settlements in Tier 2 and Tier 3 and have been identified in map no. 7 associated with the Core Strategy of this plan.

The last decade has seen the development of a significant number of holiday homes in rural areas. The supply and development of houses to meet demand from this market has arguably had a short term benefit to the local economy, has added to the strain on local infrastructure and some argue it has disproportionately affected the ability of members of the local community to acquire affordable sites for themselves. The focus in the Donegal County Development Plan 2006 – 2012 (as varied) policies has been to manage the growth of holiday homes (figure 5) and ensure a balance in meeting rural generated housing need and tourism potential over a longer time period. There is a basis therefore for maintaining the existing policy framework and to monitor effectiveness over a longer term. Consequently it is not proposed to change the holiday home policy for rural areas.

¹ Refer to Chapter 2 in relation to Water & Environmental Services.

Figure 5: (holiday homes permissions by electoral area 2000-2010)



5.3.2 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 high design quality and the successful integration into the landscape of new rural housing;
- 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.

5.3.3 Policies

The rural area of Donegal is defined as those areas outside the boundaries of Development Plans, Local Area Plans and Settlement Frameworks. In section 5.3.1 it has been explained that the Sustainable Rural Housing Guidelines for Planning Authorities (2005) provide a framework for policy development in respect of rural housing and that three types of rural area has been identified and indicated in Map 7 as:

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

Structurally Weak Rural Areas are defined in the Sustainable Rural Housing Guidelines for Planning Authorities (2005) as being those 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. Areas Under Strong Urban Influence are defined as areas that exhibit characteristics such as proximity to the immediate environs or close commuting catchment of large cities and towns, rapidly rising population, evidence of considerable pressure for development of housing due to proximity to such urban areas, or to major transport corridors with ready access to the urban area, and pressures on infrastructure such as the local road network.

The policies of this plan seek to ensure that the type and scale of 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 main towns and the city of Derry, which are defined as Areas Under Strong Urban Influence in Map 7.

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. Within Structurally Weak Rural Areas the policy will facilitate both urban and rural generated rural housing as these areas have experienced a weakening population over the period 2006- 2011. (Rf. Map 7)

This rural housing policy 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; that the applicant satisfies the definition of rural housing need within Stronger Rural Areas as defined in Policy RH-P-3 and; that the applicant satisfies the definition of rural housing need within Areas Under Strong Urban Influence as defined in Policy RH-P-5.

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 B and shall comply with Policy RH-P-2;

2. Proposals for individual dwellings shall not be located in a manner that would be injurious to the integrity and character of Areas of Especially High Scenic Amenity (EHSA), or adversely impact on designated habitats, prospects or views including views covered by Policy NH-P-14 or be non-compliant with Article 6 of the Habitats Directive having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites;
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 flooding Policy F-P-8 as set out in 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 permit a new rural dwelling which meets a demonstrated rural 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 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).

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 development, care is taken to ensure that it integrates successfully and does not result in detriment to the character of the rural area, potentially devaluing or destroying the valuable resource which the landscape represents.

Landscapes vary, and this needs to be taken into account. The determination of whether a new building 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 unobtrusively with its immediate and wider surroundings. The assessment of integration will be judged from 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 site cannot be readily identified from such critical viewpoints, it does not obviate the need for careful site selection to ensure the proposed building blends into its immediate surroundings and is of a high standard of design. New buildings 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 and Housing their ancillary features, 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.

RH-P-3 Stronger Rural Areas

It is a policy of the Council to facilitate an individual 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 will be disapplied where an individual already has the benefit of a permission within the previous 7 years, 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.

RH-P-4 Structurally Weak Rural Areas

It is a policy of the Council to facilitate any individual with a need for a dwelling house (urban or rural generated need) within an area defined as a Structurally Weak Rural Area (see Map 7), provided they demonstrate that they can comply with all other relevant policies of this Plan, including RH-P-1 and RH-P-2,

RH-P-5

It is a policy of the Council that where an individual has demonstrated that they need a new dwelling house in a rural area defined as Area Under Strong Urban Influence (see Map 7), it may be favourably considered for those individuals who can provide evidence that they, or their parents, have resided in those areas for a period of at least 7 years subject to compliance with other relevant policies of this plan, including RH-P-1 and RH-P-2. Holiday home development will not be permitted in these areas.

RH-P-6

Proposals for the refurbishment of rundown or dilapidated rural buildings within Areas of Especially High Scenic Amenity can be favourably considered for either permanent occupation or holiday home use subject to the following criteria being satisfied:

- (i) the building is capable of habitation without major structural rebuilding,
- (ii) Wastewater from the building can be treated and disposed to current EPA standards,
- (iii) there is no road safety impediment to the use of any existing access and
- (iv) can demonstrate compliance with other relevant policies of this plan. Proposals for refurbishment shall, in general, not exceed 50% of the original building up to a maximum floor area of 90m². The design, size, height and finishes of the proposed refurbishment must respect the architectural character of the original building type.

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, each case will be considered on its merits with regard to location and siting.

4. **Rundown/dilapidated building:** All external walls and roof partially intact.
5. **Rural Areas of Especially High Scenic Amenity:** Are areas of highest quality landscape in the County, with characteristics of wilderness, and few if any manmade structures. They include the high cliffed coastal zone, and upland mountain areas.
6. **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.
7. **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 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.

8. **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.
9. **Brownfield Site:** A brownfield site is one that has been previously built upon.

RH-P-7 It is a policy of the Council to require new single house development proposals within the catchment area of the proposed sewerage network in the Bunbeg-Derrybeg area to make provision for a future connection to the sewerage network.

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 Bunbeg-Derrybeg attached to Appendix A with this Plan.

RH-P-8 In rural areas, a single holiday home will be considered (subject to all other planning constraints) and in doing so, the Council will seek to ensure a balance between the number of holiday homes and the number of permanent homes. In implementing a balance between holiday/permanent homes, the proposed holiday home shall not be

permitted if it would result in the total number of existing and permitted holiday homes to represent more than 20% of the total existing and permitted housing stock within the townland that the proposed site is situated within. In the case of townlands that adjoin a specific settlement framework boundary, the 20% balance shall apply to the totality of the townland area that is considered to be outside the settlement boundary.

Holiday Homes shall not be permitted in rural areas that are identified as 'areas under strong urban influence', nor areas designated as 'Especially High Scenic Amenity (EHSA).

In considering the acceptability of a proposal the Council will be guided by the following considerations:-

- A proposed dwelling shall avoid the creation or expansion of a suburban pattern of development in the rural area;
- A proposed dwelling shall not create or add to ribbon development;
- 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;
- A proposed dwelling will be unacceptable where it is prominent in the landscape;
- A proposed 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 Donegal countryside is a unique resource. It is a recreational resource and a considerable tourist asset. 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 development, care is taken to ensure that it integrates successfully and does not result in detriment to the character of the rural area, potentially devaluing or destroying the valuable resource, which the landscape represents.

Landscapes vary, and this needs to be taken into account. The determination of whether a new building 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 unobtrusively with its immediate and wider surroundings.

The assessment of integration will be judged from 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 site cannot be readily identified from such critical viewpoints, it does not obviate the need for careful site selection to ensure the proposed building blends into its immediate surroundings and is of a high standard of design.

New buildings 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 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 and their ancillary features, 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 inter-visibility 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.

RH-P-9 Multiple and single holiday home units will be considered within settlement framework areas provided the total number of holiday homes permitted, during the lifetime of the plan, does not exceed 20% of the total number of housing units that existed within the framework area at the time of the adoption of this Plan. 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, relevant environmental designations and the Councils policy WES-P-10. Such developments must have regard to the scale and form of the settlement.

RH-P-10 It is a policy of the Council that holiday home development will be considered without the application of a restriction in terms of the balance between holiday homes and permanent homes (Policies RH-P-8 and RH-P-9 refers), subject to environmental and heritage designations and amenity considerations and:

- (1) Where policy referring to 'resource related tourism projects' can be demonstrated by the applicant. This policy may be demonstrated within settlement frameworks in or in the wider rural area or
- (2) Where the applicant can demonstrate that the site is a brownfield site within the urban fabric of a settlement framework and its development for holiday home purposes is of a size and scale that would not be detrimental to the character of the settlement. A brownfield site is one that has been previously built upon. It excludes parks, recreation grounds, private or public open space, allotments, forestry lands/buildings agricultural lands and land where the remains of the previous use have blended into the landscape, or have been overtaken by landuse zonings or lands of conservation value or amenity use or
- (3) Where the proposal is for rental purposes only, (maximum 5 units) that is part of a farm diversification plan. This policy may be demonstrated in settlement frameworks or in the wider rural area(excluding EHSA's) or
- (4) Where the proposal is for refurbishment of a rundown/dilapidated dwelling or building.

RH-P-11 Any holiday home development proposed shall be required to accord with the guidelines set out in 'Appendix B, Building a House in Rural Donegal, A Location, Siting & 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-10, 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.'

5.4 Traveller Accommodation

Aim:

To promote the provision of accommodation for travellers and the use of particular areas for that purpose.

5.4.1 Background

The Traveller Accommodation Programme 2009-2013 as adopted by Donegal County Council indicated the need for accommodation for 91 traveller families in County Donegal at the end of October, 2008. The programme set out the Council's targets for meeting the needs of travellers through the provision of 30 units of permanent accommodation. In relation to traveller families already housed in standard accommodation, better integration is planned through a range of measures. The programme also indicates that the Council will strive to provide three transient sites in the County with a need for a fourth site to be reviewed. Section 6 of the programme outlines a five (5) point methodology for progressing permanent accommodation proposals as follows:-

- The sites to be examined from a planning/technical view point to ascertain if there are any fatal flaws, which would rule the site out.
- Arising from the output of this review, details of the site to be presented to the Local Traveller Accommodation Consultative Committee, the Housing Strategic Policy Committee, followed by the Electoral Area Committee and Town Council.
- Sites then to be included in the Local Area Plan/County Development Plan for publication as part of that process. Public meetings to be held in areas where sites are proposed.
- Following completion of detailed plans of proposed development, normal public consultation process under existing planning regulations to take place.
- Report on said consultation to be presented to members in the context of taking a decision as regards whether or not the proposed development should take place.

Two transient halting sites have already been identified and progressed at Big Isle, Letterkenny and Elaghbeg, Burnfoot utilising this same methodology. In the case of the site at the Big Isle, the next step is the completion of detailed plans of the proposed development to enable the normal public consultation under existing planning regulations to take place. In the case of the site at Elaghbeg, the five-point methodology has been fully completed with Part 8 approval (Planning & Development Regulations 2001 (as amended) having been obtained. A revised Part 8 approval will, however, be sought to reflect revisions to the already approved plans. While it is a requirement for details of transient sites and certain group housing schemes to be included in this plan, it is considered that small scale group housing units comprising of up to two units together with single halts or individual dwellings do not need to be specifically listed in the plan. With regard to these types of developments, normal planning criteria will apply.

5.4.2 Objective

TA-O-1: To promote the provision of accommodation for travellers and the use of particular areas for that purpose.

5.4.3 Policy

- TA-P-1** It is a policy of the council to endeavour to implement to the provisions of the Traveller Accommodation Programme 2009-2013 and any subsequent iterations of the programme to meet the accommodation needs of the Traveller community.

Chapter 6

The Natural and Built Heritage



Chapter 6 The Natural and Built Heritage

Aim:

To conserve, protect and enhance the County's built, natural 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 2012 – 2018 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.

6.1 Natural Heritage

Aim:

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

6.1.1 Background

Conserving and protecting our natural heritage is important in terms of sustaining biodiversity for the purposes 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.

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 C, Environmental Report, Maps 2 & 3 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. Co 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.

Landscape Conservation

The Donegal landscape is a national asset where the changing character of the physical landscape needs to be managed in a sustainable manner in order to retain, conserve and protect the quality of our landscapes. One of the principal roles of the Council is to protect the most sensitive landscapes from intrusive and/or unsympathetic developments. Accordingly, Areas of Especially High Scenic Amenity (EHSA) have been identified. These areas are of the highest landscape quality, characterised by wilderness and few, if any, man-made structures. They include many high quality coastal and upland mountain areas.

Within this landscape identified as EHSA there may be areas which 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 does not meet the characteristics of the EHSA within which it is situated and that any development applied for shall not adversely affect the landscape value of the wider EHSA.

In 2002, the European Landscape Convention was signed and ratified by Ireland and required a commitment to introducing policies to effect landscape protection, management and planning. The European Landscape Convention defines landscape as 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors'.

The Planning and Development Act 2011 requires that a development plan include objectives for landscape (as defined in the European Landscape Convention) to provide a framework for identification, assessment, protection, management and planning of landscapes having regard to the European Landscape Convention 2000.

A draft consultation document for Planning authorities entitled 'Landscape and Landscape Assessment Guidelines' was published by the (then) DoELG in 2000. More recently, a National Landscape Strategy

for Ireland is under preparation and a strategy issues paper for consultation was prepared in 2011 with the intention that it shall be put forward to the government for consideration in 2012.

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 implementation of the policies and objectives of the Plan has been considered, and it is a resultant recommendation of the Environmental Report that a Landscape Character Assessment of the County be prepared.

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, 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 conservations 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.

6.1.2 Objectives

- NH-O-1:** To protect, 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 SAC's, SPA's and NHA's and RAMSAR sites including those plant and animal species that have been identified for protection.
- NH-O-4:** 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-5:** To protect the areas of Especially High Scenic Amenity from intrusive and/or unsympathetic developments and to review these landscape designations within the lifetime of this Plan. Strategic Infrastructure projects which seek to enhance roads, rail, air and port connectivity, power supply, broadband/telecommunications, waste water treatment, or similar type public infrastructure development, may be considered within areas of Especially High Scenic Amenity. These proposals will also be subject to all material considerations, including environmental designations and amenity considerations.
- NH-O-6:** 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-7:** To prepare a Landscape Character Assessment that shall provide a framework for the identification, assessment, protection, management and planning of the landscape (and

including seascape) of County Donegal in accordance with current legislation and ministerial guidelines, and having regard to the European Landscape Convention, 2000

- NH-O-8:** To protect the character of the landscape where and to the extent that, the proper planning and development of the area requires it, including the preservation of views and prospects and the amenities of places and features of natural beauty or interest.

6.1.3 Policies

- NH-P-1** It is a policy of the Council to ensure development proposals do not damage or destroy any sites of international or national importance, designated for their wildlife/habitat significance.
- NH-P-2** It is a policy of the Council to ensure the protection of Natura 2000 sites in accordance with the EU Habitats Directive (92/43/EEC) and have regard to the relevant conservation objectives, qualifying interests and threats to the integrity of these Natura 2000 sites.
- 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 the policy of the Council to safeguard the scenic context, cultural landscape significance, recreational and environmental amenities of the County's coastline from inappropriate development.
- NH-P-7** 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-8** 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 site using agreed local materials and techniques, will be required.
- NH-P-9** 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, Ballybofey, by the management of development that would intrude upon or inhibit the amenities of those walks and surrounding areas.
- NH-P-10** It is a policy of the Council to protect landscapes of Especially High Scenic Amenity (EHSA) and views and prospects and to preserve the character of distinctive regional, local and cultural landscapes in the County.

