
Donegal County Council



County Donegal Development Plan 2012-2018



Appendix A Settlement Frameworks

June 2012

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Introduction

This appendix contains Settlement Frameworks for each town identified in the Settlement Hierarchy excluding Tier 5 (Chapter 2, Core Strategy refers). This document consists of:

1. In the case of towns in tiers 2 & 3: A written text and associated map in respect of each settlement.
2. In the case of tier 4: A written text relating globally to all towns within tier 4 together with associated maps (a map relating to each settlement).

NB: Settlement Frameworks are not prepared in respect of Letterkenny, Buncrana or Bundoran as these towns have their own Development Plans prepared jointly between the relevant Town Council and Donegal County Council.

This document is arranged so as to contain all written text in the first section and maps are contained in the second section of the document. The order of the document is that each tier is grouped together and the settlements are ordered within the tier in alphabetical order.

The written text provides information in relation to the supply of residential units through existing vacant properties and through live planning permissions that have not yet been constructed. In the case of vacancy, the information is sourced from An Post geo- directory 2010 and in the case of live planning permission, the source is Donegal County Council at January 2011.

For clarity, the settlement hierarchy and identification of towns as set out in the Core Strategy, is as follows:

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 and 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, Kerrykeel, Pettigo, Burtonport, Carrick, Carrigart, Quigleys Point, Kilcar, Annagry, Ballintra, Frosses, Carrigans, Laghy, Gleneely, Culdaff, Gortahork, Fintown, Doochary, Malin, Downings, Portsalon, Loughanure, Glencolmille, 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, Rosnaskill, Tamney, Cloghore, Eskaheen, Cranford, Glenvar, Maghera, Drumkeen

Tier 2 Settlements (Strategic Support Towns)

Ballybofey-Stranorlar

Town	Ballybofey-Stranorlar
Tier	2
Description in Settlement Hierarchy	Strategic Support Town
Map number reference	1

Context

The twin towns of Ballybofey/Stranorlar collectively comprise the 3rd largest urban centre in Donegal with a population of 4176 (Census 2006). Ballybofey/Stranorlar is strategically located within a strong rural hinterland in the heart of the Finn Valley and at a key point along the N15/N13 North South Transport Corridor (part of the wider Atlantic Corridor). The towns act as the key retail, commercial, social and recreational centre for the Finn Valley and beyond. In particular the towns contain a significant quantum of retail floor space, (including the landmark retail outlet McElhinney Stores), prominent sports facilities such as McCumhaill Park and Finn Park, and significant social and cultural venues such as the Balor Theatre.

Over the past decade Ballybofey/Stranorlar had significant residential and population growth with the completion of a number of residential estates and an increase in population of 16% (from 3603 to 4176 persons). In addition there are another 132 vacant units and 368 residential units permitted but not yet built. If these vacant and permitted residential units were built/occupied at a rate of 2.87 persons per dwelling they would provide for a population increase of 1435 persons.

Ballybofey/Stranorlar displays a generally linear development form with development arranged along the axis of both the Ballybofey and Stranorlar Main Streets. Whilst there is some residential development along, and in close proximity to, the main streets of Ballybofey/Stranorlar the bulk of the residential development is located in an irregular fashion on the approach roads to the towns with much of the development located a considerable distance from the town centre. The town centre itself is predominately arranged along the main street of both towns, displays a relatively strong streetscape and has retained a reasonably compact form. In addition the town benefits from key environmental assets such the River Finn and associated Flood Plain, and the woodlands situated around Drumbroe and Dunwiley.

In infrastructural terms the town is served, primarily by, the N15 and N14 National Primary routes and the R252 Ballybofey to Glenties Regional Road. The town has 3 primary and 2 Secondary Level schools with a combined student populations of 553 and 1130 at each respective level. The municipal wastewater treatment works located to the south west of Stranorlar town centre provides effluent treatment for the towns. However, the treatment works has insufficient capacity to cater for its current population loading of 5592 and there are no immediate plans/or funding to upgrade the facility. Water is provided via the Lough Mourne water supply.

Opportunities and other issues

In view of the abovementioned development patterns and trends, and levels of infrastructure provision a number of planning and development issues and opportunities are identifiable:

- Strengthen the socio-economic vibrancy and aesthetic quality of the town centre by focusing new retail and commercial development within a defined town centre area and implementing specific design criteria.
- Build a critical mass of population, based on the housing allocation of 347 residential units (over and above permitted residential units) in order to both maintain the social and

economic vitality of the town and to create an economy of scale for the provision of vital public infrastructure (e.g. water and wastewater infrastructure, public transport etc), by allowing a sustainable amount of new residential development at appropriate locations.

- Improve accessibility through the creation of compact urban form, locating residential development within walking distance of key retail, commercial, community services, and vice versa and safeguarding existing and future pedestrian, cycling and road linkages.
- Provide for strategic transport linkages through the protection of the proposed route of the N15 Ballybofey/Stranorlar and associated roads.
- Facilitate economic regeneration and employment opportunities by ensuring that adequate lands for commercial development are provided at accessible and serviced locations.
- Conserve and improving water quality and ensuring that there is sufficient municipal effluent treatment capacity for new and existing development and the provision of additional treatment capacity where required.
- Assist educational provision through the reservation of strategically located lands for the expansion of existing, and the provision of new, schools.
- Safeguard the environmental and visual amenities of the towns by ensuring that new development provides for retention of key environmental amenities (e.g. woodlands, river corridors etc) and protecting visually vulnerable lands from inappropriate development.

Policy

Development proposals will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies will apply:

1. Development proposals shall not be permitted within; the route reserved for the Ballybofey/Stranorlar By-pass link road and associated access roads, or the lands subject to the associated compulsory purchase order, or within 50 metres of the proposed road edge of the bypass.
2. Development proposals shall not be permitted where they would block, narrow or otherwise hinder the creation of the road linkages identified in the accompanying settlement framework.
3. Development proposals on lands zoned education shall only be permitted where they provide exclusively for educational facilities or related infrastructure.
4. Development proposals shall not be permitted where the Planning Authority considers that they would adversely impact upon the River Finn Special Area of Conservation.

Bridgend

Town	Bridgend
Tier	2
Description in Settlement Hierarchy	Strategic Support Town
Map number reference	2

Context

Located adjoining the border with Northern Ireland, Bridgend fulfils a strategic cross border role. Currently the Town provides medium scale cross border economic activity but the strategic location along the Letterkenny- Derry economic corridor, supported by good transport connections to City of Derry airport and Lisahally Port (made more accessible with the recent opening of the Skeoge link road) provide for important opportunities to promote the strategic economic growth of the town. These opportunities are further supported through the presentation of Project Kelvin.

The emphasis of this Settlement Framework is therefore to nurture and support economic opportunities and in particular to adopt a cooperative cross border approach. This will involve the coordination of key infrastructure investment, alignment and complementarity of planning policy and cooperative approaches to the development of this cross border area such that are of mutual benefit.

