



Benbradagh – Masterplan 2024

Gateway to the Sperrins

HALL BLACK DOUGLAS

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A document prepared by

HALL BLACK DOUGLAS

in association with

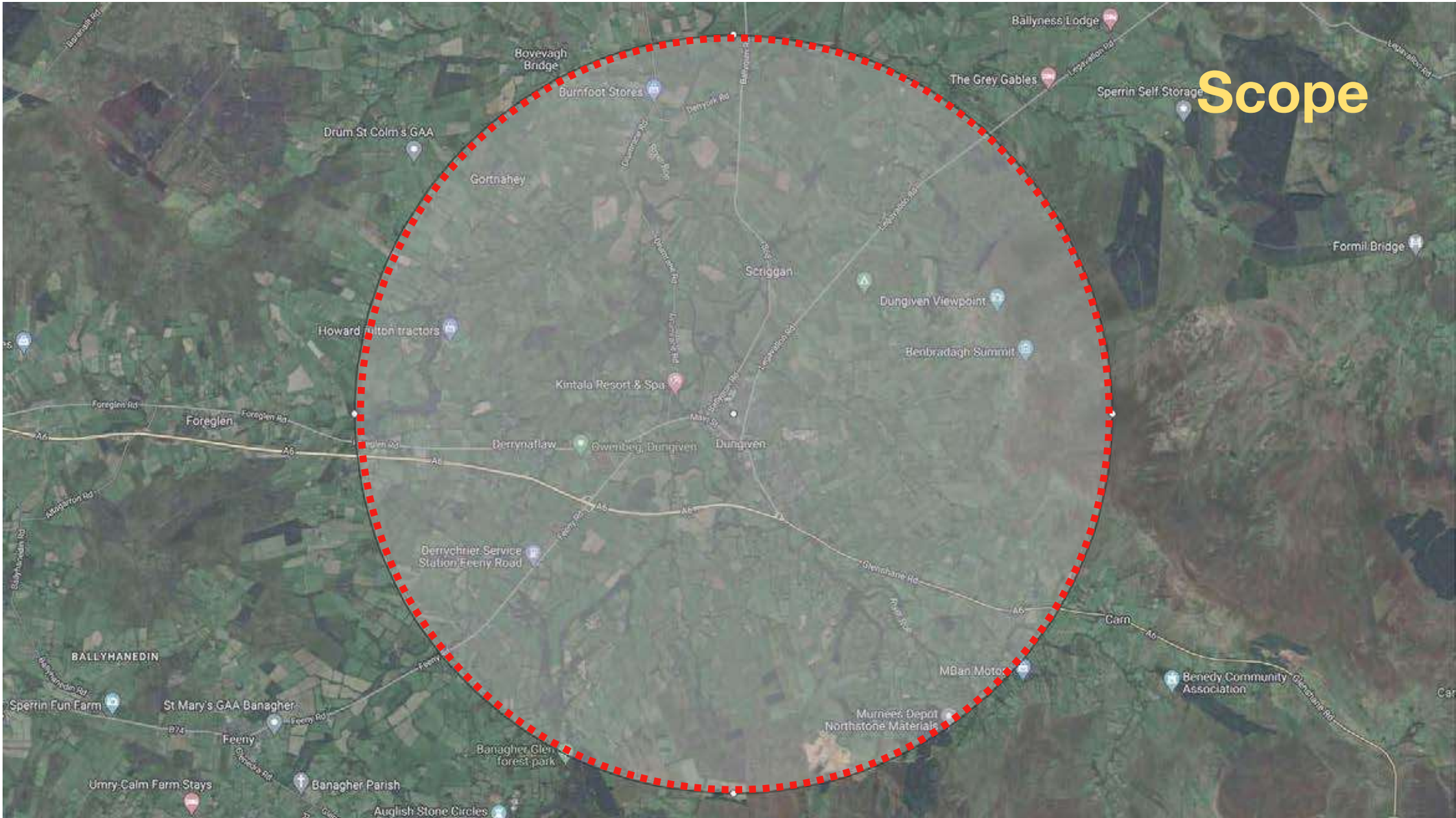