NH-P-11 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-12 It is a policy of the Council to safeguard prominent skylines and ridgelines from inappropriate development.

NH-P-13 It is a policy of the Council to protect and enhance the landscape character and heritage of the Islands.

NH-P-14 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 situate 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-15 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.

6.2 Built Heritage

Aim:

To preserve and enhance the built heritage of the County.

6.2.1 Background

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.

The ongoing recognition of the importance of our built heritage and its association with our past has shaped our County's identity and is recognised as being a valuable asset in promoting economic development and a sense of being, regeneration and sustainability.

The Council makes reference to the Government Policy on Architecture 2009-2015 Towards a Sustainable Future: Delivering Quality within the Built Environment.

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 restraints. 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 what remains of 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 recognise that there are many vernacular buildings that add to the beautiful and rugged landscape synonymous with Donegal but that are not present in the current Record of Protected Structures (RPS). The addition of these structures to the RPS is an area the Council are exploring, in an attempt to prevent these buildings being demolished, while also working within rural housing policy to encourage the re-use of many of the derelict cottages and buildings.

Conservation can play a key part in promoting economic prosperity by ensuring that an area offers attractive living and working conditions which will encourage inward investment. In return economic prosperity can secure the vitality of historic towns, villages and local communities.

Donegal's industrial architecture includes the Warehouses in Ramelton, the Mills in Convoy, Newmills and Ballyshannon, the coastguard stations and lighthouses in many of the fishing villages through-out the County from Moville to Killybegs, from post offices and post boxes to lime kilns and brickworks, as well as the roads, bridges and railways servicing these activities.

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.

The Heritage Towns Scheme is based on the principle that a number of towns with a strong physical character be developed as being representative of the heritage of Ireland, this process has the dual effect of helping to conserve the built environment of these towns and of providing a marketing tool for the tourism industry. Within Donegal, Ardara and Ramelton were designated and marketed under this initiative (Ardara - with a theme of weaving and Ramelton - with a theme of Georgian port or town). The Council designated Ardara, Ballyshannon, Moville, Ramelton and Raphoe as 'Heritage Towns'.

Our architectural heritage including building townscapes and landscapes are protected under Part IV of the Planning and Development Act 2000 and the Architectural Heritage Protection Guidelines for Planning Authorities (Department of Arts, Heritage & Local Government, 2004) 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).

Donegal County Council will promote training opportunities which reinforce the importance of our unique traditional building skills, while providing information on thatching, slate roofing, restoration of historic windows, lime plastering and works etal to facilitate the retention of our vernacular buildings.

6.2.2 Objectives

- BH-O-1:** To preserve, protect, enhance and record the architectural heritage of the County.
- BH-O-2:** To facilitate appropriate revitalisation and reuse of the built heritage throughout the county including vernacular buildings.
- BH-O-3:** To promote economic growth and sustainability through the ongoing regeneration of the built environment.
- BH-O-4:** To investigate the potential of designating appropriate ACA's within the County.

6.2.3 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 as appropriate.
 - BH-P-3** 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 do not have a detrimental impact on the character or appearance of a structure.
-

- BH-P-4** It is a policy of the Council to ensure retention of historic structures (and parts of structures), including their functional and decorative details, in accordance with current conservation guidelines and best practice.
- BH-P-5** It is a policy of the Council to ensure the repair, reuse and appropriate refurbishment of vernacular/historic buildings, which make a positive contribution to the built heritage of the area including those as referred to on any National Inventory of Architectural Heritage listing.
- BH-P-6** It is a policy of the Council to facilitate appropriate 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-7** It is a policy of the Council to conserve and enhance the quality, character and distinctiveness of town and streetscapes in the County, considering for example street layouts, building lines, traditional plot widths, signage and historical street furniture.
- BH-P-8** 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 and materials.
- BH-P-9** It is a policy of the Council to sensitively design, locate and rationalise 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-10** 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.

6.3 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.

6.3.1 Background

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

The Department of the Environment, Heritage and Local Government have 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 27). 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 ownership/care (Chapter 10, Table 28). 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.

6.3.2 Objectives

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

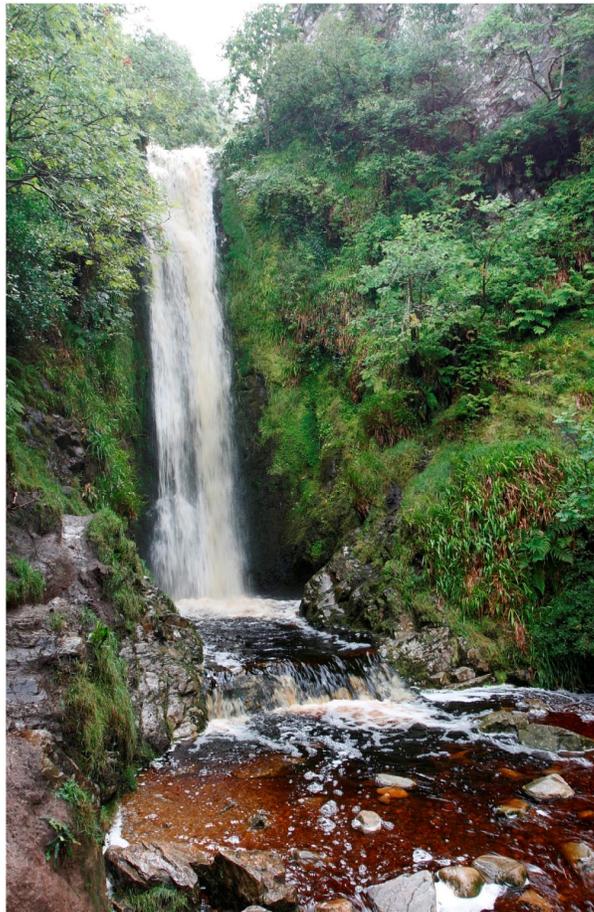
6.3.3 Policies

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 in the Record of Monuments and Places.

- 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/ 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 a policy of the Council to protect where appropriate, the character and setting of any unrecorded archaeological object or site.

Chapter 7

Natural Resource Development



Chapter 7 Natural Resource Development

7.1 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 where such activity does not adversely affect issues of acknowledged importance including water quality, natural habitats, important areas of landscape character, views and prospects or areas of geological interest.

7.1.1 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, therefore there is a need to facilitate the sustainable extraction of appropriate materials such as clays, gravels, sands and aggregates. At the same time the Council also accepts 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 Minerals Development Acts 1940 to 1999, govern the exploration for, and development of, all minerals other than stone, gravel, sand and clay. Minerals in this context do not include the agricultural surface or peat. Neither do they include stone, gravel, sand or clay, except for a few listed minerals e.g. Roofing Slate, Marble, Silica Sand and Ball Clay.

A number of Prospecting Licences were issued by the Department of Communications, Energy and Natural Resources in Donegal in 2010 . These licenses (normally valid for 6 years) only permit prospecting and not extraction. Planning permission and an Integrated Pollution Control Licence are required before extraction can proceed. A Mining Lease or Licence is also required from the Minister 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 now recognised as an intrinsic component of natural heritage within the Planning and Development Act 2000-2010, Planning and Development Regulations, Heritage Act 1995, and the Wildlife (Amendment) Act, 2000. The Heritage Act, and the Planning legislation in particular, place responsibility upon Local Authorities to ensure that geological heritage is adequately addressed within Development Plans.

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.

7.1.2 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 views and prospects, cultural features and the amenities of places and features of natural beauty or interest.
- EX-O-3:** To identify those sites with highest mineral/aggregate extractive potential within the life of the Plan, and which do not reside within high amenity areas or adversely impact on environmental designations.
- EX-O-4:** To protect and preserve the quality of the environment, including the prevention, limitation, elimination, abatement or reduction of environmental pollution and the protection of waters, groundwater, the seashore and the atmosphere.

7.1.3 Policies

- EX-P-1** It is a policy of the Council to not normally permit new extractive industry proposals in areas of Especially High Scenic Amenity or 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-2 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 adversely impact upon the environment, including surface water and groundwater (aquifers) quality and quantity, river corridors, associated wetlands and River Basin Management Districts.

EX-P-3 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-4.

EX-P-4 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 of 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-5 It is a policy of the Council to require that development proposals 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.

7.2 Energy

Aim:

To facilitate the development of a diverse energy portfolio by the sustainable harnessing of the potential of wind, solar, hydro, wave, tidal, biomass, bio energy, oil and gas. 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. Also to facilitate the development of appropriately located on and offshore wind energy proposals in accordance with the Wind Energy Strategy.

7.2.1 Background

Donegal recognises the environmental benefits and economic opportunities arising from the development of available renewable energy resources and the significant potential of the geography of Donegal to harness these energies, particularly wind, wave, tidal energy and hydro- energy. The express target of the County is to become energy independent and an energy exporter.

Donegal is currently at the forefront of the supply of sustainable energy to the grid and with the development of the first college to provide a National Wind Academy at Letterkenny Institute of Technology. The County is becoming recognised as a Centre of Excellence within the renewables sector for research and development.

Donegal County Council and the County Development Board, aim to develop Killybegs as a Centre of Excellence for the green economy with the development of a strong, vibrant and proactive cluster of support businesses. The CDB have supported the establishment of a new Higher Certificate Wind Energy Technician programme at Letterkenny Institute of Technology and complementary programmes through Donegal VEC (FETAC Level 5 Cert Renewable Technology). There is potential within the County to host renewable technologies (both on and offshore), to manufacture, transport (import / export) and to research and develop technologies. Many traditional and declining industries (e.g. fishing, farming, construction) have expertise and transferable skills and an established infrastructural base to capitalize upon the opportunities emerging from the green economy.

Planning Guidance

The National Development Plan (2007-2013) and National Spatial Strategy (2002 - 2020) emphasize the importance of reliable and effective energy systems, such as gas and electricity to power industry and services and developing energy infrastructure on an all-island basis. The development of Renewable Energy can create economically and environmentally sustainable enterprises and play an important role in the provision of employment and contribute to meeting Ireland's international climate change obligations. The transmission network in Donegal is predominantly 38kV and 110kV, with no 220kV or 400 kV in the County (The transmission networks within Donegal are shown on map 9).

Regional Planning Guidelines (2010 - 2022) for the border region recognise that renewable energy through the development of wind, biomass, and water have particular regional potential. The guidelines support the identification and provision for transboundary facilities and recognise that significant dividends can accrue from developing an appropriate renewable energy mix, such as combinations of wind, wave and tidal, to ensure consistency of supply. The Wind Energy guidelines (DoEHLG, 2006) advise planning authorities of locational and implementation issues regarding commercial windfarms.

Set against these policy guidance statements, is the need to harness the energy generated through transmission infrastructure. In this context, Eirgrid (the independent Electricity Transmission Operator) have published Grid 25 which details proposals to implement new and upgraded electricity infrastructure to harness renewable energy proposals. The strategy envisages that the North West can become a net exporter of power to the rest of the island, reducing its reliance on generation from outside. This strategy promotes an increase in power supply to accommodate and help attract future economic investment in the County. The existing electricity transmission network infrastructure in Donegal is predominately 38 kV and 110 kV, with no 220 kV or 400 kV in the County. A 110 kV transboundary circuit links to Strabane in Northern Ireland. The strategy proposes to implement 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.

Wind Energy

By 2010, the Country was producing approximately 15% of electricity from renewable sources. The Government have established an ambitious target to increase this to 40% of all electricity from renewable energy sources by 2020, with wind energy providing a significant contribution to that target (5,500MW).

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, which extend to over 1/3 of landcover. It is therefore challenging to achieve a balanced approach to identify further locations which work in terms of generation and which do not detract from scenic amenities and environmental protection.

Of the 1,803MW of power, which are currently generated by wind farms in Ireland, 279.65MW is generated in Donegal from a total of 28 wind farms. In addition, there are currently an additional 154.1MW of contracted wind farms in the County that are targeted for grid connections by 2014 and by 2020, there is the potential to have 660 MW of energy generated by wind power in the County (should all the Gate 3 wind farms connect). Along with the large quantities of wind generators seeking connections to the electricity grid in Northern Ireland, this represents a challenge to the utilities both north and south of the border. Within Donegal the renewable generation portfolio is expanding with the development of new and better technology, specifically in wind energy, renewable storage and offshore renewables. EirGrid is developing the Transmission Grid nationally and within Donegal to accommodate for future renewable requirements. Planning permission has been secured to introduce and reinforce the 110 kV line between Killybegs (Binbane station) and Letterkenny and to further integrate the Donegal and Northern Ireland networks. These upgrades will improve the capacity and quality of supply in the North West of the county and additionally support Donegal in becoming an exporter of renewable energy. Eirgrid is working together with Northern Ireland Electricity (NIE) and System Operator Northern Ireland (SONI) in a joint project called 'The Renewable Integration Development Project (RIDP)' to identify the most optimal solution for the network to cater for renewable generation, including the facilitation of Gate 3 wind farm connections, in the North West. This indicates that significant reinforcements will be required nationally and both within and outside the county.

The Council's approach to wind energy has been prepared to inform developers, landowners and the public of the most appropriate sites for the location of wind energy proposals. This approach accords with the guidelines on Wind Energy Development to identify preferred areas and areas where the wind farms should not be considered. This followed an analysis of areas suitable for wind energy development within the County. This assessment utilised a Geographic Information Systems (GIS) approach examining a range of factors relating to wind energy development including: wind energy potential (through the Wind Speed Atlas, www.seai.ie), proposed and existing grid connections, natural heritage designations, landscape sensitivity. The strategy identifies the following:

Areas Open to Consideration – 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, the road infrastructure is adequate and where likely conflict with natural heritage designations can be protected. Islands with communities have also been included to enable consideration to be given to appropriate community wind turbine(s) and as a consequence encourage self sufficiency.

Not Favoured – Areas where wind energy proposals will not be favoured have been identified due to the significant environmental, heritage and landscape constraints. These include; SAC and SPA (Natura 2000) Sites, NHAs, unspoiled areas of EHSAs, Areas of Fresh Water Pearl Mussel, important views and prospects. It is considered that these areas have little or no capacity for wind energy development.

Map 9 Wind energy highlights the 'Area Open to Consideration' and the 'Not Favoured areas'.

The Council recognise 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.

To reflect the increasingly complex interaction of the issues involved in considering wind energy proposals the Council is committed to further developing the Renewable Energy Strategy that recognises the potential role of the county in energy generation in the context of the proper planning and sustainable development of the area. The wind energy policies herein must be considered in the context of the development and technical standards relating to wind energy set out in Chapter 10 and in the context of all other relevant objectives and policies set out in this Plan.