It is an objective of the Council to secure by the most effective means, infrastructural improvements to provide for the existing and future growth, including Waste water treatment and appropriate access arrangements to open up the major business park lands in a safe and satisfactory manner.

Opportunities and other issues

Having regard to the border location and the opportunities for flagship economic activity, the Council consider the provision of a suitable planning framework adjoining the border is essential and is in the best interest of the County. Conventional planning practice usually prefers the approach that settlements have a buffer to prevent coalescence of adjoining urban areas. In this case however, it is considered that development up to the border with Derry City represents an important expression in regard to cross border coordination and the process of peace and reconciliation. In particular, the Council will support the development of a cross border business park for industrial/office type uses in a manner to complement the advancing plans for similar type development on the Northern side of the border, subject to all normal planning considerations. Given the extent of these lands on the eastern side of the settlement up to the Border, a Masterplan approach is advocated, detailing proposals for the entirety of the lands in order to halt piecemeal development and secure safe access arrangements.

In terms of population growth, the Council do not envisage the supply of significant residential land therefore limited zoning for the purposes of 'residential' development is provided through the Settlement Framework Map (Map number 3) contained in the second section of this appendix.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- Investment in waste water treatment dependant on developer co- funding.
- Presence of Lough Swilly SAC (002887), Lough Swilly SPA (004075), Lough Swilly including Big Isle, Blanket Nook & Inch Lake NHA (000166).

- River Basin Management Plan identifies poor River Water Body status.
- Identified flood points.
- The National Primary road runs through the settlement. The Council will seek to ensure improvements to the carrying capacity/safety and ensure delivery of future development in a manner which minimises the need for new access points.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies apply:

1. Any proposals on lands zoned 'residential' shall demonstrate a density in the region of 12 units per hectare.
2. In regard to Opportunity Sites 1, 2 and 3:
 - a) The Council will encourage and engage in discussions to bring the sites forward, in particular for the development of an industrial/ business park.
 - b) Access to the site shall be permitted where the traffic turning movements generated by the site will not interfere with the safety and free flow on the national primary road and must not endanger public safety by reason of a traffic hazard.
 - c) A land contamination report assessing possible pollution of the site shall be submitted with any planning application made and will set out the remedial steps to be taken.
 - d) An extensive planting programme for all the sites to be carried out to soften their impact in this prominent cross border frontier town.

Carndonagh

Town	Carndonagh
Tier	2
Description in Settlement Hierarchy	Strategic Support Town
Map number reference	3

Context

Carndonagh is a regional town located at the centre of Northern Inishowen, within the valleys of the Glenagannon and Donagh Rivers. It is the second largest town in the peninsula after Buncrana. Carndonagh has developed as a key service and employment centre within the area and its rural hinterland extends to the towns and villages of: Ballyliffen, Clonmany, Culdaff, Gleneely, Glengad, Malin Head, Malin Town and Rasheney.

Throughout the past decade, the town has experienced rapid growth in both the residential and commercial sectors (population rose from 1,673 to 1,923, an increase of 14.9%). Currently there are 1,026 completed dwellings and a further 43 apartments, in the town. There are 39 vacant units in the town.

However the town centre and the Diamond have not experienced this investment and have suffered from dereliction, vacancy and neglect. This Settlement Framework will seek to redress this imbalance with the emphasis upon renewal and redevelopment of the central urban areas within the town, thus avoiding speculative out of town development.

Opportunities and other issues

The recent completion of new Waste Water Treatment facilities (with the capacity to cater for the equivalent of 4637 people) for Carndonagh and Malin create significant growth opportunities over a long term. In terms of population growth, the Council have identified approximately 10 Hectares for Residential use throughout the Plan period.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- There are currently 6 planning permissions with potential for 160 additional new housing units. In addition, there appears to be 39 vacant units in the town.
- pNHA, SAC and SPA located to the North of the town at Trawbeaga Bay.
- A large aquifer extends from the Northern part of the town to Trawbeaga Bay, which is also designated shellfish water.
- River basin Management Plan identifies 'Poor' River Water Body status at the Donagh River and 'Moderate' status at the Glenagannon River.
- There is a Flood point at the Tul na Ree bridge.
- Unfinished housing estates and high levels of vacancy within the town centre resulting in urban decay and dereliction.

- Between 3 primary schools there are 314 pupils and 1,513 pupils attend the secondary school. There is also a hospital/health centre in the town.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies apply:

1. The primary policy for Carndonagh is to revitalise the immediate town centre by restoring vitality and viability, ensuring that this area remains the retail core within the town and that a diverse range of businesses and professional services locate here. There are a number of opportunities to redevelop or open up backlands to enable development immediately behind the streetscape, such as the Mart Site, brownfield sites and vacant properties.
2. Any proposals on lands zoned residential shall demonstrate a density in the region of 12 units per hectare.
3. To develop Barrack Hill as a public park.
4. To widen the Circular Road L 123-1 to the South West of the town, creating an outer relief road and alleviated town centre congestion.

Donegal Town

Town	Donegal Town
Tier	2
Description in Settlement Hierarchy	Strategic Support Town
Map number reference	4

Context

With a population of 2339 (Census 2006), Donegal Town is the 5th most populous town in Donegal and the principal urban centre in the south of the county. The town is strategically located at the head of Donegal Bay at a key point along the N15 North South Transport Corridor (part of the wider Atlantic Corridor) at the junction with the N56 National Primary route which serves the west of the county. The town acts as the key retail, commercial, social and recreational centre for the southern part of the county and in particular attracts a significant number of tourists on a seasonal basis.

Unlike other urban centres in the county Donegal town has not, according to census figures, experienced significant residential growth in recent years with the population actually declining slightly by 5% from 2453 in 2002 to 2339 in 2006. Notwithstanding this, a number of new residential developments have been completed on the northern western and south-eastern fringes of the town. In particular there are 2 large scale mixed use developments (with significant residential elements) permitted immediately to the south east of the Diamond and on a riverside site to the north east of the town centre. In total there are an estimated 112 vacant, and a further 738 permitted but not yet built, residential units in the town. If these vacant and permitted residential units were built/occupied at a rate of 2.87 persons per dwelling would provide for a population increase of 2439 persons.

The town and its immediate hinterland are physically defined and characterised by the River Eske, its estuary into Donegal Bay and the surrounding drumlin type landscape. In development terms Whilst the central and northern portions of the town display a compact form, a considerable amount of linear development has taken place along arterial roads at a significant distance from the town centre, in particular to the south east, south west and northwest of the town. Nonetheless the town centre displays a strong built form and high quality streetscape centred upon the historical and vibrant Diamond area. In terms of environmental and visual amenity the town's key assets include the Estuary of the River Eske and associated harbour, and the steep sided drumlins on the edges of the Donegal Bay and in the town's immediate hinterland. In addition, the Department of the Environment, Heritage and Local Government has identified Donegal Town as an Historic Town for general protection.

In infrastructural terms the town is served, primarily by, the N15 and N56 National routes. The town has 2 primary and 1 Secondary Level schools with a combined student populations of 404 and 974 at each respective level. The town's wastewater treatment works currently has sufficient capacity to cater for its population loadings and has additional capacity for further loadings. Public water supply is provided via the Lough Mourne supply.