**Causeway
Coast & Glens
Borough Council**

&

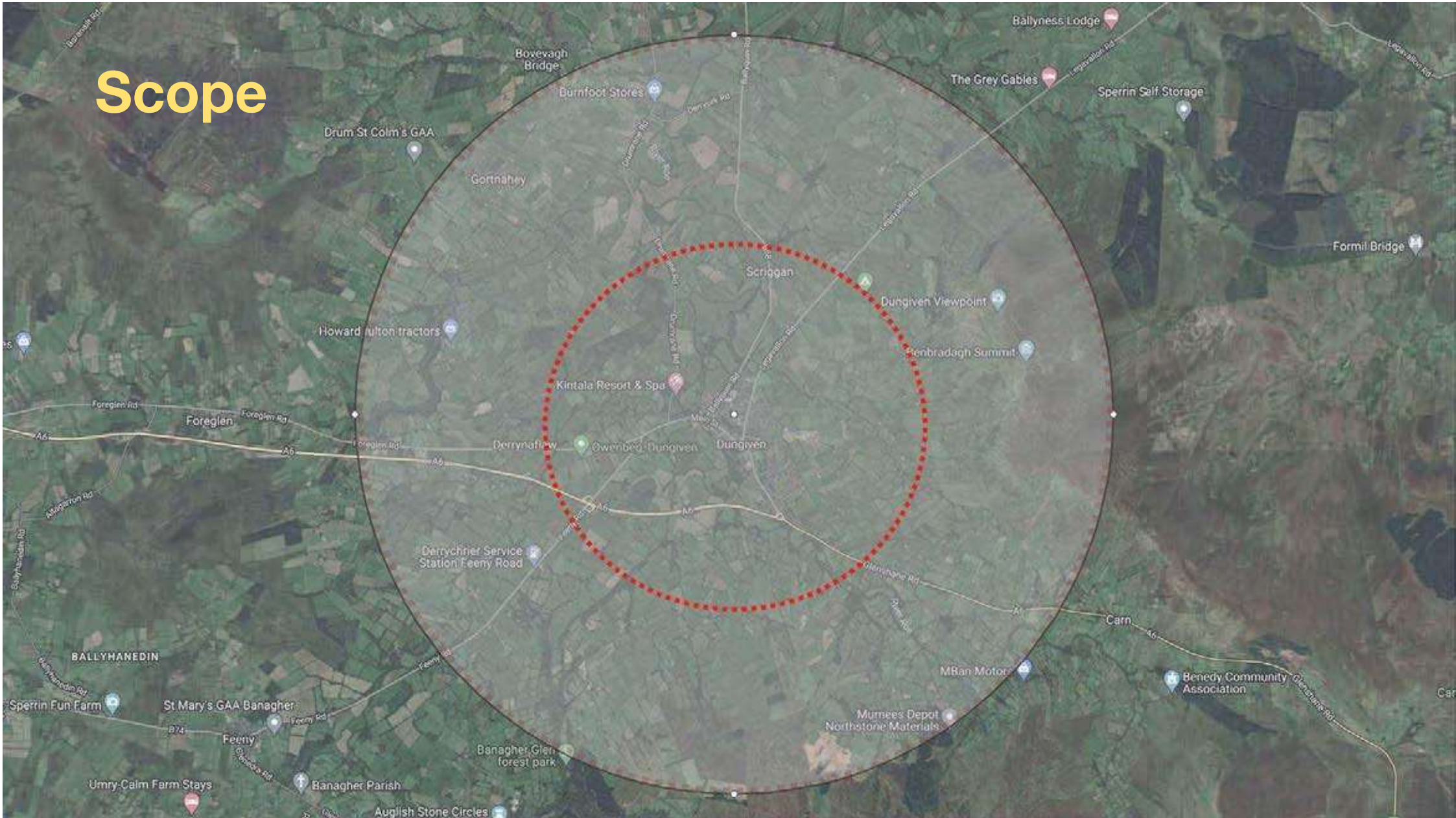
MCGARRY CONSULTING

Scope



The scope of this Benbradagh Masterplan includes a 3 mile radius around Dungiven Village as shown above.