Wave Energy

There is a notable wave energy resource off the coast of Donegal. To harness and benefit from this significant renewable resource there is a need to install the necessary supporting grid infrastructure. Pilot projects will necessitate the identification of network connection points with appropriate capacity and transmission infrastructure. Ireland has the potential to become a world leader in the manufacture and use of ocean energy systems and has 3rd Level research expertise in the areas of turbine design at University of Limerick, wave tank model testing at University College Cork and wave energy modeling at Queen's University, Belfast. In terms of prototype development, there are currently three wave energy developers in Ireland. The Government has indicated that Ireland should become a world leader in renewable energy, as these are unparalleled ocean resources which position the Country at the forefront in the development of full-scale, commercially viable ocean wave energy generating facilities.

Biomass and Biocrops

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. It is notable that the Department of Agriculture provides grant support for the growing of willow and miscanthus.

Fossil Fuels

It is key Government policy to encourage investment in offshore oil and gas exploration. A number of exploratory prospecting licenses have been issued to companies for the Slyne and Rockall basins, 150km of the Donegal coast. In addition, in 2010 the Government invited applications for onshore licensing options over the North West Carboniferous Basin (an area of approximately 8,000 square kilometres, which includes the area south of the River Erne in Ballyshannon and around Bundoran). An opportunity exists to expand and develop the roles of Killybegs and Donegal Airport as strategic maintenance service facilities for offshore activities.

Ireland currently imports 96% of its gas supplies from Europe via an interconnector from the UK. If commercially viable hydrocarbon reserves are discovered then exploration and production activities must be subject to rigorous assessment and safe and tested procedures.

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.

7.2.2 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 Killybegs as a Centre of Excellence for the green economy and other energy industries, with the development of a strong, vibrant and proactive cluster of support businesses and research and development facilities.
- 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).

7.2.3 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.
- E-P-2** It is a policy of the Council to facilitate the appropriate development of renewable energy from a variety of sources, including wind, wave, tide, biofuel, biogas, solar power, geothermal, hydro and the storage of water as a renewable kinetic energy resource, in accordance 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 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 in the context of 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 in the context of 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. Therefore, this Council will not allow the intrusive shale gas extraction practices.

Wind Energy

- E-P-9** 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-10** It is a policy of the Council to facilitate the development of renewable energy, through the development of on and offshore wind energy proposals, in accordance with the proper planning and sustainable development of the area.

E-P-11 It is the policy of the Council to:

- (1)** Facilitate the development of appropriate wind energy proposals in the "Area Open to Consideration" as identified on the Wind Energy Map No. 9, and
- (2)** Not favourably consider wind energy proposals in those areas identified "Not Favoured" on the Wind Energy Map No. 9.

Wind energy proposals should accord with Sections 6.3 – 6.9 of the Wind Energy, Development Guidelines, Guidelines for Planning Authorities, 2006 and with Chapter 10, section 10.6 (Wind Energy – Development Guidelines and Technical Standards).

E-P-12 It is a policy of the Council to encourage all wind energy developers to engage in preplanning consultation with the Planning Authority in relation to development proposals. Developers are also 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-13 It is a policy of the Council to encourage the development of community windfarms/ co-operatives/autoproduction to enable communities to generate their own electricity, income and to sell surplus back to the grid, in accordance with other 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/wind farm 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 a policy of the Council to facilitate the development of sustainable small-scale, community owned/agricultural and/or small enterprise, renewable energy proposals to meet localised energy needs and/or to provide surplus energy to the grid in the context of other policies of this Plan and the proper planning and sustainable development of the area.

E-P-16 It is a policy of the Council to support the clustering of wind farms within the vicinity of existing or proposed grid connections and existing operational and approved windfarms to achieve economies of scale and to minimise the spatial extent of environmental impacts.

E-P-17 It is a policy of the Council to strengthen and enhance the capacity and critical mass 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-18 It is a policy of the Council to permit proposals to extend existing or permitted wind farms. Where such proposals can satisfy the Planning Authority that they are in accordance with the Wind Energy Guidelines 2006 (DoEHLG) and the potential cumulative impacts of further on-site construction upon, landscapes, habitats, soil stability and environmental habitats do not result in significant environmental damage.

- E-P-19** 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-20** 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 Windfarm 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-21** 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.

Chapter 8 Tourism and Marine



Chapter 8 Tourism and Marine

8.1 Tourism

Aim:

To support the development of world-class sustainable tourism products and services as a key element of an overall economic development strategy.

8.1.2 Background

Donegal is a land of breathtaking natural beauty with a rugged coastline, mountains, hills and unspoilt natural habitats that are home to innumerable species of flora and fauna. These are some of the natural attractions, which bring tourists to the County. Whilst encouraging others to share in the delights of the County, great care must also be taken to protect the environment, which has remained unspoilt for many years. Tourism continues to be an important contributor to the local economy, generating €319m in 2009. It provides high quality indigenous employment throughout the County and as the economic recovery takes hold, it will become an even more important revenue generator.

Tourism has been identified as a key Sector for job creation in the County by the Council and the County Development Board. The Council have taken a pro-active approach to the development of Tourism in recent years. Support is provided both directly and indirectly to assist in tourism product development and marketing. The Council co-ordinates a range of actions and projects, with the objective of providing an attractive and sustainable tourism destination. The Council is a key partner in Donegal Tourism Ltd., a collaborative venture set up under the auspices of the County Development Board to assist and co-ordinate in the marketing of the County and in this regard the development of the 'Donegal Brand' is especially significant.

The County is well placed to capitalise upon increased tourist numbers as there is an established diverse range of quality tourist accommodation including hotels, rental cottages, bed and breakfasts, aparthotels and camping and caravanning facilities. The range of tourist attractions is extensive, however the County is especially suited for; walking, cycling, angling, golfing, mountain climbing, surfing and nature holidays for bird, whale, golden eagle and deer watching. The County also has a strong built heritage with archaeological sites dating from 2500 BC, such as Grianan an Aileach and the Beltany Stone Circle. In addition, attractive plantation towns and castles are physical reminders of bygone eras of governance. Donegal has many historical societies and is ideal for genealogical research holidays.

Tourism Sustainability

The Council recognise that the principles of tourism sustainability must be built into the Plan to realise the following aims:

1. Make optimal use of environmental resources that constitute a key element in tourism development, maintaining essential ecological processes and helping to conserve natural heritage and biodiversity.

2. Respect the socio-cultural authenticity of host communities, conserve their built and living cultural heritage and traditional values, and contribute to inter-cultural understanding and tolerance.
3. Ensure viable, long-term economic operations, providing socio-economic benefits to all stakeholders that are fairly distributed, including stable employment and income-earning opportunities and social services to host communities, and contribute to poverty alleviation.

Accessibility to Tourism

One of the most important aspects relating to tourism development is the need to enhance access into and around the County. The provision of adequate transport, signage and related facilities within the County is a major issue for visitors.

Proposals to develop the A5 road from Dublin to Derry will enhance connectivity and eliminate any perceived remoteness of Donegal and will significantly reduce journey times. The County is served by two airports providing local and international services, (Donegal Airport in Carrickfin and City of Derry Airport). In addition, the proximity and access to Dublin Airport and Belfast International Airport is necessary to enhance access to world tourist markets. The Council launched the Greencastle to Magilligan car ferry service in 2001 followed by the Buncrana to Rathmullan service was launched in 2004. The final phase of linking the peninsulas was advanced through the completion of the Mulroy Bridge between Fanad and Rosguill in 2010. There is now the opportunity to travel between Magilligan, Inishowen and Fanad and Rosguill in one day and enjoy the spectacular scenery to be enjoyed from North Ulster, the Inishowen 100 and the Atlantic Drive.

Killybegs harbour offers a unique opportunity for tourism in the North West as it enables cruise ships to berth overnight. Between 2010 and 2011, 6 cruise vessels chose Killybegs as a destination. Greencastle has promoted this sector for the past number of years. The Council recognises that this is a unique opportunity for Killybegs or Greencastle to establish a niche market, which could sustain a seasonal Cruise Ship Centre.

Tourism Product Development

The Council will focus on areas of tourism product development such as; Marine Leisure, Walking Routes, Angling Projects, Iconic Projects, Festivals & Cultural Events, All weather facilities, Island Development, Heritage/ Culture, Sports activities and facilities and Tourist routes including an examination of the potential to designate/open up new routes e.g. Columban Visitor Trail.

The Council recognise the contribution tourism brings to the economy of County Donegal and in this regard it will have a positive view of appropriate proposals that seek to build upon tourism products, subject to normal planning considerations, National and Regional planning guidance, policies of the County Development Plan as well as environmental designations.

World-Class Tourism Products/iconic and strategic tourism products

The development of iconic products and attractions will assist in the diversification of the tourism product mix that already boasts World-Class Festivals and Events, Marine Leisure, Mountain based activities, Island attractions, Heritage parks, Castles, Abbeys, Forests, National Parks, Equestrian activities, Angling, Golfing, Walking trails, Cultural Activity events, Eco-Tourism events, Rallying, Surfing and Diving etc.

In order to compete with established tourism regions throughout the County and internationally, there is a need to provide a diverse, high-quality and accessible range of tourism products and services. The development of the County's tourism assets must ensure that the needs of communities and residents are recognised. The management of visitors in and around the natural resources should not negatively impact on the environment.

The following iconic and strategic tourism products have been identified for development and they include Slieve League and Malin Head.

1. Glenveagh National Park
2. Slieve League
3. Malin Head
4. Inch Levels Wildfowl Reserve
5. Grainan an Aileach Stone Fort
6. Barrack Hill Town Park
7. Ards Forest Park
8. Columban Visitor Trail
9. Errigal

Beach Management and Conservation

Donegal has many beautiful and clean beaches (12 of which are Blue Flag Beaches) and the Council will continue to strive to protect the water quality and beach environments. A Beach Management Project was initiated in Rossnowlagh in 2003 to address issues ranging from coastal erosion to recreational activities and how best to achieve a balance between the enjoyment and conservation of the beaches. The project will, with the availability of resources, be extended to a number of other beaches that are experiencing pressure from natural and man-made forces.

8.1.2 Objectives

- TOU-O-1:** To develop a range of world-class sustainable tourism products, based on the natural, built and cultural heritage, which provides a core resource for the industry.
- TOU-O-2:** To support the development of a quality environmental image for the County.
- TOU-O-3:** To support strong tourism identity areas and create all ancillary facilities necessary for a quality holiday destination.
- TOU-O-4:** To support the development of areas with strong tourism potential, which will lead to a sustainable tourism economy for the County and Region.
- TOU-O-5:** To support the development of quality infrastructure, necessary to ease travel within the County including roads, air, rail, port, signage, broadband, transport initiatives and accommodation.
- TOU-O-6:** To support educational and research institutions that assist in the development of tourism.
- TOU-O-7:** It is a long-term objective of the Council to support the development of rail links to and throughout the County with an emphasis of developing the Derry – Letterkenny – Sligo rail link thereby completing the All Ireland rail network, which would become a tourist attraction by itself.
- TOU-O-8:** To recognise the importance of walking routes and cycleways and to preserve public rights of way which give access to the seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility in the County, including those listed in Chapter 10 of the Plan.
- TOU-O-9:** To work with relevant cross border bodies in Northern Ireland and neighbouring Counties to promote and develop the tourism sector in the County in a sensitive and sustainable manner.
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8.1.3 Policies

- TOU-P-1** It is a policy of the Council to safeguard the natural landscape qualities and environmental habitats of the County.
- TOU-P-2** It is a policy of the Council to develop a broad range of Iconic and Strategic Tourism Products, in accordance with the proper planning and sustainable development of those areas.
- TOU-P-3** It is a policy of the Council not to permit development proposals which would detract from the visual quality/amenity on either the approach roads to, or the views to be had from significant tourism attractions.
- TOU-P-4** It is a policy of the Council to support the built, natural, cultural and linguistic heritage of the islands, which have significant tourist potential. The Council will also support the development of improved access and telecommunications infrastructure and to assist local island communities to attract tourists.
- TOU-P-5** It is a policy of the Council to support the development of indigenous tourism enterprises and community-based tourism initiatives in a manner that meet the principles of tourism sustainability, and that accord with the proper planning and sustainable development of the area.
- TOU-P-6** It is a policy of the Council to enhance facilities and attractions for the development of the cruise ship market in Killybegs in accordance with the proper planning and sustainable development of the area.
- TOU-P-7** It is a policy of the Council to support the development of and improved access to both Donegal Airport and the City of Derry Airport.
- TOU-P-8** It is a policy of the Council to support the development of retailing within the tourism sector and in accordance with the policies within the County Retail Strategy.
- TOU-P-9** It is a policy of the Council to facilitate proposals for multiple static caravans/mobile homes/towing caravans/motor homes at tourist towns and villages and other appropriate locations where suitable infrastructure and facilities are readily available, within walking distance and where proposals are consistent with other objectives and policies contained within this Plan. Proposals of this nature will not be considered within designated Natura 2000 sites, EHSA's or areas protected under the North West International River Basin District Plan.
- TOU-P-10** It is a policy of Council to permit appropriate proposals for extensions to existing approved/authorised multiple static caravan/mobile home parks where any such extension does not negatively impact on existing designated Natura 2000's, EHSA's, or area protected under the North West International River Basin District Plan or conflicts with any other objective or policy of this Plan.
- TOU-P-11** It is a policy of the Council to ensure that all proposals for static multiple caravans/mobile homes (including the expansion of existing sites), touring caravans/motor homes sites or camping sites, shall adhere to the following criteria:
- The availability and provision of adequate water supply.
 - That there is the suitable provision of toilet/shower facilities for camping sites.

- That there is the provision of adequate wastewater treatment for all static multiple caravan/mobile home sites, or touring caravan/motor homes and camping sites which provide toilet/shower facilities, in accordance with the objectives and policies contained within this development plan.
- That there is the provision where appropriate of safe and adequate pedestrian linkages to local services.
- That the receiving environment has the capacity to accommodate the proposal in terms of environmental, landscape and visual amenity considerations and in view of existing and permitted cumulative development in particular development located in coastal locations shall demonstrate that they would not detract from the visual setting of the coastline or be visually obtrusive from key points along the coastline.
- The development shall not be located with sensitive/fragile physical environments (e.g. sand dunes, machairs, etc.), and shall where appropriate protect such areas by means of fencing and the provision of raised/fenced walkways across beach and sand dune areas.
- That there is the provision of an adequate setback and screening between developments and coastlines, shorelines and river banks.
- That there is the provision 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.
- That proposals shall generally accord with published guidance including Camping and Guidelines for Development of Caravan and Camping Sites, 1982, Fáilte Ireland or any subsequent version of the guidelines.
- That proposals accord with the specific development management criteria set out in Chapter 10.