Opportunities and other issues

In view of the abovementioned development patterns and trends, and levels of infrastructure provision a number of planning and development issues and opportunities are identifiable:

- Build a critical mass of population, in order to both maintain the social and economic vitality of the town and to create an economy of scale for the provision of vital public infrastructure (e.g. water and wastewater infrastructure, public transport etc), by allowing a sustainable quantum of new residential development at appropriate locations.
- Strengthen the socio-economic vibrancy and aesthetic quality of the town centre by focusing new retail and commercial development within a defined town centre area and implementing specific design criteria.
- Improve accessibility and improving recreational amenity through the creation of compact urban form, locating residential development within walking distance of key retail, commercial, community services, and vice versa and safeguarding existing and future pedestrian, cycling and road linkages.
- Protect investment in, the carrying capacity of and future improvement of strategic transportation corridors by setting back development from and limiting access to the N15 and N56 National Routes.
- Facilitate economic regeneration and employment opportunities by ensuring that adequate lands for commercial development are provided at accessible and serviced locations.
- Conserve and improve water quality by ensuring that there is sufficient municipal effluent treatment capacity for new and existing development and the provision of additional treatment capacity where required.
- Assist educational provision through the reservation of strategically located lands for the expansion of existing, and the provision of new, schools.
- Safeguard the environmental and visual amenities of the towns by ensuring that new development does not compromise key visual and environmental amenities.
- Donegal Town has a designated archaeological complex.

Policy

Development proposals will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies will apply:

1. Development proposals shall provide for the conservation of the archaeological and built heritage and shall otherwise positively contribute to the built environment of the town.
2. It is the policy of the Council to seek the protection of boundaries and street furniture of heritage value and which contribute to the streetscape and character of Donegal Town.
3. Development proposals which provide for either a new access, or the significant intensification of an existing access, onto the N15/N56 Donegal Town Bypass shall not be permitted.
4. Development proposals shall not be permitted within 50 metres of the road edge of the N15/N56 Donegal Town Bypass except where a building line (closer than 50 metres from the bypass) has been established directly adjacent to the proposed development and where the proposed development would not otherwise hinder road safety or the future widening of the road.

5. Development proposals, which would generate a significant increase in vehicular traffic onto the N56 National Route between the Doonan Boundary and the Town Boundary, shall be permitted only whereby they would access the N56 at/in the following locations/circumstances:
 - a. The junction of the N56-1 with the L1855-1.
 - b. The junction of the N56-1 with the L-1855-2.
 - c. The junction of the N56-1 with the L-6605-1.
 - d. The junction of the N56-1 and the L-18451 where the proposals provides for the realignment of the county road L-18451 with the N56 and the construction of a roundabout of other approved junction at the intersection of the N56-1 with the county road L-6605.
 - e. A single access point (in addition to the access points otherwise identified in this policy) on the northern side of the N56 between points B and C above where it provides for access to the adjoining lands and is accompanied by a Masterplan showing how same is to be achieved.
 - f. A single access which (in addition to the access points otherwise identified in this policy) on the southern side of the N56 between points B and C above where it provides for access to the adjoining lands and is accompanied by a Masterplan showing how same is to be achieved.
6. Development proposals shall not be permitted where they would block, narrow or otherwise hinder the creation of the road linkages identified in the accompanying settlement framework.
7. Development proposals shall not be permitted within 5 metres of the bank or the river Eske in order to facilitate the creation of a riverside walkway/cycle track.
8. Development proposals shall not be permitted within a 20 metre buffer zone around the water treatment works at Drumaght and Drumrat.
9. Development proposals other than for passive recreational infrastructure shall not be permitted within 30 metres of Donegal Bay/River Eske Estuary.
10. Development proposals at the Bosco Centre/Mart area shall either directly provide for, or reserve sufficient lands for, a multi-purpose community centre.
11. Development proposals shall not be permitted where the Planning Authority consider that they would adversely impact on the Donegal Bay (Murvagh) Special Area of Conservation (Site Code: 000133), or the Donegal Bay Special Protection Area (Site Code: 004151) or Lough Eske & Ardnamona Woods Special Area of Conservation (Site code: 000163).

Dungloe

Town	Dungloe
Tier	2
Description in Settlement Hierarchy	Strategic Support Town
Map number reference	5

Context

Dungloe is strategically positioned in the northwestern sub region of the County functioning as a key service centre to the surrounding area. It is the strongest centre in the northwest, demonstrating a growing population (growing 13% 2002-2006). Its role as a Strategic Support Town is evidenced through a strong number, range and level of services and facilities concentrated primarily along Main Street. In addition, the town provides for higher level activities including Dungloe Community Hospital, Garda Station, Donegal County Council Public Service Centre and secondary level education again demonstrating the role of the town as serving not only its own population but that of the rural towns and open countryside surrounding.

In relation to critical infrastructure provision, Dungloe Sewerage Scheme is on the Water Services Investment Programme as contract to start 2010-2012 whilst the West Donegal Regional Water Supply Scheme is also on the Water Services Investment Programme although a construction date is not identified. This planned investment is essential in realising the growth strategy of Strategic Support Town and in the interim the provision of adequate and appropriate servicing arrangements will be required as part of any development proposal.

Opportunities and other issues

Having regard to the identification of the town as a key service centre, there are opportunities for the supply of quality sustainable residential development provided in a sequential manner, outwards from the core. This provision will be in addition to the significant number of other residential units that can be supplied through extant planning permissions (289 units) as well as the uptake of vacant units in the town (50 units, Geo-directory 2010).

A number of other key issues are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- Notable townscape quality along Main Street where the collection of buildings provide a good architectural quality.
- Identified flood points.
- Nearby presence of pNHA (002047) and SAC (002047).
- Presence of designated Shellfish Area.
- River Basin Management Plan identifies poor river water body status, poor river status and good lake water body status.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies apply:

1. Any proposals on lands zoned residential shall demonstrate a density in the region of 20 units per hectare.
2. Any proposals for development along Main Street shall be of a size, scale, character and design that integrate effectively with the character, scale and proportion of Main Street.

Tier 3 settlements (Strong Towns & Villages)

Ardara

Town	Ardara
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	6

Context

Ardara is a heritage town in relation to its long association with the tweed and knitwear industry. It is located to the west of Donegal and has a high tourist value. It has a good range of services and facilities and a strong identifiable main street and there has been a steady growth in residential development since 2000.