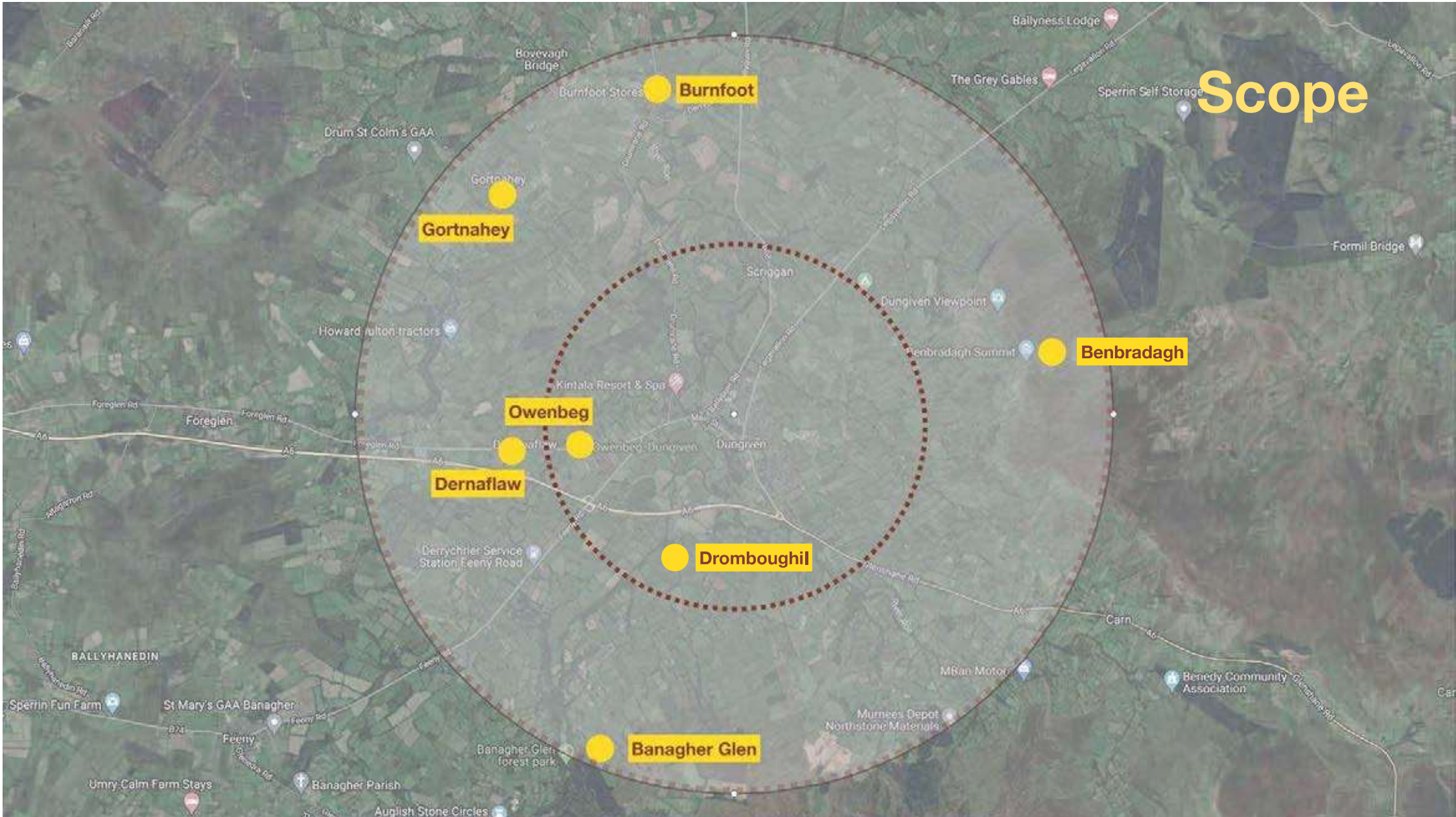
Scope



The study includes a close look at Dungiven as the principal settlement in the Benbradagh area.

Village Centre Focus

Scope



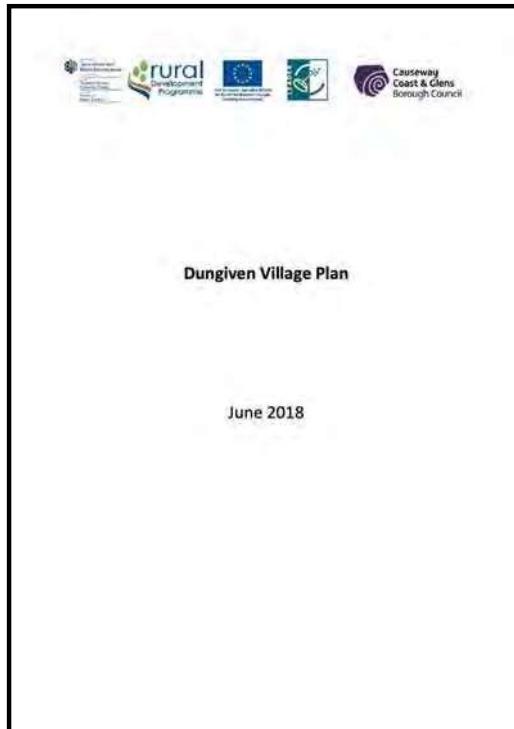
The key projects considered in the wider Benbradagh area include those shown above.

Baseline Review

- Previous Studies.....p 6
- Best Practise Guidance.....p 7
- Dungiven Village Centre Analysis.....p 9