TOU-P-12 It is a policy of the Council to seek to identify and record important historic Battlefield sites in the County.

TOU-P-13 It is a policy of the Council to promote the extension of the 'Wild Atlantic Way' tourism initiative, which incorporates the entire Donegal coastline.

TOU-P-14 It is a policy of the Council to promote the Irish language by ensuring that Gaeltacht settlements, which can act as drivers for their surrounding area, are developed in an appropriate and sustainable manner, and in the context of other relevant objectives and policies in this plan.

TOU-P-15 It is a policy of the Council to promote Gaeltacht towns and villages as key growth areas for economic development, including investment in tourism and other potential investments arising through funding programmes, projects and initiatives, public or private, in the context of other appropriate objectives and policies of this plan.

TOU-P-16 It is a policy of the Council to facilitate and promote the development of a range of sustainable tourism products throughout the County that enhances the visitor experience and supports the strong tourism identity of the county.

TOU-P-17 It is the policy of the Council to consider resource related tourism product developments throughout the County, except within Especially High Scenic Amenity Areas (EHSA's). The core of the proposal shall be required to be the tourism product and the harnessing of the resource wherein clear linkage and dependency on the resource can be demonstrated. Standalone accommodation shall not be permitted. Holiday home development may be considered in an ancillary capacity but the tourism product must remain the dominant element. Any such holiday home development must be physically close and related to the resource.

Proposals for the provision or upgrading of local tourism infrastructure (for example walkways, cycleways, lighting, tourist information facilities and points) within Especially High Scenic Amenity Areas shall not be affected by this policy. Resource related tourism product developments shall also be assessed in the light of all relevant material planning considerations, relevant policies of the County Development Plan (except Policies RH-P-8 and RH-P-9) and other regional and national guidance/policy, relevant environmental designations including demonstration of compliance with Article 6 of the Habitats Directive.

8.2 Marine Resource and Coastal Zone Management

Aim:

To support marine resource developments which contribute to the socio-economic and sustainable development of the County.

8.2.1 Background

The marine and coastal environment includes beaches, cliffs, rocky coastlines, estuaries and the open sea. Donegal has 1,134 km of coastline (17% of the states total), 12 Blue Flag Beaches and 900,000km² of sea bed (an area 10 times the size of Donegal). Irelands territorial waters extend to the 12 mile (22 km) nautical limit. This coastline is of major importance to tourism and leisure activities, its deep harbours and rich seas have helped the fishing industries to thrive, whilst the inhabited Islands and coastal communities are an important part of Donegal's cultural heritage.

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. Developments on state or private foreshore adjoining a Local Authority's administrative area require planning permission in addition to a foreshore consent.

Following the enactment of the Foreshore and Dumping at Sea (Amendment) legislation in 2010 responsibility for certain foreshore functions have been transferred into the DEHLG, these include: Harbour or harbour related development, all offshore energy related developments, including oil, gas, wind, wave and tidal, Aggregate and mineral extraction and Coastal Zone Management. Applications for foreshore permissions relating to aquaculture and sea fisheries activities will continue to be decided by the Minister for Agriculture, Fisheries and Food.

Legislative/Policy Context

The EU have introduced policies and directives (Natura 2000) to protect marine habitats. Legislation has been introduced to address Climate Change. In 2010, foreshore functions were transferred to the Department of Environment, Heritage and Local Government. Proposals for offshore developments; off shore wind, wave, tidal, will now require consent from the Planning Authority and in certain circumstance from An Bord Pleanala¹. The National Spatial Strategy identifies marine and natural resources, including inland fisheries, sea fisheries, aquaculture, as having an important role to play in providing sustainable alternative sources of employment in rural areas.

Fishing and the marine sector are identified as important elements of the Border Regional Planning Guidelines. Killybegs and Greencastle are two of the most significant fishing ports throughout the Region; and aquaculture is also very important within the County. Expansion of activity in the marine area would create opportunities for the further diversification of the Region's industrial base. It will also be important to diversify marine activity into other areas, to maximise the usage of the sea as a natural resource and provide alternative employment in coastal areas.

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

¹ In accordance with projects identified within the Strategic Infrastructure Bill 2006.

sustainable development of the coastal environment. ICZM has been introduced on a pilot basis at Rosstown Beach.

Climate Change

The Irish climate is changing in line with global and regional trends and it is likely that the County will experience an increase in sea levels and coastal erosion and more frequent and severe storm and flood events. The new Planning Act now requires Planning Authorities to consider the impacts and ways to address Climate Change within their Development Plans. Accordingly, this Plan seeks to minimise the impacts associated with climate change by managing sustainable growth in appropriate locations and by opposing development proposals in vulnerable and protected areas. Flooding policies in this Plan will also prohibit development in areas at risk of flooding.

The Council will continue to prevent coastal erosion through engineering works. The Council also will carefully manage proposals in areas subject to coastal erosion and vulnerable to rising sea levels to ensure that new developments are not threatened by virtue of their location.

Renewable Energy

The County's exposed coastal location makes it a prime location to avail of the opportunities and competitive locational advantage arising from renewable ocean energy developments. Of particular interest is the proximity of the National wave energy test site off Belmullet in northwest Mayo. The County has been identified as a suitable area for offshore wind energy. The Council is also conscious of the need to protect the sensitive coastal and marine environment, which is necessary to sustain other marine based industries, biodiversity, heritage and tourism.

Marine Leisure

Donegal has all of the natural resources necessary to develop a vibrant and successful marine leisure and tourism sector. The establishment of a necklace of Marinas, located strategically around the coast, is important for the development of marine tourism. The County Donegal Marina Development Strategy 2004 estimated that Donegal could potentially sustain 450 berths and sea angling facilities at the following six locations (Table 18).

Table 18 Proposed Marina/Sea Angling Centres

Ballyhoorisky – safe haven (complete)	Bunagee (Culdaff) sea angling centre/ safehaven (funding secured)	Burtonport (marina proposal under development)
Fahan (established marina)	Killybegs (marina proposal underway)	Tory Island (safe haven)

The Council will support the implementation of the 'Sail West' project, which has secured funding to develop the sea angling centre at Culdaff. In addition, the Council recognises the importance of Rathmullan, Downings and Portsalon as existing sea angling centres.

Research has indicated that Donegal lacks major venues capable of attracting over 100,000 visitors per year. Accordingly, the Council will actively encourage the establishment of a Sealife Centre in Bundoran, where it would become a valuable centre for education, and conservation.

Recent years have seen the successful completion of key marine access projects in the County. The introduction of car ferries on the Greencastle-Magilligan and Rathmullan-Buncrana routes demonstrate the potential of such projects in advancing socio-economic regeneration and tourism promotion.

Donegal currently has 12 Blue Flag Beaches (2010) all of which are governed by By-Laws prohibiting certain activities.

Table 19 Blue Flag Beaches

Bundoran	Carrickfinn	Culdaff	Fintra
Killahoey	Lisfannon	Marblehill	Murvagh
Narin – Portnoo	Portsalon	Rossnowlagh	Stroove

Fishing/Angling

The contribution of the fishing/angling sectors to the Donegal economy remains strong despite restructuring and quota restrictions and therefore it is essential to implement strategies, which aid the growth and diversification of the sector. The County 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 continue to support these and other emerging export industries to enable the County to capitalise upon its strong maritime heritage and understanding of the sector and its needs.

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.

Aquaculture

In accordance with Government policy, the Council will support the sustainable development of the aquaculture sector to maximise its contribution to economic growth within the County. In particular, the Council acknowledge the development and expansion of the oyster farming industry in the County and its potential in terms of employment and product export.

Islands

The geographical location of the offshore Islands, creates difficulties associated with access, communications and economic development for the island communities. The County Development Plan supports the development of island communities by recognising their important built, natural, cultural, marine, archaeological heritage and economic opportunities that will arise from tourism. 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.

8.2.2 Objectives

- MCZM-O-1:** To develop a sustainable renewable energy mix to ensure a consistency of supply that will support the development of wind, wave and tidal energy development in strategically important locations assuming they are appropriately sites, designed and in balance with other planning and environmental considerations.
 - MCZM-O-2:** To safeguard and enhance the role of Killybegs, Greencastle and Burtonport as centres of fleet activity, processing and ancillary services.
 - MCZM-O-3:** To maintaining high water quality and restore water to high status where it has deteriorated, to improve marine and freshwater habitats.
 - MCZM-O-4:** To maintain and enhance the appropriate and sustainable development of the Islands.
-

8.2.3 Policies

- MCZM -P-1** It is a policy of the Council to facilitate the development of a Coastal Zone Education and Research Centre in the County.
- MCZM-P-2** It is a policy of the Council to support the implementation of proposals for the development of a Sea-Life centre in Bundoran.
- MCZM-P-3** It is a policy of the Council to support the implementation of proposals for the development of a Marine Discovery Centre in Buncrana.
- MCZM-P-4** It is a policy of the Council to facilitate the appropriate development and upgrade of marina, boat stations and/or sea angling facilities throughout the County, including the offshore islands.
- Ballyhoorisky, Bunagee (Culdaff), Burtonport, Fahan, Killybegs and Tory Island are priority areas for the development of marinas and associated ancillary infrastructure but potential projects at other locations that will encourage tourism will also be considered.
- MCZM-P-5** It is a policy of the Council to facilitate the appropriate development of angling facilities having regard to other relevant objectives and policies of this plan.
- MCZM-P-6** It is a policy of the Council to seek to implement beach management projects based on the experience gained from the Rossnowlagh Beach Management Project.
- MCZM-P-7** It is a policy of the Council to safeguard and enhance the roles of Killybegs, Greencastle, Burtonport, Downings and Rathmullan as centres of fleet activity, 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, that accords with the proper planning and sustainable development of the area.
- MCZM-P-8** It is a policy of the Council to facilitate the development of Killybegs as a Centre of Excellence for training, research and development, transit and logistics, manufacture and retrofit of renewable and other offshore energies, in the context of the proper planning and sustainable development of the area.
- MCZM-P-9** It is a policy of the Council to facilitate, where possible the continued operation of both the Greencastle - Magilligan and the Buncrana - Rathmullan ferry routes.
- MCZM-P-10** It is a policy of the Council to manage development proposals, to ensure they do not adversely compromise the recreational and environmental amenity of designated and proposed Blue Flag Beaches, River Basin Management Districts, Special Protection Areas, Special Areas of Conservation, Natural Heritage Areas and areas of Especially High Scenic Amenity.
- MCZM-P-11** It is a policy of the council to facilitate development proposals that enhance the sustainability of island communities through their important built, natural, cultural, marine, archaeological heritage and economic assets and opportunities, in the context of the proper planning and sustainable development of the area.

Chapter 9

Community, Culture and Gaeltacht



Chapter 9 Community Culture and Gaeltacht

Aim:

To provide for the integration of the planning & sustainable development of the area with its social, community and cultural requirements in order to make the County an attractive place to live and work, where cultural assets can be sustainably developed and where social infrastructure can help strengthen communities and towns.

9.1 Background

Providing the optimum quality of life for communities and individuals in a socially inclusive and environmentally sustainable society 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 and high quality services.

The County has been identified over the last four consecutive Census periods as being the most deprived local authority area¹ in the whole Country and for this reason tackling poverty and social exclusion is a key priority. The 'Planning for Inclusion in County Donegal' Toolkit, 2009² recognises that to plan for an inclusive society, it is necessary to examine and fully understand the fundamental factors that prevent people from enjoying and participating in activities that are considered the norm by others. People who are living in poverty not only lack money and different types of resources but many may also feel excluded, isolated, powerless and discriminated against from participating in activities and accessing services.

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 the 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) by sustainably managing the location, nature and scale of development (such as housing, infrastructure, industry) to contribute to the delivery of the optimum conditions for sustainable social, environmental and economic development. In doing so, it can help reduce the risk of social exclusion and poverty in society by facilitating the development of vibrant, serviced communities and high quality, safe, places to live, work and visit.

Social Infrastructure and Services

Social and community development has an important supporting role to the Core Strategy that it outlines the softer infrastructure and assets that are required to enhance the quality of life of the population. The development of vibrant and sustainable communities is central to the Core Strategy of

¹ The relative deprivation score in Ireland ranges from -10 to +16.8 and the national average is +2.1. In 2006, County Donegal had a relative deprivation score of -10 making it the most deprived local authority in the entire State, a ranking it has maintained consistently since 1991.

²Prepared by the Research and Policy Unit, Donegal County Council

the plan and is achievable by facilitating a critical mass in more compact and consolidated towns and villages, maximising the proximity of people, business and services through settlement focused and mixed use development, the provision of physical and social infrastructure, ensuring quality urban design and the appropriate management of rural areas. The settlement hierarchy of this plan is set out at Chapter 2, Core Strategy and demonstrated on Map 1 showing Letterkenny as the linked Gateway with Derry, tier 2 as the Strategic Support Towns and tier 3 and 4 as the Strong Towns and Villages and Small villages respectively.

Culture

The Council recognises the value placed upon various manifestations of our culture and the potential it provides both as an economic/ tourism driver and as a significant element in the consciousness and quality of life of the community. Consequently the CDP will adopt a positive approach to proposals that balance appropriate development of cultural facilities with due diligence for environmental considerations.

It is universally accepted that a positive image attracts inward investment. It has been proven in International and National experiences that spending on cultural activities in local economies reaps a "multiplier effect" of around 1.5 times income and employment. 'Cultural industries' are now claimed to be the fourth/fifth fastest growing sector in developed economies.

Culture is a highly important tool when utilised as a catalyst for projects. Culture led projects in the County could change the fortunes and experience of its communities. Regeneration projects using culture as a catalyst could see the sustainable re-use of brownfield sites or derelict buildings for public use or for hosting creative businesses.

Gaeltacht

The Donegal Gaeltacht is the second largest of the seven Gaeltacht areas in the Country covering a third of the area the County. It contains a population of 23,783, a quarter of the total Gaeltacht population in Ireland¹. While language is the foremost uniquely defining feature of this area, the Gaeltacht also maintains a rich social and cultural heritage. The geographical extent of the Gaeltacht area can be seen from the accompanying mapping and includes the 6 inhabited islands of Aranmore, Tory, Inishboffin, Inishfree Upper, Island Roy and Gola. These islands support a total population of 711 inhabitants and along with the mainland Gaeltacht are of great social, economic and environmental interest and are of significant cultural value to the County, the Region and the State.

Whilst the Gaeltacht has many strengths such as its extraordinary cultural resources, its location within areas of outstanding beauty and its extensive tourism potential, it also faces many cultural, infrastructural and economic challenges.

Use of Irish in the Donegal Gaeltacht²

The key challenges to be addressed centre on the decline in use of Irish and the perceived causes which include loss of Irish speakers through emigration and death (of remaining aged Gaeltacht natives) coupled with an influx of non Irish speakers with consequent dilution of an Irish speaking caucus. The challenge is to address these issues while balancing the desire to maintain healthy vibrant communities which may need in-migration to sustain basic facilities such as schools, shops etc and in a circumstance where there may not be sufficient numbers of Irish speakers willing to return to or move for the first time to the Gaeltacht.