Opportunities and other issues

The town has a crucial role in providing a range of local services and functions to a wide geographic rural hinterland. It is important that this service base is maintained and strengthened over the plan period. There are a few opportunities to strengthen this service base through extant planning permissions for community and commercial developments and further opportunities would be positively considered. It is hoped that through strengthening the functions and services of the town this will help population growth. At present there is an oversupply in residential units in the area. There are a high percentage of vacant apartments and houses in the town as well as extant planning permissions for significant number of further residential units. A main issue would be to reduce the number of vacant properties and to see the completion of partially completed housing units.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- SAC to the west of Ardara/ Maas Road 000197 (partially within settlement to west).
- pNHA to the west of Ardara/Maas Road 000197 (partially within settlement to west).
- 3 Record of Protected Structures (RPS) along the Main Street, namely St Connells Church (40907301), Church of the Holy Family (40907303) and The Central Hotel (40907304).
- 1 NIAH property along the main street 40907302.
- Recorded monuments within the town envelope, namely a ringfort (DG074-010).
- OPW Flood Point identified in the centre of the village at Endergale Bridge.
- The town is in a positive position in terms of Waste Water Treatment and Water Services.
- The town is in the River Basin Management Plan. This has highlighted that Ardara has:
 - Poor and moderate River Water Body Status
 - Poor River Status
 - Fresh Water Pearl Mussels located within the SAC 000197 and in the river to the North of the village.
- Broadleaf forest to the south of the town.

- Coilte forest to south.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies will apply:

1. It is a policy of the Council to require that any proposals on lands zoned residential shall demonstrate a density in the region of 15 units per hectare.
2. It is the policy of the Council to designate an Architectural Conservation Area within the settlement of Ardara.
3. It is a policy of the Council to protect the built and archaeological heritage and prevailing character of Ardara
4. It is the policy of the Council to seek the protection of boundaries and street furniture of heritage value and which contribute to the streetscape and character of Ardara.

Bunbeg-Derrybeg

Town	Bunbeg-Derrybeg
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	7

Context

Located in the Donegal Gaeltacht and framed by the Atlantic Coast to the west and the Derryveagh mountains to the East, this area is characterised by its dispersed settlement pattern, a wide range of commercial and social facilities along with the extensive Údarás na Gaeltachta Business Park at Ard na gCeapairí. The principle access to the area is via the N56 and the 'Back of Errigal' road and also benefits from proximity to Donegal Airport at Carrickfin.

The emphasis for this settlement framework rests with developing and supporting the economic development of the Business Park, developing the linguistic and cultural heritage role of the settlement and capitalising on key infrastructural investments in the area, particularly the planned waste water treatment and network proposals for the area.

Opportunities and other issues

The settlement framework is to be read in conjunction with Policy UB-P-4 in Chapter 5 of this Plan. In terms of population growth the Council envisage that the existing supply of housing in the area can meet much of the anticipated growth. Housing units, where planning permission is in place but where no development has occurred, represents a noticeable supply of future accommodation. The unique, dispersed nature of the settlement and the prevailing patterns of land ownership do not facilitate the identification of lands for zoning for housing. 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.

A number of other key items are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- Development and commissioning of The Gweedore Waste Water Treatment Scheme.
- The Gweedore Bay and Islands SAC located to the west of the settlement.
- The designated SAC along the Clady River to the south.
- Identified flood points.
- Flight paths over the area relating to the northern approach to Donegal Airport.

Policy

Proposals for development will be considered in the context of all relevant policies contained within this Development Plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition the following specific policies apply:

1. Any proposals on lands zoned residential shall demonstrate a density in the region of 12 units per hectare.

Convoy

Town	Convoy
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	8

Context

Convoy is a medium sized town with a population of 1193 in the 2006 census. The town has a compact form and includes a mix of residential, retail, community and business uses and has notable character in its built form, in particular as defined by Convoy House, Gate Lodge and curtilage. There has been a considerable amount of new residential development in recent years primarily to the north and east of the town, and there is a high level of vacant units (62).

Opportunities and other issues

The town has an important role in providing a range of local functions to its established population and has the opportunity to provide for further population growth through extant planning permissions for residential units equating to approximately 130 units. The town provides a strong role at a local level, and in recognition of this, residential land use zoning is identified on lands to the east of the town in proximity to the core and established residential areas.

Convoy House and curtilage are an important element of the town fabric, and an amenity zoning has been designated within a proportion of the demense of Convoy house and within other important amenity areas in the town.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- 5 RPS structures are located within the settlement boundary, namely Convoy House (40906905), Convoy Gates and Lodge 40906904, Convoy Presbyterian Church (40906907), Convoy Enterprise Centre (40906906), and Convoy Reformed Presbyterian Church (40906901).
- Sewerage Scheme treatment on WSIP as contract to start 2010-2012.
- Poor River Water body status as identified in the North Western River Basin Management Plan (2009-2015).
- 3 recorded archaeological Monuments are located within the settlement boundary, namely 2 standing stone sites (DG069-014, DG069- 016) and a miscellaneous site (DG069-017).
- There are 7 NIAH structures within the settlement.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. Any proposals on lands zoned residential shall demonstrate a density in the region of 9 units per hectare.

Creelough

Town	Creelough
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	9

Context

Creelough is a small town within a scenic rural setting and had a population of 327 in the 2006 census. The town is bisected by the N56 and comprises a clustering of development around the town core and a linear form of mostly residential development along either side of the National Road. The retail and service function of the town is of a local order and located for the most part within the town core.

Opportunities and other issues

The scale and form of residential development within the town is reflective of the scale and order of the town, which provides a range of local functions to its established population. There is an opportunity to provide for further population growth through extant planning permissions for residential units equating to approximately 37 units. In order to accommodate future growth of the town in a sequential manner, 2 sites have been zoned as residential within the town in proximity to the core and established residential areas.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- 1 RPS structures is located within the settlement boundary, namely St Michael's Church (4090260).
- Wastewater treatment requires addressing to facilitate any future growth.
- Poor River Water body status and good River Water body status is identified in the North Western River Basin Management Plan (2009-2015) within the town area.
- 2 recorded archaeological Monuments are located within the settlement boundary, namely a megalithic tomb (DG026028) and a graveyard (DG026029).
- There is a Natura 2000 (SAC) and a proposed NHA in close proximity to the South-east of the town and there is also a Natura 2000 (SAC) and a proposed NHA nearby to the North-east of the town.
- 1 NIAH structure is located within Creelough.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. Any proposals on lands zoned residential shall demonstrate a density in the region of 8 units per hectare.

Dunfanaghy

Town	Dunfanaghy
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	10

Context

Dunfanaghy is located coastal in the north of the County. The town consists of a good range of local level services and facilities and has an identifiable core area including Main Street. It performs a local function in terms service provision but has a significant tourism role notable in the extent of holiday home developments in the area, the existing level of hospitality and leisure services including the golf course at the eastern end of the settlement. The town is located approximately 2 km from Portnablagh, which consists of dispersed pattern of residential units and a significant holiday home element. Its location also benefits from the coastal position where notable views towards Horn Head can be found.