Baseline Review

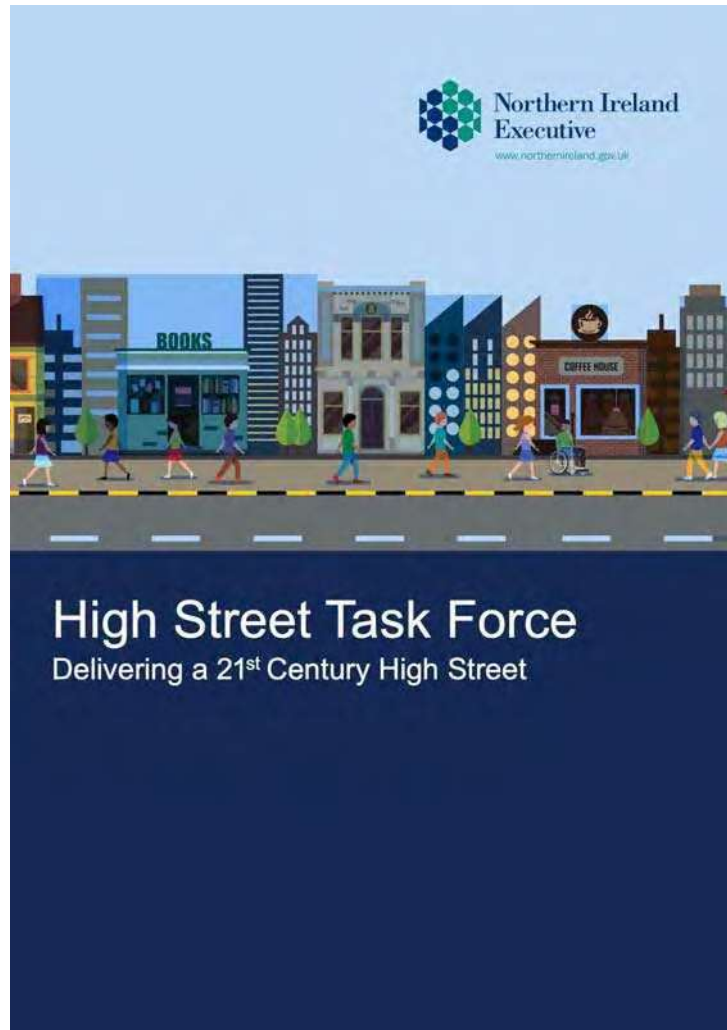
Previous Studies



The development of this Benbradagh Masterplan document was underpinned by the previous studies/ consultation and identification of prominent and priority projects across the village as explored through the Dungiven Village Plan 2018 and Dungiven Regeneration Framework 2023.

Baseline Review

Best Practice Guidance



The High Street Task Force - Delivering a 21st Century High Street was considered throughout this documents development. The text aside is an excerpt from the report which summarises its scope and intention.

The High Street Task Force Report

1.1. This report summarises the findings, advice and recommendations of a High Street Task Force (HSTF), appointed by Ministers in August 2020, to deliver the following agreed vision:

"Sustainable city, town and village centres which are thriving places for people to do business, socialise, shop, be creative and use public services as well as being great places to live."

1.2. The report represents a genuine collaboration across sectors, including expertise from central and local government, academia and the third sector, as well as businesses that are based on the high street. It is accompanied by and reflects the views contained within the ["Call for Evidence Report 2022"](#) on the extensive consultation and engagement which got us to this point. This report has been developed by the independent HSTF¹ to prioritise those actions that can drive delivery and build momentum. It cannot capture all of the views expressed, but those views will be taken on board as we move ahead.

1.3. That collaborative approach must continue over the coming years to deliver high streets, village, town and city centres that are fit for the 21st Century. The HSTF proposes that, in the first instance, there is a five-year programme of work to reinvent our high streets led by the Executive and the Assembly.

The Challenges

1.4. Our high streets have experienced constant and increasing change, particularly in recent years. Technology has changed how we shop and communicate for ever. This fundamental change, together with a global financial crisis, and, most recently, COVID-19, has created a huge set of challenges for the high streets that we value so much.

The Opportunities

1.5. There are also new opportunities: specifically, to create a more diverse high street; to address social needs as well as economic sustainability; and to deliver green growth. More than ever before, it is clear that our actions must focus on people and communities. Rather than viewing the empty premises in our town centres as derelict buildings or eyesores, let us be ambitious and see them as homes for new enterprises of the future.