Three distinct types of language community currently exist within the Gaeltacht.

- 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.

¹ Census 2006

² Comprehensive Linguistic Study of the Use of Irish In the Gaeltacht: Principal Findings and Recommendations, 2007

The areas in Category A represent those districts with a relatively high proportion of active Irish speakers. In Categories B and C existing Irish-speaking communities are based on linguistic social networks involving older age groups, families and educational/community networks.

Future of the Language

Within the Gaeltacht, the Core Strategy sets out growth distribution with the urban areas being allocated a substantial proportion as part of a number of measures required to increase critical mass in the County, such as Dungloe which has been designated as a tier 2 town with significant potential for growth and development, others including Bunbeg Derrybeg and Falcarragh have been identified under Strong Towns and Villages targeted for consolidation and regeneration. These allocations and the plans which implement them are key to the future protection, enhancement, growth and development of the Gaeltacht. Through the settlements, we can identify important areas for development and renewal, which if developed will have multiple benefits to not only the immediate area but to the wider centre and in many cases, the surrounding hinterland may experience positive spin-off effects. In a broader context, the Council is committed to continuing its liaison 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.

9.2 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 develop the County as an attractive place to live and work through the development of vibrant and sustainable communities.
- CCG-O-3:** To continue to develop a socially inclusive society with equality of access for all as a key strategic planning and development policy objective.
- CCG-O-4:** To facilitate the continuing promotion, protection, harnessing and sustainable development of Culture as a resource in the County with due diligence for environmental considerations.
- CCG-O-5:** 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-6:** To continue to promote the appropriate and sustainable linguistic, cultural, social, physical and economic development of the Gaeltacht subject to normal planning & environmental considerations and to maintain the primacy of the Irish language and its associated culture.
- CCG-O-7:** To investigate the potential for the identification of sites for the purposes of municipal graveyard/s.

9.3 Policies

Social Infrastructure, Local Services and Community Development

- CCG-P-1** It is the policy of the Council to ensure that all areas of social infrastructure and community development are appropriately incorporated and integrated into planning in the County in a manner which properly balances this with other material considerations.
- CCG-P-2** It is a policy of the Council that as far as practicable and subject to the availability of necessary infrastructure, all social infrastructure and local services be located at central village/neighbourhood locations within settlements, which will facilitate pedestrian access, social inclusion, growth in community vibrancy, safety and accessibility for the greatest number of people. Where alternative sites are proposed, applications shall demonstrate why a central location cannot be achieved and how the proposed development meets all of the criteria set out above and accords with the proper planning and sustainable development of the area.
- CCG-P-3** It is a policy of the Council that in rural areas where there is no adjacent settlement to accommodate the development, social infrastructure and local services are best placed where there is no adverse impact on environmental designations, where necessary infrastructure is already available or can be provided by the developer and thereafter shall be located in close proximity to other existing rural infrastructure such as a school, community centre, church, public transport. At these locations any such proposal shall be appropriate to its surroundings in terms of scale and must meet normal planning and environmental requirements particularly in respect of siting, design, access and integration.
- CCG-P-4** It is a policy of the Council to only consider proposals for residential care facilities such as nursing homes within existing settlements where appropriate social amenities and infrastructure exist or can be readily provided. Such proposals shall reflect the design standards set out in National Quality Standards for Residential Care Settings for Older People in Ireland, 2009 as appropriate.
- CCG-P-5** It is a policy of the Council to facilitate within settlements which have the necessary physical infrastructure, the development of sheltered housing or other such schemes that would benefit from communal and caretaking facilities as a means of increasing choice for individuals such as people with disabilities or the elderly not wishing to enter a care home, subject to compliance with environmental and technical requirements and the proper planning and sustainable development of the area.
- CCG-P-6** It is a policy of the Council to phase large scale residential development in a coordinated manner with the availability of essential social and community infrastructure such as schools, amenities and other facilities where appropriate. The programme for delivery of infrastructure should be researched by the developer before the submission of a planning application and shall be submitted with the application to facilitate consideration of an appropriate phasing of the proposed development.
- CCG-P-7** It is a policy of the Council to provide benefits to the community including the provision of open space, recreational facilities and community facilities using sections 47 and 48 and any other provision of the Planning Acts, where such facilities are deemed necessary as a result of the development proposed.
- CCG-P-8** It is a policy of the Council to facilitate proposals for private and community allotments, community gardens and country markets as a vehicle to facilitate and support

community development subject to environmental and technical considerations and the proper planning and sustainable development of the area.

Primary and Post-Primary Education

CCG-P-9 It is a policy of the Council to accord with the following documents in the planning of education provision, including the processing of planning applications and the identification of education sites, The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities', The series of Technical Guidance Documents published by the Department of Education and Skills TGD20 - TGD25, Sustainable Development in Urban Areas and accompanying Urban Design Manual.

CCG-P-10 It is a policy of the Council to facilitate the implementation of Department of Education and Skills programmes such as the current and future *Schools Programme* and *Delivering Equality of Opportunity in Schools*, in line with the proper planning and sustainable development of the area.

3rd Level Education and Training

CCG-P-11 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.

Childcare

CCG-P-12 It is a policy of the Council to facilitate the provision and the development of childcare facilities as set out in Chapter 11, Childcare Strategy.

Health, Sport and Recreation

CCG-P-13 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-14 It is a policy of the Council to facilitate appropriate development initiatives and infrastructure which promote health and active lifestyles in line with the proper planning and sustainable development of the area. More detailed policy in this area is provided in 4.1 Transportation.

CCG-P-15 It is a policy of the Council to facilitate the appropriate development and expansion of key health facilities in the County and in particular in the development of specialist medical services subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area.

CCG-P-16 It is a policy of the Council to facilitate the provision of appropriate sport, recreation, amenity and leisure facilities in support of the growth of a town or village subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area. Appropriate provision of such facilities shall serve to increase quality of life through the enhancement of the social choices available to people, but can also positively impact on the health of the population by offering wider sporting and fitness options in the community.

- CCG-P-17** It is a policy of the Council to support, promote and develop Ballybofey/Stranorlar as a Centre of Excellence for sports in Donegal.
- CCG-P-18** It is a policy of the Council to protect and promote greenways and linear parks to facilitate the spread of parkland into urban areas at appropriate and strategic locations.

Library and Cultural Services

- CCG-P-19** It is a policy of the Council to facilitate the implementation of Cultural Services capital projects as set out in the Cultural Connections Strategic Plan 2009-2014 subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area.

This provides for the development of libraries, archive facilities, heritage and cultural centres (school[s] of music), museums, arts and culture buildings and facilities throughout the County. Where appropriate, provision shall be made for proposals in the Settlement Frameworks through identification of areas, buildings/lands, zoning or policy statements. Such capital projects include the following:

- Donegal Town Community Library;
- Cultural Services Headquarters;
- Ballybofey Stranorlar Community Library;
- Central Library enhancement;
- Leabharlann phobail Ghaoith Dobhair;
- Glenties Community Library;
- Leabharlann Phobail Chloich Cheann Fhola;
- Record Centre;
- Archive Centre.

Culture

- CCG-P-20** It is a policy of the Council to promote the visual and performing arts including language, traditional music, literature and art through facilitating the appropriate development of centres, space and locations for their development and promotion subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area.
- CCG-P-21** It is a policy of the Council to develop linkages between key cultural buildings, features and areas of natural interest, a network of pedestrian routes, heritage trails and green spaces in order to connect the cultural assets throughout the County. This may be borne out through the urban plans and will form part of the review of EHSA areas during the lifetime of the plan.
- CCG-P-22** It is a policy of the Council to recognise the contribution made by both traditional and contemporary artists to cultural life in the County, and to facilitate appropriate developments to meet their needs subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area, thereby safeguarding and encouraging future development of traditional and contemporary arts through:
- a. Providing space for the development of a range of cultural and community use buildings in appropriate settlements and
 - b. Where in existence, facilitate initiatives or projects which seek to improve or extend cultural and community use buildings.
 - c. Provide for and facilitate cultural services in the settlements.
 - d. Encourage partnerships through social, public, private and local arts initiatives.

CCG-P-23 It is a policy of the Council to create animated, high-quality, imaginative public space in appropriate settlements that reflect and showcase their traditional culture through instruments such as quality urban design and the Council's Public Art Programme. In addition, the Council shall facilitate the appropriate development of the flagship Sculpture Park in the County subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area. Within the network of public spaces in the County the Council shall facilitate the development of high quality play areas in appropriate settlements for the benefit of visitors and the local community subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area.

CCG-P-24 It is a policy of the Council to support the development of Donegal as the 'Creative County' through the facilitation of new education and employment opportunities in the creative sector, in particular, appropriate proposals for the reuse and redevelopment of vacant and derelict buildings subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area. Such proposals shall, as far as practicable and appropriate, respect the integrity of the original building.

CCG-P-25 It is a policy of the Council to facilitate access to cultural amenities through ensuring community accessibility and meeting the cultural needs of people with disabilities.

CCG-P-26 It is a policy of the Council to facilitate the appropriate development of cultural tourism products, which harness existing linkages across the County with regard to history, geography, economic development, folk traditions, language and musical heritage as well as activity based and marine tourism subject to the availability of necessary infrastructure, any environmental designations and in line with the proper planning and sustainable development of the area.

Gaeltacht

CCG-P-27 It is a policy of the Council to promote the Irish language by ensuring that Gaeltacht settlements, which can act as drivers for their surrounding area, are developed in an appropriate and sustainable manner, and in the context of other relevant objectives and policies of this plan.

CCG-P-28 It is a policy of the Council to promote Gaeltacht towns and villages as key growth areas for economic development, including investment in tourism and other potential investments arising through funding programmes, projects and initiatives, public or private, in the context of other appropriate objectives and policies of this plan.

CCG-P-29 It is a policy of the Council to promote the sustainability of the Irish language through the appropriate application of Language Impact Assessments as set out in Chapter 5.

CCG-P-30 It is a policy of the Council to continue where possible to provide its services through Irish particularly having regard to services provision within the Gaeltacht itself.

Chapter 10

Development and Technical Standards



Chapter 10 Development 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.

10.1 General Development

A range of documents containing principles, standards, policies and guidelines for development has been published at National, Regional and County level.

10.1.1 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 the Environment, heritage and Local Government website: www.environ.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 – Appendix B.
- Traffic Management Guidelines, 2006.
- 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, 2007.
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, (DoEHLG 1996).
- 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).

10.1.2 Development proposals for multiple residential developments shall provide open access fibre connections and vendor neutral ducting throughout the development.

10.1.3 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'.

10.1.4 The County Council will endeavour to facilitate the construction of one-off housing in appropriate circumstances in accordance with the County Development Plan. Half inch connections to water mains will be allowed where considerations of good infrastructure management permit. In certain circumstances the Council may require an increased size watermain for the provision of water supply to a single house, instead of a long half inch (12mm) single house connection. In such cases the Council will provide free of charge the necessary pipes and trunk pipeline fittings up to a maximum of 100 metres length per house on the following conditions:

- That the applicant constructs the pipeline to line, level and specification as agreed with the Water, Environment and Emergency Service of the County Council, and facilitates inspection/supervision as required by the County Council;
- That the completed pipeline belongs to the County Council and no claim of ownership is made by the applicant;
- That a sufficient financial provision has been made, or will be made by the County Council to cover the cost of supplies;
- The schedule of connection charges will be amended to introduce a disincentive to householders holding back from applying to connect in such circumstances, and awaiting the works to be completed at the expense of others.

Notes:

The standard water connection fee will be waived in such cases, in lieu of works done by the applicant in laying the pipeline. Development contributions levied on the development will be unaffected by this provision. Road opening fees and road reinstatement standards are a matter for the Roads Service of the County Council and remain unaffected by this provision.

10.1.5 BONDS

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. Furthermore no connection shall be permitted to any public sewer or water main until this has been established and documented.

10.2 Transport

ALL PUBLIC ROADS

10.2.1 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 Council's Road's Engineers. Guidance documents include The Traffic and Transportation Assessment Guidelines NRA.

10.2.2 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 HD19/09.
- 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.

10.2.3 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 20 below to facilitate the entrance.

Table 20: 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 B) where it refers to boundary treatment/entrance and access.

10.2.4 Entrance Details:

- Entrance details for residential properties shall be laid out in accordance with Table 20, and figure 6, Entrance Details and Residential Properties.

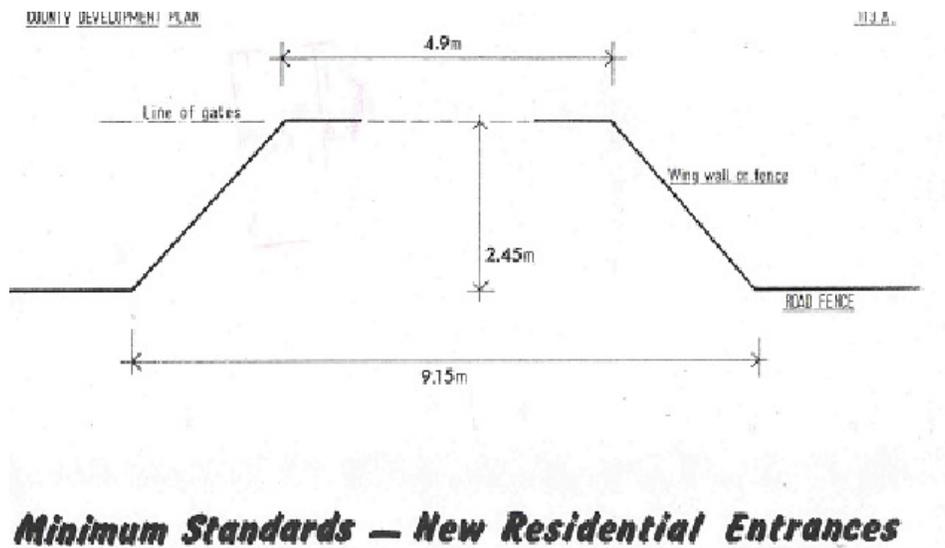


Figure 6 – Entrance Details For Residential Properties

- 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.

10.2.5 Surface Water and Roadside Drainage:

Existing roadside drainage shall be maintained and surface water road gullies (lockable) 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.

10.2.6 County Road Junctions:

Visibility splays at junctions shall be provided in accordance with table 23 and Fig 6.

10.2.7 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.

10.2.8

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

10.2.9 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 21 – Specifically Public Roads

Ref: DMRB	Road Type	Desirable Max Gradient	Maximum Gradient with Relaxation
TD 9/07	National and Regional Roads	5%	6%
	Local Roads	6%	12%

Table 22 – Internal Residential/Industrial Roads

	Access Point	Section adjacent to Public Road	Maximum internal road gradient
TD41-42/09	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

10.2.10 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 shall be in accordance with Table 23, and figures 7 or 8. Deviation from the requirements in Table 23 may be considered upon certification by the Applicant's Designer to be designed and constructed in accordance with the NRA DMRB. The following diagram details the method by which the site envelope shall be calculated and presented for all planning applications.