Opportunities and other issues

There is an opportunity to provide for further population growth through extant planning permissions for residential units equating to approximately 120 units. Due to the large number of extant planning permissions within the town and in order to accommodate appropriate future growth of the town in a sequential manner, a site has been zoned as residential within the town in proximity to the core and established residential areas.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- 5 RPS structures are located within the settlement boundary, namely a detached Victorian 3 bay house (40901514), Dunfanaghy Presbyterian Church (40901504), a Georgian Rectory (40901513), a semi-detached vernacular house (40901512) and Holy Trinity Church (40901509).
- Wastewater treatment is a material consideration for future growth.
- The River Water body status within the settlement boundary is poor and the adjoining Lake to the southwest is good status as identified in the North Western River Basin Management Plan (2009-2015).
- A recorded archaeological Monument is located within the settlement boundary, namely a 'Castle Site' (DG015-016).
- There is a Natura 2000 (SAC) and a proposed NHA within the settlement boundary and immediately to the east and south west (pNHA: 000147 Hornhead & Rinclevan and SAC: 00147 Hornhead & Rinclevan). There is also a Natura 2000 SAC and SPA in close proximity to the South and south west of the settlement boundary, (SPA: 004194 Hornhead to Fanad Head refers).
- There are 7 NIAH structures located within Dunfanaghy.
- There is a flooding risk within the town associated with a 1 in 8 year high tide, and an OPW flood point within the town centre.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. Any proposals on lands zoned residential shall demonstrate a density in the region of 10 units per hectare.

Falcarragh

Town	Falcarragh
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	11

Context

Falcarragh is a vibrant town in the heart of the Gaeltacht that offers a wide and varied range of facilities and services, both to the town and the wider rural Gaeltacht hinterland. The town is centred on a 'crossroads' of a County road and the N56 National Road that forms the 'Main Street' of the town and has an identifiable 'town centre' within which most of the retail and service offer are located. The town had a population of 842 in the last census in 2006.

Opportunities and other issues

The town has a strong retail, service and employment base and the existing vitality of the town should be maintained through consolidation and sustainable growth. There is an opportunity to provide for further population growth through extant planning permissions for residential units equating to approximately 68 units and in order to accommodate future growth of the town in a sequential manner, a site has been positively zoned as residential.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- Planning for WSIP scheme is at an advanced stage.
- Poor River Water body status and moderate River Water body status is identified in the North Western River Basin Management Plan (2009-2015) within the town area.
- 2 recorded archaeological Monuments are located within the settlement boundary, namely 2 enclosure sites (DG025-031 and DG025-032).
- There is a proposed NHA (001090 Ballyness Bay) within the western area of the settlement framework boundary. A Natura 2000 site (SAC: 001090 Ballyness Bay) and a pNHA (001090 Ballyness Bay) are located in close proximity to the west of the settlement boundary.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. Any proposals on lands zoned residential shall demonstrate a density in the region of 9 units per hectare.

Glenties

Town	Glenties
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	12

Context

Glenties is a vibrant, medium sized town in the heart of the Gaeltacht that offers a wide and varied range of facilities and services, both to the town and the wider rural Gaeltacht hinterland. The town has a strong 'town centre,' within which most of the retail and service offer are located, and includes higher service provision such as secondary level education, full time gardai station and a court house. The town had a population of 811 in the last census in 2006.

Opportunities and other issues

The town has an important role in providing a range of local functions to its rural hinterland and established population and has the opportunity to provide for further population growth through extant planning permissions for residential units equating to approximately 125 units. The town provides a strong role at a local level, and in recognition of this, a positive residential land use zoning is identified within the settlement boundary, in proximity to the town centre.

There is a fluvial flood risk in Glenties and a recorded OPW flood points within the settlement framework boundary along the river.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information:

- There are 3 RPS structures located within the settlement boundary, namely a Church of Ireland Church (40907405), Glenties Court House, (40907406) and St. Conall's RC Church (40907407).
- There is a Recorded Archaeological Monument (Standing Stone) within the settlement framework area, (DG074- 004).
- There are 8 NIAH structures located within Glenties.
- There is an SAC (SAC:00197) within Glenties (along the River) and extensive areas of SPA and pNHA (pNHA:00197) to the northwest and south of the town.
- The town falls within the protected Fresh Water Pearl Catchment Area and there are recorded populations of Fresh Water Pearl Mussel close to the town.
- The River Water Body Status is poor and moderate and the actual River Status is moderate and bad, as identified in the North Western River Basin Management Plan (2009-2015).
- Wastewater treatment is a material consideration for future growth.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. Any proposals on lands zoned residential shall demonstrate a density in the region of 8 units per hectare.

Lifford

Town	Lifford
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	13

Context

Lifford functions as the seat of governance within the County, and is strategically located on the border and adjacent to Strabane. These border towns fulfil complimentary roles, and both centres benefit from cooperation (e.g. Lifford Strabane Development Commission). Service provision in Lifford is evidenced through activities such as the hospital/health centre, primary school, cinema, Greyhound Track, athletics, soccer and GAA Clubs and a diverse range of retail and professional services.

While there have been significant job losses in recent years through the decentralisation of Donegal County Council and the closure of Lifford Barracks, growth opportunities are starting to emerge through improved infrastructure such as the Project Kelvin and the proposed A5 route from Dublin to Derry.

Lifford has a population of 1,448 (CSO 2006), representing an increase of 3.8% since 2002. This town has a strong historical built form and rich archaeology. In addition, the Department of the Environment, Heritage and Local Government has identified Lifford as a Historic Town for general protection.

Opportunities and other issues

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- There are currently 5 'live' planning applications with potential for 88 additional new housing units. In addition, there appears to be 78 vacant units in the town.
- The River Finn/Foyle is a Special Area of Conservation (Natura 2000).
- River Basin Management Plan identifies, River Finn (NW-01-846, Status 2009 – Moderate and XB-01-1-2&3, Status 2009 - Poor). The lower section of the Finn is poor from Ballybofey/Stranorlar to the last site monitored at Castlefinn (1100) upstream of its confluence with the Foyle.
- River Deele (NW-01-1913, Status 2009 - Poor). The upper River Deele was of high status when surveyed in early August 2007 and of good status in the mid section at Station 0200.
- Lifford Waste Water Treatment Plant – risks associated include insufficient future capacity for treatment, insufficient assimilation capacity in the receiving waters, and unsatisfactory water quality (Q value < 4) within 3km of outfall. Areas at risk due to future insufficient WWTP capacity.

- There are significant deficiencies in wastewater treatment and capacity and capital works not due under the WSIP 2010- 2012. Therefore many developments are deemed premature until these deficiencies are resolved.
- Flood point and Benefiting lands at Lifford Common and alongside the Rivers Foyle and Deele where Benefiting Lands have been identified by the OPW and their embankments hold back these rivers, which frequently flood.
- 7 Record of Protected Structures (RPS) are located within the settlement boundary, namely the Church of St Lugadius (40800801), church hall (40800802), the Old Courthouse Visitor Centre (40800806), Garda Station (40800810), Bridge Street House (40800812), Rehab Hostel (40800813) and Ballyduff House (40800814).
- 8 Recorded monuments within the town centre envelope, namely Lifford Town itself (DG0071-008), standing stone (DG071-005, DG071-006, DG071-007, DG071-008, DG071-009) and church and graveyard (DG071-008001 and DG071-008003).
- 14 NIAH structures are located within Lifford town boundary.
- Lifford Town centre is a Designated Archaeological Complex.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies apply:

1. The Council have identified approximately 1 Hectare for 'Residential' use throughout the Plan period.
2. The Council will support Environmental Improvement Scheme proposals associated with the Riverine Cross Border Project.
3. The Council will encourage appropriate backland development to open up and create further town centre and retail activities.
4. It is a policy of the Council to protect the built and archaeological heritage and prevailing character of Lifford' as a policy.
5. It is the policy of the Council to seek the protection of boundaries and street furniture of heritage value and which contribute to the streetscape and character of Lifford' as a policy.