The Approach

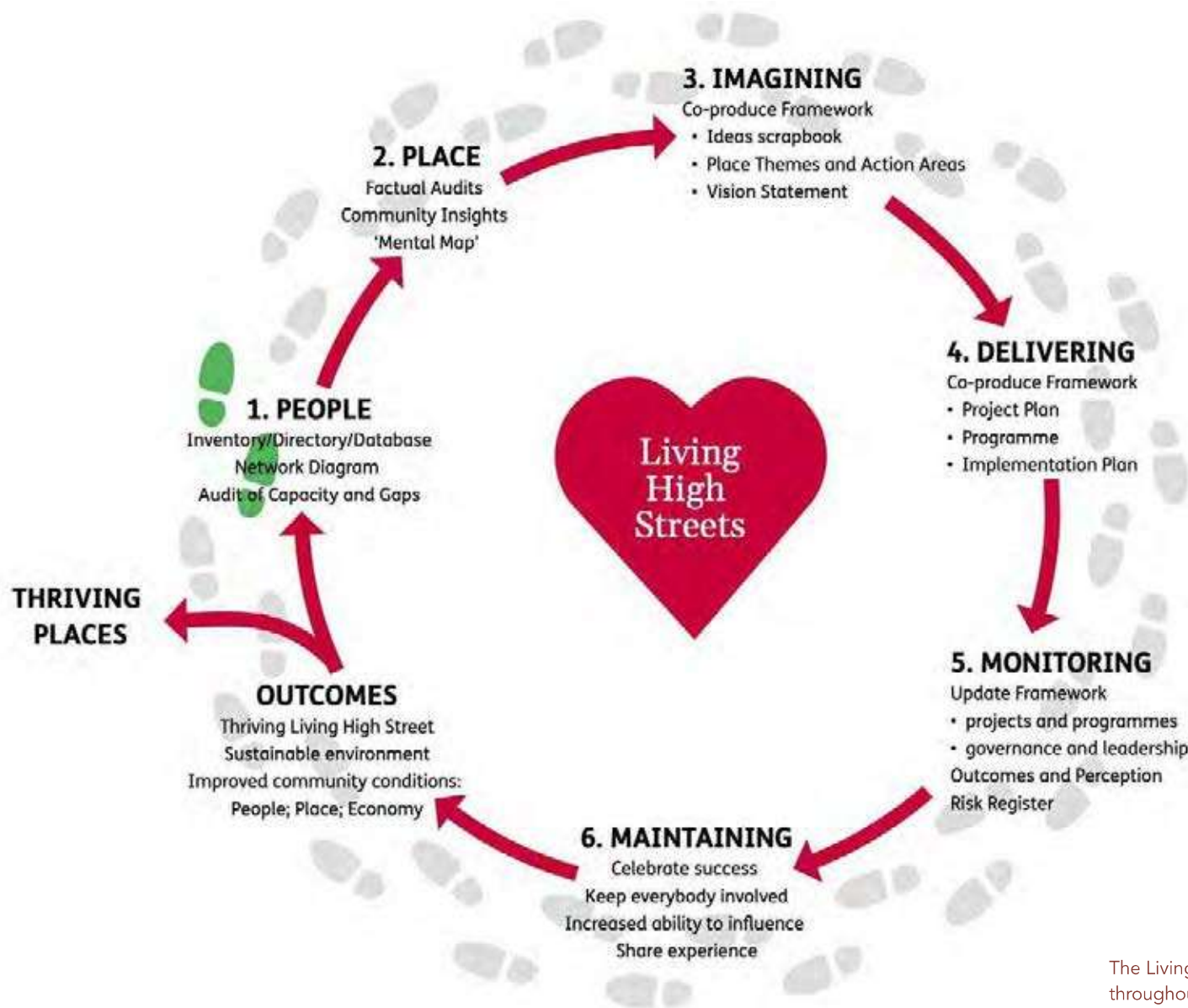
1.6. We need our high streets to be clean, green, fun, family-friendly destinations that are welcoming for everyone, including residents, visitors, entrepreneurs and workers.

1.7. Meeting the challenges which have been identified will include significant changes in planning, business rates, regeneration, and infrastructure investment. That, in turn, means involving and working closely with everyone who has a key interest in and ability to transform our high streets in line with the vision.

1.8. The approach that we set out here is not about top-down or one-size-fits-all solutions; it is about empowering people and communities to reshape and repurpose their local villages, towns and cities. The role of central and local government should be to support local leadership and encourage and resource the local action, working across sectors, to realise our vision.

Baseline Review

Best Practice Guidance



The Living High Street Craft Kit is a device we used throughout the development of this Masterplan to assess and propose appropriate design proposals and urban interventions aligned to a knowledge of the context of Dungiven, as the principal settlement in the area and the long term needs and aspirations of its Benbradagh stakeholders.