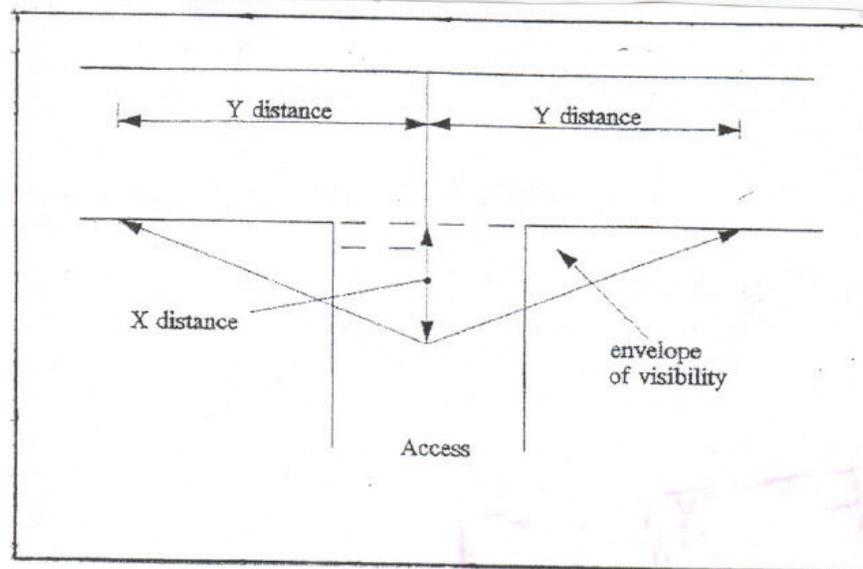


Figure 7 –Measurement for visibility Splays [X & Y distances]

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 of the road, rather than the near side edge of the road.

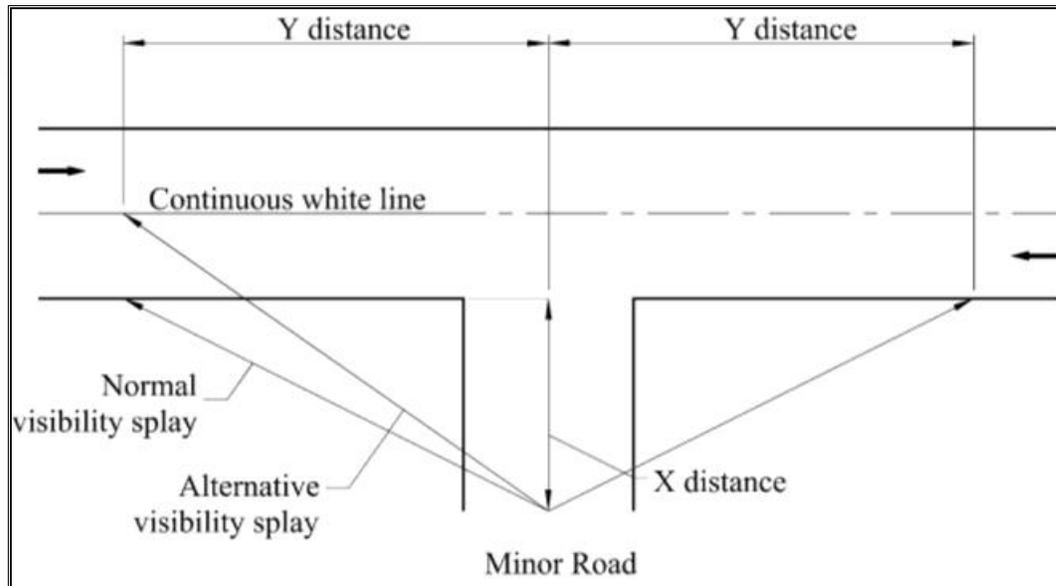


Figure 8 – Alternative visibility Splay for urban regional and local roads where overtaking is prohibited.

Visibility in the vertical plane shall be measured from a driver's eye-height of 1.05m and 2.0m positioned at the setback distance in the direct access to an object height of between 0.26m and 1.05m.

Table 23: Vision Lines at accesses to Non-National Roads

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	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

Visibility requirements are determined by the category and speed of road for Urban regional and local roads with a demonstrably effective speed limit of 60 KPH or less the "Y" distance may be relaxed by one speed step in difficult circumstances (where figure 7 vision measurements apply).

10.2.11 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.

10.2.12 Stopping Sight Distance:

Minimum stopping sight distances on Non-National Roads shall be in accordance with Table 24 below. Deviation from the requirements in Table 24 may be considered upon certification by the applicant's designer to be designed and constructed in accordance with NRA DMRB.

Table 24: 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

10.3 Parking

Table 25: 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 publicly accessible floor area Plus Parking for Delivery Vehicles	Minimum of 2 per unit. 1 per 500m ² publicly accessible floor area 1 per 250m ² publicly accessible floor area thereafter
Shops/Retail Non Food	1 per 25m ² publicly accessible floor area Plus Parking for Delivery Vehicles	1 per 100m ² publicly accessible floor area 1 per 500m ² publicly accessible floor area thereafter
Bulky Goods Retail	1 per 35m ² publicly accessible floor area Plus Parking for Delivery Vehicles	Minimum of 2 per unit. 1 per 500m ² publicly 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

10.3.1 The above standards should be read in conjunction with the Parking related policies contained within the Transportation chapter.

10.3.2 The floor spaces listed above shall equate to the net floor space of the development proposed, unless otherwise stated.

10.3.3 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.

Car parking areas shall be landscaped and planted with trees to minimise their visual impact where appropriate.

- 10.3.4** 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.

- 10.3.5** 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 26: Dimensions Of Loading & Parking Bays

DIMENSIONS OF LOADING & PARKING BAYS	
Car parking bay	5m x 2.5m
Circulation Aisles	6m
Loading Bay	Designed and sized for appropriate Service Vehicles

10.4 Language Impact Assessment

- 10.4.1** Preparation of a Language Impact Assessment:
- In relation to cases where it will be a requirement (Policy UB-P-10 refers) 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.

10.5 Industrial And Commercial Development

- 10.5.1** 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.
- 10.5.2** 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.
- 10.5.3** 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.
- 10.5.4** All waste materials shall be stored to the rear of buildings in environmentally safe conditions and shall be screened from public view.
- 10.5.5** All waste shall be stored in such a manner so as to ensure runoff shall not seep into surfacewater drainage system.
- 10.5.6** All runoff from bunded areas shall be collected and disposed off separately from surface water drainage.
- 10.5.7** All fuel connection points or similar discharge points shall be rollover bunded.
- 10.5.8** 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

10.6 Wind Energy

- 10.6.1** 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.
- 10.6.2** 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.
- 10.6.3** No fencing should occur on any part of the site except for around ancillary developments such as substations.
- 10.6.4** All grid cable connections within the site should be undergrounded.
- 10.6.5** 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.

10.6.6 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.

10.7 Caravan And Camping

10.7.1 Proper consideration shall be paid to the design and landscaping of the park with particular reference to the entrance and reception areas.

10.7.2 A maximum density of 50 caravans per hectare (20 per acre).

10.7.3 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.

10.7.4 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.

10.7.5 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.

10.7.6 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.

10.7.7 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.

10.8 Petrol Filling Stations

10.8.1 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.
- A maximum of 2 road access points shall be provided for, which will be designed and constructed in accordance with the NRA DMRB. The applicant shall submit a document demonstrating compliance with the NRA DMRB as part of the planning application.
- No advertising or commercial signage shall obstruct visibility over the site access points or front boundary/wing walls.

10.8.2 A shop/café of up to 100 square metres of net retail/café area may be allowed when associated with a petrol filling station. Where retail/café space in excess of 100 square

metres of net retail/café area associated with petrol facilities is sought the sequential approach to such development will apply.

- 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.

10.9 National Monuments in State Ownership or Guardianship by OPW

- O State Ownership
G Guardianship by the OPW

Table 27: 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
Mill Complex	Newmills	639	O
St. Mary's Church, St. Connell's Church	Inishkeel Island (Portnoo)		O

10.10 Historic Graveyards (in guardianship of Donegal County Council)

Table 28: Historic Graveyards (in guardianship of Donegal County Council)

Name	Townland	RMP Number	Electoral Area
Gartan	Churchtown	DG044-017007-	Letterkenny
Kilmacrenan	Kilmacrenan	DG045-010006-	Letterkenny
Killydonnell	Killydonnell	DG046-017001-	Letterkenny
Leck	Drumnahough/Oldtown	DG053-033004-	Letterkenny
Ramelton (Tullyaughnish)	Ramelton	DG046-005006-	Letterkenny
Tully	Tully More	DG045-004----	Letterkenny
Aghanunshin	Kiltoy	DG053-019001-	Letterkenny
Ray	Ray	DG025-029006-	Glenties
Tullaghobegley/Ballintemple	Ballintemple	DG025-042001-	Glenties
Cooly	Cooly	DG021-008001-	Inishowen
Ballybogan/Churchtown	Churchtown	DG079-009001-	Stranorlar
Churchminister/Kilmonaster	Kilmonaster Lower	DG070-044001-	Stranorlar
Clonleigh	Edenmore	DG071-002005-	Stranorlar
St. Naul's, Inver	Inver Glebe	DG098-005001-	Donegal
Killaghtee	Beaugreen Glebe	DG098-013004-	Donegal
Killybegs	Glebe	DG097-015005-	Donegal
Finner	Finner	DG106-007001-	Donegal
Old Abbey, Donegal	Glebe	DG093-013005-	Donegal
Carn, Pettigo	Carn	DG105-003003-	Donegal
Old Abbey, Rathmullan	Rathmullan & Ballyboe	DG037-007----	Letterkenny
Doe Castle	Castledoe	DG026-024003-	Glenties
Clontallagh/Mevagh	Clontallagh	DG016-004006-	Letterkenny
Old Graveyard, Dunfanaghy	TBC	TBC	Glenties
St. Mura's, Fahan	Glebe	DG038-013004-	Inishowen
Drumhaggart	Drumhaggart	DG039-012----	Inishowen
Inch Graveyard, Strahack	Grange		Inishowen
Glebe, Burt	TBC	TBC	Inishowen
Grange	Grange	DG046-012001-	Inishowen
St. Johnstown	St. Johnstown	DG063-003002-	Stranorlar
Rays/Ramoghy	Ramoghy	DG054-032001-	Inishowen
Straid	Straid	DG010-011001-	Inishowen

10.11 Record of Protected Structures

Table 29: 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 to east c. 1995	Brinlack, Bloody Foreland	Glenties E.A.	Local	VM			
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			

<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>
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, Clondehorky 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.	Carroonamaddy, Creelough, Letterkenny.	Glenties E.A.	Local	AHS			
40902620	Cottage	Detached single-storey two-bay stone rendered cottage with projecting porch and attached outbuildings to southwest.	Carroonamaddy, Creelough, Letterkenny.	Glenties E.A.	Local	AHS			

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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	Ardara	Glenties E.A.	Regional	ASM			

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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 30: Inishowen 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>
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,	Inishowen E.A	Regional	AHS			

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			Lifford.						
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			
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 protecting 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			

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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			
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			

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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			
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			

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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, Redastle	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 sacristy to northern corner	Drung, Redcastle	Inishowen E.A	Regional	APM			
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	Moress, 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

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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			
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			

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40905403	Raymoghly 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, Garshoey, Bogay, Killea	Inishowen E.A	Regional	AGS			Yes
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 31: Letterkenny Electoral Area

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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			

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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 porch to rear and Ionic door case to front	Drummonaghan, Ramelton	Letterkenny E.A.	Regional	AGUM			
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			

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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			
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			

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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			
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			

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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			
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	Rosnaskill, 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 carriageway 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	Rawros, Carrigart	Letterkenny E.A.	Regional	AIGPM			

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		projecting enclosed porch to entrance front							
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	Saltfans, Rathmullan	Letterkenny E.A.	Regional	AHS			
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			

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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			
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			

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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			
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 32: Stranorlar Electoral Area

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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 ◻ingle◻ 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 Gibbsian 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			

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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			
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, Craigdooish	Stranorlar E.A.	Regional	AIM			

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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			
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			

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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			
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	Cavancor, 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, Killygordon	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			

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40907818	Killygordon 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	Killygordon 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			
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	Liscooley 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 \square 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 33: Donegal 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>
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	Tyrconnall 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			

**County Donegal Development Plan
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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	AHIPS M			
40801502	End-of-terrace house	End-of-terrace five-bay three-storey over basement Georgian house built c.1780 with Gibbsian 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

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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			
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			

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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			
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			

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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 gabled gabled rear porches	Glencolumbkille	Donegal E.A.	Local	AGSM			Yes
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, Glencolumbkille	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, Glencolumbkille	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			

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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			
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;	St. John's Church, Killybegs	Donegal E.A.	Regional	AIPSM			

<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>
		projecting gabled vestry to east							
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			
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 coved 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, Carntullagh, 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			

<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>
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			
40909907	The Hall	Detached five-bay three-storey over basement mid-Georgian house built c. 1750with 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			

<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>
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 <input type="checkbox"/> ingle <input type="checkbox"/> y to west	Laghey, Donegal	Donegal E.A.	Regional	AISM			
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	Cashelenny, 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,	Rossnowlagh	Donegal E.A.	Regional	AGSM			

<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>
		refurbished c.1990							
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-derelect.	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			
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	Cavangarden, 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			

<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>
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			

10.12 List of Walking Routes and Cycleways

Waymarked Ways

The Ulster Way
Bealach na Gaeltachta – Set of 4 long distance walks: Sli an Earagail, Sli na Rossan, Sli na Finne and Sli Cholmcille
The Bluestack Way

Looped Walks

Glencolmcille: Comprises Tower Loop and Drum Loop Detour
Arranmore Island
Inishowen Head
Tory Island
Gola Island

Coastal Walks

Buncrana
Moville-Greencastle
Creevy Shore Walk (Ballyshannon-Rossnowlagh)
Rougey Walk (Bundoran)
West End Cliff Walk (Bundoran)
Malin Head Walk

Forest Walks

Glenveagh National Park
Ards Forest Park
Drumboe Woods (Ballybofey Stranorlar)
Corravaddy Wood (Letterkenny)
Mass Rock Walk (Carndonagh)

Disused Railway Walks

Lough Mourne to Barnesmore
Cloghan to Glenties
Barnes Beg Gap to Burtonport

Hill Walks (Some of the above walks also contain elements of hill walking)

Slieve League
Slieve Snaght & Poisin Glen
Bluestacks
Derryveagh Mountains: Seven Sisters – Mt. Errigal, Muckish, Aghla Beg, Aghla More,
Ardloughnabrackbaddy, Crocknalaragagh, Mackoght
Slieve Sneacht (Inishowen)
Crockalough (Malin Head)
Urris Hills (Clonmany)

Other Walks

Sliabh Liag
St. John's Point
Bloody Foreland Walk
Colmcille Trial (Milford)
Doocharry-Fintown Walk
Lough Derg
Maghery Walk
The Gap Trail (Ardara/Glenties)

Trusk Lough (Ballybofey)
Malin Walks: 3 Walks
Kilcar Way: 3 Walks
The Donagh Walk (Carndonagh)
Glencolmcille Archaeology Walk
Ballylosky Walk (Carndonagh)
Doochary-Fintown Walk
Milltown Walk (Carndonagh)
Liss Walk (Carndonagh)
Dunree Walk (Buncrana)
Linsfort Walk (Buncrana)
The Greenhill Walk (Buncrana)
The Clonmany Walk
Melmore Head
Horn Head
Glenveagh National Park

Cycleways

National Cycle Network/Sustrans:
North West Cycle Trail
Inis Eoghain Cycleway
Ballyshannon to Ballycastle
Foyle Valley Cycle Route
The Gap Trail (Ardara/Glenties)

10.13 Public Rights of Way

The table below sets out public rights of way in the County. Map 10 identifies the locations of these public rights of way.