Manorcunningham

Town	Manorcunningham
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	14

Context

Manorcunningham functions as a self-sufficient historic rural settlement and is an important service centre, located off the N14 along the Letterkenny – Derry Gateway Corridor. The town scores moderately relating to vitality, has a small range of local level activities including a health centre, has remaining capacity (PE = 850) in the wastewater treatment plant and there are 148 undeveloped housing units (with planning permission) within the village.

- The proposed N14 Lifford to Letterkenny realignment will improve journey times to Lifford/ Strabane and ultimately to Dublin upon completion of the new A5 road.
- The town has a population of 414 (CSO 2006), representing an increase of 29.4% since 2002 and has a primary school, a health centre and a diverse range of retail and professional services. The town enjoys spectacular views of Lough Swilly.
- The town functions as a satellite and commuter centre for both Letterkenny and Derry, as many residents have moved to Manorcunningham from Derry over the past decade, when new residential areas were built in the town.
- The town has an identifiable existing and historical settlement form with Protected Structures and 4 structures on the National Inventory of Architectural Heritage.

Opportunities and other issues

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- There are currently 13 'live' planning applications with potential for 215 additional new housing units. In addition, there appears to be 22 vacant units in the town.
- The town is located above the Big Isle Special Protection Area (Natura 2000), an important site for migratory birds.
- River basin Management Plan identifies, Waterbody NW-39-1548 'Poor' status. At risk from agriculture. Objective to be met by 2021 and NW-39-2523 'Good' status. Objective to be met by 2009.
- Flood point at Big Isle, when embankments failed in 1990.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies apply:

1. The Council have identified approximately 1 Hectare for 'Residential' use throughout the Plan period. The development of these lands will be contingent upon the availability and upgrade of water and wastewater infrastructure in that area.

Milford

Town	Milford
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	15

Context

Milford is a small town with a population of 829 (Census 2006) located some 20 km north of the Letterkenny Gateway. The town is strategically positioned at the entrance to both the Fanad and Rosguill peninsulas, which are a significant part of the large rural hinterland, which it serves.

The town has a clear central core originating in the 18th Century. Important services for the town include, the Public Service Centre, Library, 2 Secondary Schools, Hotel, Adult Education Centre, Fire Station and 3 supermarkets, while more localised services include post office, health centre, community centre, veterinary practice, 3 pubs, Church and National School.

The Main Street consists of a diverse range of business and residential units, however high levels of vacancy and dereliction is threatening the vitality of the town.

Many recent developments have taken place at the edges of the town and comprise multiple residential development, discount retail and one-off houses along the approach roads to the town.

There are approximately c. 550 residential units in the town with a further 147 permitted but not built. In addition, there are 78 vacant residential units in the town this is mainly made up of both vacancies in older buildings in the central core and new developments that have not been occupied at the edge of town. The vacant and unbuilt units together provide a supply of housing for some 675 people in the town.

An inner relief route has been recently opened in the town relieving congestion and helping traffic movements along Main Street.

Infrastructurally the town is currently deficient with regard to wastewater treatment capacity and water supply.

The River Basin Management Plan waterbody status for the catchment is Bad. Milford falls within the Leannan/Clady/Owencarrow/Glaskeelan Water Management Unit (WMU), the associated action plan identifies the town Wastewater Treatment Plant as a specific risk to receiving waters. The river in the town, Maggie's Burn, is a tributary of the Leannan and has been identified as having bad status.

Opportunities and other issues

- Strengthening and revitalising the central core area of the town and in particular to redress dereliction and vacancy along main street is a key opportunity.
- Provision of adequate Municipal Waste Water Treatment capacity to meet the treatment level required for existing population, services and commercial activity in the town, as well as permitted development and future residential and commercial development.
- Provision of adequate Water supply to meet the existing and planned future needs of the town.

- Ensuring that new retail, commercial and social development is within convenient walking distance of the Core Central Area.
- Ensuring that new residential provision is located within convenient walking distance of the Core Central Area.
- Preserving the innate character of the town, through protection of streetscape, and amenity and wooded areas.
- Facilitate economic regeneration and employment opportunities by ensuring that adequate lands for commercial development are provided at accessible and serviced locations.

Policy

Development proposals will be considered in the context of all relevant policies contained within the development plan as well as all other material planning and environmental considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies will apply:

1. It is the policy of the Council to ensure that development proposals provide for the conservation of the archaeological, natural and built heritage of the town and shall otherwise positively contribute to the fabric of the town including properties along Main Street, historic graveyards, open space, sensitive landscapes and other structures of architectural merit throughout the town.
2. It is the policy of the Council to ensure that small scale development proposals such as those for single residential dwellings within the town shall not hinder the future development potential of lands within the town including the servicing of such lands.
3. It is the policy of the Council to ensure compliance with Article 6 of the habitats directive when assessing development proposals.

Mountcharles

Town	Mountcharles
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	16

Context

Mountcharles is a well-established village located off the N56 bypass. It is located close to a scenic bay and to the southeast are former wooded lands of a large estate house. The village has experienced steady growth in residential development since 2000 together with terraced housing in the centre of the village and low density housing on the edges. The village has a long linear historic core based around the Main Street and has a good range of services and facilities.

Opportunities and other issues

The Village has an important role in providing a range of local functions to its established population and the wider rural hinterland. Further population growth can be easily accommodated within the village on infill plots and small pockets of land together with a few unfinished housing developments and other extant permissions. No further substantial residential land zoning is expected to be required over the plan period. There are opportunities in terms of restoring derelict sites and an important issue will be to reduce dereliction over the plan period as a proportion of older properties, especially on Main Street, are in a poor state of repair. In recognition of the important role the town provides at a local level it is vital to retain function and services.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- There are 3 RPS structure 40909906, 40909905 and 40909912.
- There are 5 Draft NIAH structures with the centre of the Village.
- There is an SAC (9999 Donegal Bay designated areas for shellfish), SPA (004151 Donegal - Bay) and NHA(000133 Donegal Bay) to the south of the village.
- There are infrastructural deficiencies in terms of wastewater treatment (capacity of the wastewater treatment plant needs to be increased).
- Mountcharles is located within the North Western International River Basin District and has the following water quality status:
 - Good River Water Body status,
 - Good River quality,
 - Good Lake Water Body status.
- Old railway track runs to the south east of the village.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations.