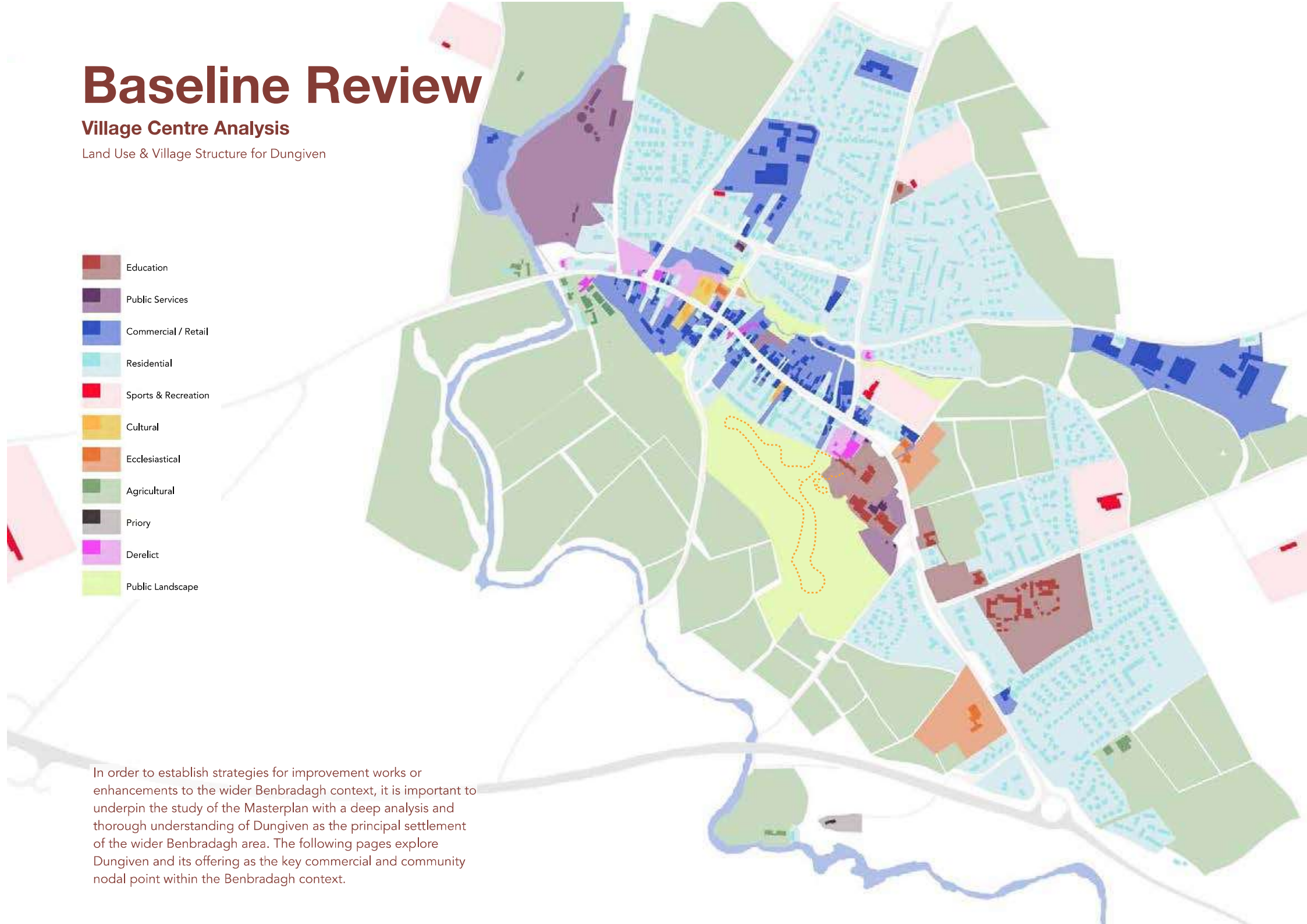
Baseline Review

Village Centre Analysis

Land Use & Village Structure for Dungiven



In order to establish strategies for improvement works or enhancements to the wider Benbradagh context, it is important to underpin the study of the Masterplan with a deep analysis and thorough understanding of Dungiven as the principal settlement of the wider Benbradagh area. The following pages explore Dungiven and its offering as the key commercial and community nodal point within the Benbradagh context.