Table: 34

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.	Dooley 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.	Dooley Beach
30.	Castlegoland Beach
31.	Dunes east of Maghera 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

10.14 Routes and Corridors Mapped for Reservation

The routes and corridors listed here are protected in the Transportation Section in objective T- O - 6 and policy T- P - 3 and are mapped in the pages that follow unless otherwise stated. Please note larger scale maps are available at www.donegalcoco.ie

The maps accompanying Section 10.14 are indicative only and may be subject to some change.

National Roads

- a) N14 Letterkenny to Lifford
- b) N15 Lifford to Ballybofey Stranorlar
- c) N56 Mountcharles to Inver
- d) N56 Dungloe Glenties (Kilraine)
- e) N56 Letterkenny Relief Road (in concert with Letterkenny Town Council).
- f) N13-N15 Ballybofey Stranorlar Bypass
- g) N56 Inver to Killybegs. (Route open to further consultation with elected members).

Other

- h) Buncrana Inner and Outer Relief Roads
- i) Muff Bypass
- j) Ballybofey Link Road (Donegal Road – Glenfin Street) – Contained within settlement Framework
- k) Burnfoot Bypass – Contained within settlement Framework
- l) Killybegs Bypass – Contained within Local Area Plan

Letterkenny

The key strategic routes for reservation in Letterkenny are listed below. As these corridors fall within the Letterkenny Town Council administrative area they shall be protected under the policy framework and mapping of the Letterkenny and Environs Development Plan.

- m) Leck Road Eastern Link (Part of the Southern Relief Road)
- n) Leck Road Western Link (Part of the Southern Relief Road)
- o) Swilly Road & Bridges (Southern Relief)
- p) Western Relief Road (Killyclug, Ballymacool)
- q) Swilly Access Road
- r) Glencar Access Improvement Road (Northern Relief)
- s) Bonagee Link Road

Routes and Corridors Mapped for Reservation (Section 10.14 refers).

Chapter 11

Childcare Strategy



Chapter 11 Childcare Strategy

11.0 BACKGROUND AND INTRODUCTION

Childcare - Government Policy and Initiatives

The Department of Health and Children, through the Office for the Minister for Children, holds responsibility for the formulation of childcare policy. The National Childcare Investment Programme 2006–2010 (NCIP) has been extended to 2013 and succeeds and builds on the previous Equal Opportunities Childcare Programme 2000-2006.

The 'Guidelines for Planning Authorities on Childcare facilities' published in July 2001 provides a framework for Childcare provision and facilitation in the Development Plan process, and this Childcare Strategy sets out the proposed objectives and policies for childcare provision within the County in line with the DEHLG Guidelines Donegal County Childcare Committee was established in 2001, under the National Development Plans, Equal Opportunities Childcare Programme (EOCP) 2000-2006. It is the committee's role to develop and support adequate and appropriate childcare services throughout the County. Donegal Council County Childcare Committee administers and endorses grants to community and private childcare services under the National Childcare Investment Programme 2006 – 2013 (NCIP), and the Early Childhood Care and Education scheme (ECCE) that was launched in 2009. A new National Strategic Plan for Early Childhood Care and Education (ECCE) was launched by the Minister for Children in 2010 and subsequent to this DCCC have devised a Local Implementation Plan for County Donegal 2011.

The objectives and policies of the previous Childcare Strategy were implemented via the development management process and Donegal Council Childcare Committee particularly in regard to standards and requirements, through all processes from pre-planning to planning applications decision making.

Going forward, the goals, aims and policy objectives of this strategy have remained as per the previous strategy, to ensure that the most appropriate qualitative childcare is provided in a proper and accountable manner.

This childcare strategy promotes the adequate provision of qualitative childcare in the County. The Council will facilitate and promote the development of childcare facilities; it shall not physically provide these facilities.

INTERPRETATION

Childcare

The definition of childcare, outlined by the Department of Justice, Equality and Law Reform is:

"Childcare" refers to day care facilities and services for pre-school children and school going children out of school hours. It includes services offering care, education and socialisation opportunities for children to the benefit of children, parents, employers and the wider community. Thus services such as naíonraí, day care services, crèches, play groups, childminding and after-school groups are included, but schools (primary, secondary and special) and residential centres for children are excluded.

Childminding

The Guidelines for local authorities do not cover 'child minding', defined as the provision of childcare for no more than 6 children (including the child minders own children) in the child minders own home, as they relate solely to the land use planning aspects of childcare provision. However as childminders play an important role in the childcare provision in a local area, they should be considered in the context of need for future childcare developments.

EXISTING CHILDCARE FACILITIES

The Donegal County Childcare Committee Limited manages the updated list of 140 childcare services across the County, which are distributed by electoral area as detailed in the table below.

Table 35: Total Number of Childcare Services in the County

Geographical Area	Total number of Childcare Services
Donegal	24
Glenties	26
Inishowen	33
Letterkenny (Inc Milford)	45
Stranorlar	12
Total	140

Early Childhood Care and Education (ECCE) Scheme

The ECCE scheme provides a free place in a pre-school setting to all children in the year before they start primary school. At present there are a total of 135 childcare services accessing the ECCE scheme, this number represents community and private childcare services, sessional and full day care providers. A total of 1,946 full time equivalent ECCE places are currently being accessed by children in the County representing an increase of 6.5% from the January-June 2010 term.

The geographical spread of services is broken down in the following table:

Table 36: Geographical Spread of Services

Geographical Area	Total number of services	38 Week Scheme	50 Week Scheme
Donegal	24	22	2
Glenties	22	18	4
Inishowen	33	31	2
Letterkenny (inc Milford)	44	39	5
Stranorlar	12	8	4

Community Childcare Subvention Scheme

The Community Childcare Subvention Scheme is available under the NCIP to support community based non profit childcare services to provide quality childcare at reduced rates to disadvantaged parents. There are currently 34 childcare services accessing the CCS Scheme. All of these are community services and represent a geographical spread of:

Table 37: Childcare Services Accessing the CCS Scheme

Geographical Area	Total Number of Services
Donegal	5
Glenties	8
Inishowen	8
Letterkenny (inc Milford)	9
Stranorlar	4

29 of the 34 services also access the ECCE scheme. The remaining 5 are CCS only services, for a number of reasons, either they are a school age childcare service only or there is a pre-school service offering the ECCE scheme in close proximity to the service, therefore they mainly provide services to younger children, not eligible for ECCE.

Childcare Employment Training Support (CETS) Scheme

The CETS scheme was introduced by the Office for the Minister for Children in June 2010 to replace FAS and VEC childcare subsidies in order to provide parents on training courses with additional childcare support. The services participating on the scheme represent a geographical spread of:

Table 38: Childcare Services Accessing the CETS Scheme

Geographical Area	Total number of services
Donegal	2
Glenties	5
Inishowen	7
Letterkenny (inc Milford)	13
Stranorlar	2

DEMOGRAPHY/POPULATION OF COUNTY DONEGAL

Child age group 0-19

The period between 2002 and 2006 saw an overall growth of 3.7% in the child population (0-14) from 32,225 to 33,426. Within the County, the Donegal and Glenties Electoral Areas had a small decline whilst the eastern electoral areas of Inishowen, Letterkenny, Milford and Stranorlar showed an overall increase as detailed in table 39.

TABLE 39: Population of children in County Donegal by census year, age group and electoral area as detailed in section 4.2 of the document.

DONEGAL ELECTORAL AREA				
	0-4	5-14	15-19	Total
1996 (census statistics)	1,610	4,553	2,306	8,649
2002 (census statistics)	1,728	3,798	2,027	7,553
2006 (census statistics)	1,696	3,604	1,867	7,167
GLENITIES ELECTORAL AREA				
	0-4	5-14	15-19	Total
1996 (census statistics)	1,462	4,006	2,077	7,545
2002 (census statistics)	1,538	3,562	1,788	6,888
2006 (census statistics)	1,556	3,391	1,648	6,596
INISHOWEN ELECTORAL AREA				
	0-4	5-14	15-19	Total
1996 (census statistics)	2,244	5,763	3,068	11,075
2002 (census statistics)	2,592	5,272	2,852	10,716
2006 (census statistics)	2,960	5,630	2,677	11,267

LETTERKENNY ELECTORAL AREA				
	0-4	5-14	15-19	Total
1996 (census statistics)	1,908	4,417	2,344	8,669
2002 (census statistics)	2,257	4,332	2,401	8,990
2006 (census statistics)	2,545	4,523	2,370	9,438
MILFORD ELECTORAL AREA				
	0-4	5-14	15-19	Total
1996 (census statistics)	1,025	2,678	1,426	5,129
2002 (census statistics)	1,145	2,481	1,256	4,882
2006 (census statistics)	1,263	2,556	1,190	5,009
STRANORLAR ELECTORAL AREA				
	0-4	5-14	15-19	Total
1996 (census statistics)	1,063	2,471	1,320	4,854
2002 (census statistics)	1,167	2,383	1,190	4,740
2006 (census statistics)	1,148	2,554	1,108	4,810

N.B. The Electoral Areas were changed by the boundary commission on 5th June 2009 since the publication of the last County Donegal Development Plan and the last census in 2006. The 6 Electoral Areas became five, with most of the Milford Electoral Area incorporated into an expanded Letterkenny Electoral Area and changes to the Inishowen and Stranorlar Electoral Areas. For the purpose of demographic analysis and population projection, the known census data from 2006 has been used, and refers spatially to the 'old' electoral areas. This statistical analysis and data is for informative purposes only.

Table 40 shows the breakdown by age cohort within each Electoral Area. The Donegal electoral area had a decline in each of the 0-4, 5-14 and 15-19 age cohorts, and whilst the Glenties electoral area had an overall child population decrease there was a small increase of 1% in the 0-4 age cohort.

TABLE 40: Electoral Area census population illustrating percentage change and actual change between 2002-2006 census as detailed in section 4.2 of the document.

DONEGAL ELECTORAL AREA				
	2002	2006	% change	No. change
0-4	1,728	1,696	-2%	-32
5-14	3,798	3,604	-5%	-194
15-19	2,027	1,867	-8%	-160
GLENTIES ELECTORAL AREA				
	2002	2006	% change	No. change
0-4	1,538	1,556	+1%	+18
5-14	3,562	3,391	-5%	-171
15-19	1,788	1,648	-8%	-140
INISHOWEN ELECTORAL AREA				
	2002	2006	% change	No. change
0-4	2,592	2,960	+14%	+368
5-14	5,272	5,630	+7%	+358
15-19	2,852	2,677	-6%	-175

LETTERKENNY ELECTORAL AREA				
	2002	2006	% change	No. change
0-4	2,257	2,545	+13%	+288
5-14	4,332	4,523	+4%	+191
15-19	2,401	2,370	-1%	-31
MILFORD ELECTORAL AREA				
	2002	2006	% change	No. change
0-4	1,145	1,263	+3%	+118
5-14	2,481	2,556	+3%	+75
15-19	1,256	1,190	-5%	-66
STRANORLAR ELECTORAL AREA				
	2002	2006	% change	No. change
0-4	1,167	1,148	-2%	-19
5-14	2,383	2,554	+7%	+171
15-19	1,190	1,108	-7%	-82

N.B. The Electoral Areas were changed by the boundary commission on 5th June 2009 since the publication of the last County Donegal Development Plan and the last census in 2006. The 6 Electoral Areas became five, with most of the Milford Electoral Area incorporated into an expanded Letterkenny Electoral Area and changes to the Inishowen and Stranorlar Electoral Areas. For the purpose of demographic analysis and population projection, the known census data from 2006 has been used, and refers spatially to the 'old' electoral areas. This statistical analysis and data is for informative purposes only.

The Inishowen and Letterkenny electoral areas showed a relatively large increase in the 0-4 age group of 14% and 3% respectively as well as an increase in the 5-14 age group of 7% and 4% respectively.

All electoral areas showed a decline in the 15-19 age group; this pattern mirrors that evidenced between the 1996 and 2002 census with the exception of Letterkenny that had previously experienced a small 2% rise.

The actual total child population (0-14) statistics from the 2006 census are at variance to the projected statistics detailed in the childcare strategy of the previous plan. The previous childcare strategy projected total child numbers 0-14 for 2006 as 30,483, whereas the census showed a population of 33,426.

The previous childcare strategy projected a total child population of 30,725 by 2010 whereas the extrapolated figure for 2010 as detailed in table 41 of this strategy is 33,770 and a population of 35,719 is projected to 2016.

TABLE 41: Table illustrating existing and projected child population statistics (Based on continuing average trend of 2.4% birth rate increase year on year in the age 0-4 age cohort, and a continuation of the previous 2% growth in the 0-14 age cohort)

Year	0-4	5-14	Total
2002 (2002 census)	10,427	21,828	32,225
2006 (2006 census)	11,168	22,258	33,426
2010 (extrapolated)	11,067*	22,703	33,770
2016 (projected)	12,562	23,157	35,719

*figure extrapolated by adding the known birth rate from 2006-2009 inclusive and the projected birth rate for 2010.

Projected Child Population

The 2006 census recorded the population of the County as 147,264, an increase of 7% from the 2002 census figure of 137,575, and a total child population (0-14) of 33,426, an increase of 4% from the 2002 census figure of 32,225. Worked as a percentage, the child population aged 0-14 represents 23% of the total population.

The Border Regional Planning Guidelines 2010-2022 have assumed an annual growth of 1,414 with a resultant population of 152,920 in 2010, an increase of 3.8% from the 2006 census figure. They set out population growth targets for the County that are based on a combination of the continuation of the growth pattern for the County from 1991-2006 and population targets published by the DEHLG in January 2009. Going forward the proposed target population for the County is 171,337 by 2016 and 184,450 by 2022.