Moville

Town	Moville
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	17

Context

Moville functions as a self-sufficient settlement and is an important strategic service centre for north and east Inishowen. The town has a population of 1,427 (CSO 2006), a decline of 2.6% since 2002 and has a primary school, a health centre and a diverse range of retail and professional services. The town has a strong built and maritime heritage and enjoys spectacular views of Lough Foyle from Montgomery Park. Moville has been designated a Heritage Town under the Heritage Towns scheme.

Opportunities and other issues

The water and wastewater infrastructure is currently at capacity and affects further growth potential. There are advanced proposals to develop a new Waste Water Treatment Plant for Moville and Greencastle, to provide appropriate secondary treatment and tertiary treatment. The plant will be designed for a 20 year period and the scheme will also consist of a sewer network, four pumping stations and associated emergency outfalls.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- There are currently a number of 'live' planning applications with potential for 50 additional new housing units. In addition, there appears to be 52 vacant units in the town.
- Lough Foyle is a Special Protection Area.
- River basin Management Plan identifies 'Bad' River Water Body status at the Bredagh River.
- Other problems include unfinished estates and high levels of vacancy within the town centre.
- There are 3 Record of Protected Structures in the town (Church of St. Pius X, St. Columbs Church and Carnagarve House) and 5 structures on the National Inventory of Architectural Heritage.
- There are 3 recorded monuments within the town centre envelope, namely a holy well (DG022-007), bridge (DG021-009) and cross slab (DG021-011).
- There is a Health Centre and Primary school with 40 pupils.

Population Equivalent (PE) for Moville and Greencastle:

TYPE	YEAR		
	2006	2031	2056
Domestic	2,919	5,820	7,463
Industrial	349	908	1,466
Commercial and Tourism	1,141	1,750	2,358
Institutional	179	323	414
Population Equivalent	4,588	8,800	11,701

Provision shall be made for extension of the plant, if necessary, to allow for increases in loading beyond those projected. The sewer network shall be designed for the 50-year horizon and shall be designed for 6,700PE for Moville and 5,000PE for Greencastle.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies apply:

1. The Council has identified approximately 1 Hectare for Residential use throughout the Plan period.
2. It is the policy of the Council to designate an Architectural Conservation Area within the settlement of Merville
3. It is a policy of the Council to protect the built and archaeological heritage and prevailing character of Merville.
4. It is the policy of the Council to seek the protection of boundaries and street furniture of heritage value and which contribute to the streetscape and character of Merville.

Muff

Town	Muff
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	18

Context

Muff is located immediately adjoining the border with Northern Ireland and as a result, the town has experienced significant growth in residential development since 2000 due to the urban influence of Derry and resulting pressure for housing within the commuting distances of the City. This is partially exemplified through CSO population growth of 23% over the period 2002-2006. The town has positively developed in a compact manner and has a good range of services and facilities and an identifiable main street area.

Opportunities and other issues

The town has an important role in providing a range of local functions to its established population and in this regard, there are opportunities to strengthen this offer exemplified through a number of extant planning permissions for community and commercial developments. In addition, there are opportunities to supply for further population growth through extant planning permissions for residential units equating to approximately 40 units. In addition to this, and in recognition of the strong role the town provides at a local level, an 'Opportunity site' land use zoning is identified on lands to the north of the town fabric. The zoning of lands as 'Opportunity Site' provides a robust policy framework so as to facilitate the consideration of appropriate development proposals on the subject lands as opposed to restrictions to a particular land use. This approach acknowledges the extent of development in the town over the last decade and recognises that consideration of a range of uses as opposed to prescription of one singular use, is in the best interests of the area.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- Lough Foyle SPA (004087).
- RPS 40903905 located close to the settlement envelope.
- Flood point identified.
- There are no identifiable constraints arising from the North West International River Basin Management Plan.
- Scheme in relation to water supply network capacity is identified on the WSIP 2010- 2012.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. It is the policy of the Council to consider appropriate proposals on the land zoned 'Opportunity Site' subject to compatibility with adjoining land uses and in the context of all other material planning considerations and relevant policies of the plan.

Newtowncunningham

Town	Newtowncunningham
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	19

Context

Newtowncunningham is a small town with a population of 999 (Census 2006) located within a rural hinterland at the southern end of the Inishowen Peninsula. The town occupies a strategic position astride the N13 Derry to Letterkenny National Primary Route at a point almost equidistant between those urban centres. Newtowncunningham primarily functions as a dormitory town for Derry and provides local scale retail and commercial functionality. The town also has a primary school and a health care centre.

Over the past decade Newtowncunningham had experienced rapid residential and population growth with the completion of a number of residential estates and a 50% increase in population from 663 to 999 persons between 2002 and 2006 (Source Census 2002 and 2006, CSO). In addition to the 490 existing residential units within the town there are another 293 residential units permitted but not yet built. If these residential units were built and occupied at a rate of 2.87 persons per dwelling they would provide for a population increase of 842 persons.

Newtowncunningham has traditionally had a low-density linear development form with development typically arranged along its long main street. However in recent years new residential development has sprung up at right angles to the Main Street and coalesced into 2 largely separate development nodes at the western and eastern end of the town with limited commercial development within each node. In this regard the town lacks a strong streetscape or a single identifiable town centre.

In infrastructural terms the town is primarily served by, the N13 National Primary and L-2051-1 County roads. Wastewater Treatment is via a municipal wastewater treatment works located to the north of the N14 National Primary road. Treatment works does not currently have adequate treatment capacity to serve its estimated Population Equivalent Loading of 1400 persons and there is no immediate plans or funding to upgrade same. The town's Water supply is sourced from the Fullerton Pollan Dam Reservoir.

Opportunities and other issues

In view of the abovementioned development patterns and trends, and general levels of infrastructural provision a number of development issues and opportunities are discernable:

- Creation of a high quality urban place at the heart of the town centre.
- Strengthening of the built form the creation of strong street frontage along the main street through, defining a compact town boundary and thereby prioritising the redevelopment of existing derelict, vacant and under utilised plots over and above peripheral greenfield sites, focusing new retail development with a defined town centre, and applying specific design criteria to new development.
- Improving accessibility through the creation of compact urban form and location of residential development within walking distance of key retail, commercial and community services and vice versa.

- Conserving and improving water quality by ensuring that there is sufficient municipal effluent treatment capacity to cater for new development and the provision of additional treatment capacity to cater for both existed and permitted development.
- Safeguarding the environmental and visual amenities by providing for the retention of key open/recreational spaces.
- Ensuring that new development does not negatively impact on environmentally sensitive lands and habitats.

Policy

Development proposals will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, and relevant Regional and National policy guidance. In addition, the following specific policies will apply:

1. Development on the Town Centre Opportunity Sites shall provide for an overall mixed use town centre type developments including:
 - A high-density urban square (or similar urban space), which opens out onto the main street but otherwise is laid out in a manner that provides strong street frontage, and a sense of enclosure.
 - A central suitably landscaped urban space with street furniture.
 - Active retail frontage along a significant proportion of the ground floor street frontage of the square.
 - Residential units either in the form of apartments above retail units or terraced dwellings.
 - Vehicular and pedestrian access to the lands to the south of Town Centre Opportunity Site A.
2. Development proposals shall only be permitted where the Planning Authority considers that they would not adversely impact upon the Lough Swilly cSAC (site Code 002287), Lough Swilly SPA (Site Code: 004075), and the nearby National Heritage Area.