TABLE 42: Illustrating Actual Annual Birth Rate in Donegal from 1998-2009 and projected Annual Birth Rate from 2010-2016, based on an annual increase of 2.4% (the average growth rate between 1998-2009)

Year	Number of births
1998	1,781
1999	1,857
2000	1,772
2001	1,895
2002	1,911
2003	1,969
2004	1,897
2005	1,926
2006	2,067
2007	2,114
2008	2,263
2009	2,284
2010	2,339 (projected)
2011	2,395 (projected)
2012	2,452 (projected)
2013	2,511 (projected)
2014	2,571 (projected)
2015	2,633 (projected)
2016	2,696 (projected)

In the absence of actual statistics of population for 2010 and using the assumed population of 152,920 as set out by the Border Regional Authority, it is possible to extrapolate a crude child population number (aged 0-14) of 35,171, simply by assuming a similar % split of 23% of the total.

Table 41 illustrates the existing and projected child population statistics by year, age cohort and total. The extrapolated statistics were gauged by using a combination of year on year birth rates as a % change and projecting it forward. This methodology arrived at a total child age population (0-14) of 33,770 for 2010, this figure is marginally lower than the figure arrived at in section 4.7.3 above, of 35,171, however it would be reasonable to assume the range between both as an appropriate figure. Using this same methodology the total projected population for 2016 aged 0-14 is 35,719 as detailed in table 41.

Whilst table 41 indicates a small decline of 0.9% in the 0-4 age group for 2010 from the 2006 figure, the projected figure for 2016 is 12,562 or an increase of 13.5%.

Male/Female Workforce and implications for Childcare facilities.

In the 2006 census, 56,670 persons aged 15 and over cited their principle economic status as 'at work', 23,843 (42%) of these were women. Some 15,402 people in the County were 'Looking after home/family' a slight decrease from 2002 where 16,000 people opted to 'stay at home'. 95% of this stay-at-home contingent were women in both the 2002 and 2006 census. Whilst females do make up a relatively high proportion of the workforce, a large proportion of females also choose to be homemakers almost a 2:1 ratio respectively.

NEED AND DEMAND FOR CHILDCARE FACILITIES

With the announcement of the extension to the National Childcare Investment Programme 2006–2010, to 2013 it continues to be government policy to support and improve the quality of childcare facilities.

The 2006 census for County Donegal showed the total number of children aged 0-14 as 33,426, or 23% of the total County population. Table 41 of this report illustrates a growth between 2006 and 2010 of 1% and a projected population to 2016 of 35,719.

Anecdotally the demand for childcare continues to increase, especially in urban areas but also in rural areas, not just to assist parents to avail of work, training and educational opportunities but to provide early learning opportunities for children. The Donegal County Childcare Committee works with groups to determine demand/need for facilities and to assist groups ways to gather information on need (e.g. surveys, open meetings for parents). DCCC also highlight the need for more community childcare facilities within the County and in particular in Letterkenny and Inishowen, that would correlate with the higher child population growth rate evidenced in these 2 electoral areas.

The quality of facilities must comply with the requirements of the Childcare (Pre-school Services) Regulations 2006.

11.1 AIMS

To provide a land use planning policy framework that will facilitate, encourage and increase the provision of the best possible childcare facilities in a safe and friendly environment to primarily meet the development needs of children, but also the social and economic requirements of the wider population and to ensure the improvement of the quality of childcare services for the community.

To provide a land use planning policy that strategically considers the need for childcare and amenities for children, especially with job creation initiatives, economic-based developments and residential/housing developments and neighborhood centres in the County.

11.2 OBJECTIVES

CH-O-1 To enable the provision of quality sustainable and adaptable childcare facilities in a variety of locations within reasonable proximity of the population to be served and taking account of the spatial distribution of the population in Donegal.

CH-O-2 To identify appropriate locations for the provision of childcare facilities.

- CH-0-3** To promote equality and address disadvantage/social exclusion in the provision of childcare facilities.
- CH-0-4** To promote consideration of alternative/ shared transport, sharing or re-use of existing facilities and mobile facilities to meet the needs of remote areas.
- CH-0-5** To consult and work with Donegal County Childcare Committee, local development partnerships/groups, Health Boards, and the County Development Board in the provision and monitoring of childcare facilities and in establishing baseline information systems.
- CH-0-6** To support the provision of childcare facilities using the Irish language in particular in the Gaeltacht.
- CH-0-7** To recognise childcare as an area of local employment creation and of importance to the social and economic progress of an area.

11.3 POLICIES

Location of childcare facilities

- CH-P-1** It is a policy to promote and support, where the need is identified, the provision of childcare facilities in all towns and villages, and in areas adjoining existing community facilities such as Rural schools and churches, with the development standards as set out in section 10.
- CH-P-2** It is a policy to consider small scale childcare facilities, which are domestic in scale and form in rural areas, other than in areas of Especially High Scenic Amenity (EHSAs), where it is demonstrated that existing needs cannot be reasonably met within the towns and villages, and adjoining existing community facilities.
- It is a policy to consider childcare facilities in areas of Especially High Scenic Amenity (EHSAs) 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.
- CH-P-3** 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.
- CH-P-4** It is a policy to encourage the provision of childcare facilities within, adjacent to or in close proximity to schools, health centres and other community facilities in order to facilitate localised provision, accessibility and sustainable development.
- CH-P-5** It is a policy to provide for the location of childcare facilities in newer residential areas, district centres or neighbourhood centres in local area plans.

11.4 NEW HOUSING DEVELOPMENT AND CHILDCARE FACILITIES

The Guidelines issued by the Department of the Environment and Local Government recommend that planning authorities should require the provision of at least one childcare facility for new housing areas and other areas of residential development unless there are significant reasons to the contrary. A benchmark provision of one childcare facility per 75 dwellings is recommended (A minimum of 25 childcare places). This provision shall be considered on aggregate, i.e. an area that has three 25-house developments would be liable to build and/or support the development of a childcare facility.

The Council shall consider a development charge for childcare facilities on all housing development where no childcare facilities can be provided on site, e.g. where sufficient childcare exists in the vicinity of the site. This charge would form the basis of a County Council Childcare Development Fund, which would be used to assist in establishing childcare facilities in appropriate locations.

All community/private potential providers and developers wishing to open childcare facilities shall liaise directly with Donegal County Childcare Committee to match potential childcare need (i.e. community groups, individuals) with potential childcare space (i.e. a facility provided by a developer).

The recommendation of one facility per 75 dwellings contained in the Childcare Guidelines (June 2001) will be used as an **indicative benchmark only** and modified in accord with the advice contained in Appendix 2 of the Guidelines (Having regard to the make up of the proposed residential area, i.e. an estimate of the mix of community the housing area seeks to accommodate and the result of any recognized childcare needs analysis). As a result of this assessment and collaboration with Donegal County Childcare Committee, the Council will consider whether specific childcare facilities are required as part of that development. Developers may as an alternative be required to make another more appropriately located site available.

- These childcare provisions will also apply to social and affordable housing.
- The Council will also consider short-term arrangements within existing housing area where longer-term facilities have not yet been provided.

Support for community sponsored childcare facilities

The Council will continue to support community initiated childcare facilities in partnership with Donegal County Childcare Committee.

11.5 DEVELOPMENT MANAGEMENT, ADVICE AND GUIDANCE

The erection of a new childcare facility or change of use of an existing building from its present use would normally constitute development requiring planning permission. If however, the existing use and proposed use fall within use class 8 then it would be regarded as exempted development subject to Article 10 of the Planning and Development Regulations 2001-2011, Use Class 8 is defined as use;

- (a) as a health centre or clinic or for the provision of any medical or health services (but not the use of the house of a consultant or practitioner or any building attached to the house or within the curtilage thereof, for that purpose).
- (b) As a crèche.
- (c) As a day nursery.
- (d) As a day centre.

Development consisting of a house for childminding would also be exempted development subject to Article 10(5) Planning and Development Regulations 2001-2011. 'Childminding' is defined as '....the activity of minding no more than 6 children, including the children, if any, of the person minding, in the house of that person, for profit or gain.'

The following criteria will be applied in the assessment of the suitability of childcare facilities:

- Have regard to the Child Care (pre-school Services) Regulations 2006, in relation to the planning implications of these regulations.
- Suitability of the site for the type and size of facility proposed.
- Appropriateness of the scale of the operation relative to the area within which it is proposed.
- Potential noise and nuisance generated by traffic or by outdoor play.
- Availability of outdoor play areas and details of management of same.
- Safe access and convenient parking for customers and staff. (The standards to be applied will be considered on the merits of each case. Provision for vehicles to enter and leave a facility in forward gear and/or a lay-by facility along the frontage of developments will be required in most cases).
- Local traffic conditions.
- Number of such facilities in the area and the effect of a proliferation of such uses on the overall character of an area.
- Intended hours of operation (in certain areas, 24 hour operations could be problematic).
- Visual Impact: The effect on the visual amenity and character of an area.
- Demonstrated need for the childcare provision in the area (e.g. through a survey, detailed business plan), regard/awareness of other local childcare facilities.
- Consultation with the Pre-school inspection team to ensure the plans meet the Pre-School Services Regulations 2006 (if applicable).
- Contact with the Donegal County Childcare Committee to ensure the proper steps to starting a childcare service are taken.

Specific Locations

Residential areas

In primarily residential areas the provision of childcare facilities can prove convenient for users but this must be balanced against retaining the essential residential character.

In **established residential areas** detached houses/sites or substantial semi-detached properties with space for off-street car parking and/or suitable drop-off and collection points for customers and also space for an outdoor play area are likely to be more acceptable for the provision of child care facilities. This is especially the case if this involves use of only part of the house and the residential use remains.

The use of terraced properties or semi-detached properties on small plots is less likely to be acceptable for full day care facilities and will be assessed on their merits with regard to the development management principals outlined above. Sessional or after-school care, which is ancillary to the main residential use, may be more appropriate in this regard.

In **new housing areas** developers will be expected to plan for and include provision for childcare facilities. The level of this will depend on the particular circumstances but as a guide one childcare facility for a minimum of 20 childcare places per approximately 75 dwellings may be appropriate.

Neighbourhood centres

Within residential areas would normally be suitable for childcare facilities provided there is adequate open space either contained within the facility or a safe outdoor play area nearby that is easily accessible. In the latter case, if the play area is not in the applicant's control, details of the owners approval for use will be required. Applicants will also need to provide access and parking which may be in the form of shared parking/drop-off points with other users and must demonstrate that this right exists. Planning permission may be conditional on these matters.

Premises or sites at the edge or interface of a residential and other areas **adjacent to primary traffic routes** may be acceptable for the provision of childcare facilities where there is safe pull-in and parking areas for customers and staff.

Industrial Areas/Employment Areas

Childcare facilities may be suitable in **light industrial zones/technology and business parks** especially if they are ancillary to an existing industrial use. They are not suitable in general industrial estates/mining areas where the hazards and potential dangers of the process carried on or plant and machinery could be injurious to the health and safety of children.

In industrial areas satisfactory access and parking will be required and the provision of or access to a safe outdoor play area.

In **commercial areas/premises**, in the core of town centres, which are heavily trafficked are unlikely to be suitable for childcare facilities due to the potential creation of a traffic obstruction and hazard. In locations where convenient parking and outdoor play space are available, they will be more acceptable.

Childcare facilities are normally appropriate in **educational establishments** such as Third level colleges and national and secondary level schools, which in particular can provide for after school care.

In all cases, childcare facilities must be located at the appropriate distances from establishments with hazardous substances in accord with Schedule 8 of the Planning and Development Acts 2000-2011.

An initial assessment by the Pre-School Inspection Team on the proposed plans/premises is recommended to ensure that the ratios and quality of the environment (e.g. proper ventilation, windows) are met and are in accordance with the Child Care (pre-school Services) Regulations 2006.

Consultation/Information required for Applications

It is advisable for an applicant to consult with Planning Section, the Building Control and Fire Officer of the County Council, and the Health Board for the area, prior to submitting an application for a childcare facility. Applicants should also consult with the Donegal County Childcare Committee for support and guidance on the process and especially on strategically understanding the need for childcare in the area applied.

Donegal County Childcare Committee, in working with prospective childcare facilities, encourage applicants to create a Business Plan, as with any other business, in order to fully understand the viability of the business. Therefore, it is recommended the applicants submit the information as follows:

1. Nature of the Facility
 - Full day care
 - Sessional
 - Drop In
 - After School Care
2. Numbers of children being catered for.
3. Parking provision for both customers and staff.
4. Proposed hours of operation.
5. Open space provision and measures for management of same.

The applicant should also be able to demonstrate need (through a survey or by outlining how the facility meets the planning criteria of one facility for 75 new homes).

The applicant, in research before applying for planning permission should outline any other childcare facilities in the locality and should consult the DCCC if they are not aware of any other childcare facilities in the area in which they plan to submit an application. This is to ensure there is a strategic development of childcare throughout the County and to avoid duplication.

CHILDCARE FACILITIES: DEFINITIONS

Crèche/Nursery/Full day care

A **full day** childcare service for babies, toddlers and pre-school children (more than 3.5 hours per day). Many crèche and full daycare facilities provide an afterschool service for school-age children (6 to 14 years of age). Drop-in centres may also provide care for babies, toddlers and pre-school children for a full-day but on an ad hoc basis (e.g. available in a shopping centre).

Sessional Childcare

A structured service of 3.5 hours or less for pre-school age children (2 years 9 months to five years) to develop a child's transition to school. Sessional childcare includes pre-schools, playgroups and playschools. Pre-school services that use a specific educational philosophy, such as Montessori or High/Scope are also forms of sessional care.

Naíonra

A sessional preschool service provided through the medium of the Irish Language. There are a number of naíonra in the Gaeltacht areas and throughout the County.

Parent and Toddler Groups

A support service for both parent and toddler providing an opportunity for children to play and socialise while parents meet. Children attending a parent and toddler session tend to be under three years of age, accompanied by their parent or childminder.

School age Childcare/After School Care/Out of School care

A childcare service for school-age children (aged 6 to 14), with a children-led structure that may include study, play, social activities, usually the two to three hours immediately following school.

Child minding/Home-based childcare

An individual that provides childcare in their own home, or in some cases in the children's home. Child minders registered with the HSE are minding over 3 children (over 6 children and they are classified as a crèche). Many child minders also provide, and are classified as full daycare service.

Childcare is also divided into community and private provision

Community provision is run by a community group of volunteers (usually parents) on a non-for-profit basis. This can be full daycare, crèche, naíonra, afterschool provision, parent and toddler group. Community childcare tends to be more affordable, although in many areas childcare is one going rate.

Private provision

Private provision is a childcare business that works on a for-profit basis.