Ramelton

Town	Ramelton
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	20

Context

Ramelton is a historic town of immense heritage, architectural and archaeological value, and was designated as a 'Heritage Town' by Donegal County Council in September 2000. Ramelton was founded as a town in the early 1600s on the site of 'O'Donnel Castle' and was an important port located at a point where the River Lennon flows into Lough Swilly. Ramelton was a prosperous town during the 18th and early 19th century during which most of its distinctive Georgian architecture was built, and continued to be the centre of governance for County Donegal until the late 19th Century.

Opportunities and other issues

Ramelton is a vibrant town serving a wider rural hinterland and has a wide range of services, functions and facilities. The high quality built environment and natural setting of Ramelton as well as its historical and archaeological heritage give it strong potential to grow within the tourism sector. The town provides a strong and versatile role, and in recognition of this, a positive residential land use zoning is identified within the South of the town. In addition to this permission exists for 56 dwellings.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- 30 RPS structures are located within the Ramelton, namely Ramelton Bridge (40800206), a Milestone (40800509), Former Weaving House (40800014), 'The Green' 2 story house (40800305), 'The Manse' (40800503), First Ramelton Presbyterian Church (40800504), Former Corn Mill (40800422), Mill House (40800506), Detached four-storey Warehouse (40800410), 'Cooleen House' (40800418, 3no. Rubble Stone buildings (40800510), Plantation Corner House (40800508), 'House on the Brea' (40800401), End of terrace 2 storey House (40800413), Warehouse (7th from end) (40800411), Warehouse (8th from end) 40800412; A.Gamble &Co 2 storey House (40800423), 'The Fish House' (40800203), Terraced 3 bay, 3 storied Georgian House (40800204), terraced 3 bay 2 storey former house (40800202), Terraced pair of 2 bay, 3 storied houses (40800215), Garda Station (40800213), End of Terrace House (40800212), Methodist Church(40800403), Pair of terraced Houses (40800420), Corner Building (40800402), St Mary's Church (40800304) Former Church (40800421), National Irish Bank (40800403) and Warehouse (40800214).
- 5 recorded archaeological Monuments are located within and adjacent to the settlement boundary, namely a Stone Sculpture (DG046-005003), a Graveyard (DG046-005006), a Bawn (DG046-005007-00500) and a Castle (DG046-005). There is also a protected zone of Archaeological potential covering an area of over 28 acres within the town centre.
- 42 NIAH structures are located within Ramelton.
- There are Natura 2000 sites within the settlement boundary along the river and estuary. (Lough Swilly SAC, 002287 and Lough Swilly SPA, 004075). Lough Fern pNHA, 001162) is also located within the settlement boundary.

- Good River Water Body status as identified in the North Western River Basin Management Plan (2009-2015), and nearby estuary is within the designated Lough Swilly Shellfish Area (no.28).
- Wastewater treatment is a material consideration for future growth.
- There is a potential flood risk at the Quay area during high tide.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. It is a policy of the Council to require that any proposals on lands zoned residential shall demonstrate a density in the region of 15 units per hectare.
2. It is the policy of the Council to designate an Architectural Conservation Area within the settlement of Ramelton.
3. It is a policy of the Council to protect the built and archaeological heritage and prevailing character of Ramelton.
4. It is the policy of the Council to retain and protect significant existing trees and stands of trees within the settlement boundary.
5. It is the policy of the Council to seek the protection of boundaries and street furniture of heritage value and which contribute to the streetscape and character of the town.

Raphoe

Town	Raphoe
Tier	3
Description in Settlement Hierarchy	Strong Towns & Villages
Map number reference	21

Context

Raphoe is a thriving market town of heritage, architectural and archaeological value, and was designated as a 'Heritage Town' by Donegal County Council in September 2000. Raphoe is a typical Ulster plantation town based around a 'diamond' layout that has a unique architectural and streetscape character. The 16th Century Bishop's palace is recorded as a protected structure (40800705), and although this landmark building sits just outside the settlement framework boundary, the palace and demense are an integral element of the town's identity.

The plantation town of Raphoe was built on an earlier settlement; St Colmcille and St Eunan founded churches here in the 5th and 6th Centuries. There are 6 Recorded archaeological sites within the settlement boundary including a large area designated as an 'Archaeological complex' that covers an area within the east of the town centre.

Opportunities and other issues

Raphoe is a bustling market town serving a wider rural hinterland and has a wide range of services, facilities and functions including banks, schools, an agricultural college and a weekly livestock market in the 'mart'. The town provides a strong and versatile role, and in recognition of this, a positive residential land use zoning is identified on lands to the east of the town in proximity to the core and established residential areas. In addition to this there is an existing supply of 86 permitted but not constructed residential units.

Raphoe has a historic problem of flooding, having flooded repeatedly over the last 30 years, with 2 major recent flood events in 2006 and 2007, and there are 3 recorded OPW flood points on the map.

A number of other key matters are highlighted below but are not presented as an exhaustive list of information/constraints/opportunities:

- 12 RPS structures are located within the settlement boundary, namely St Eunan's Cathedral (40800701), Former Presbyterian Church (40800702), Old Royal School (40800704), 18th Century end of terrace house (40800708), 18th Century mid- terrace house (40800709), Late 18th Century end of terrace house (40800710), 19th Century end of terrace house (40800711), 19th Century mid- terrace house (40800712), 18th Century Central Hotel (40800713), 18th Century end of terrace 'Volt' house (40800714) Raphoe Presbyterian Church (40800716) and the Catholic Church of St Eunan (40800717).
- 6 recorded archaeological Monuments are located within and adjacent to the settlement boundary, namely an archaeological complex of archaeological remains (DG70003), a standing stone site (DG070001), Church and Graveyard (DG07000301), a stone sculpture (DG07000302) and a round Tower site (DG07000304) and the Bishops Palace (DG07000303).
- 18 NIAH structures are located within Raphoe.
- Bad and Poor River Water body status as identified in the North Western River Basin Management Plan (2009-2015).

- Wastewater treatment is a material consideration for future growth.

Policy

Proposals for development will be considered in the context of all relevant policies contained within the development plan as well as all other material planning considerations in the context of the proper planning and sustainable development of the area, relevant Regional and National policy guidance and environmental designations. In addition, the following specific policies apply:

1. It is a policy of the Council to require that any proposals on lands zoned residential shall demonstrate a density in the region of 15 units per hectare.
2. It is the policy of the Council to designate an Architectural Conservation Area within the settlement of Raphoe within the lifetime of this Development Plan.
3. It is a policy of the Council to protect the built and archaeological heritage and prevailing character of Raphoe.
4. It is the policy of the Council to seek the protection of boundaries and street furniture of heritage value and which contribute to the streetscape and character of Raphoe

Settlements Framework Maps