Baseline Review

Village Centre Analysis

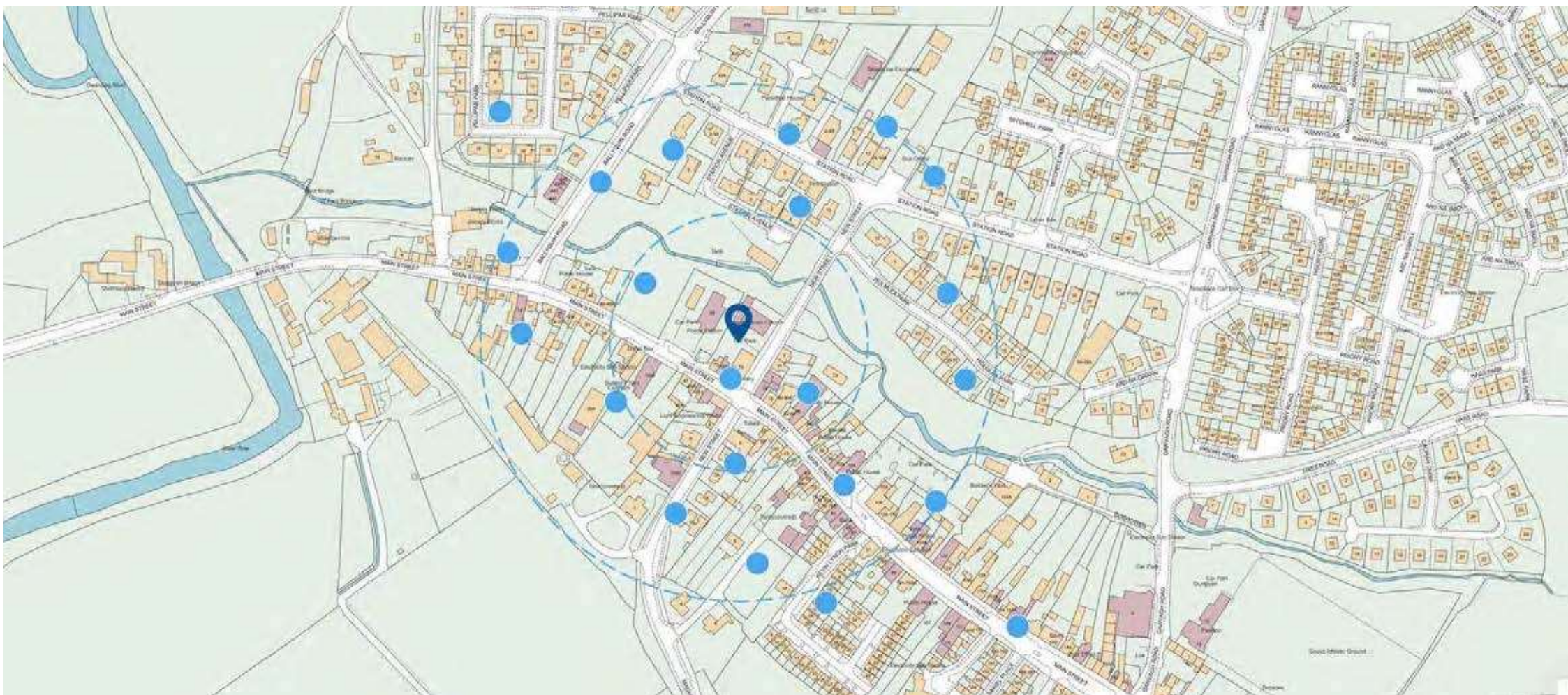
Closer Look - Land Use & Village Structure



Baseline Review

Village Centre Analysis

Future Village Centre - Live Planning Applications

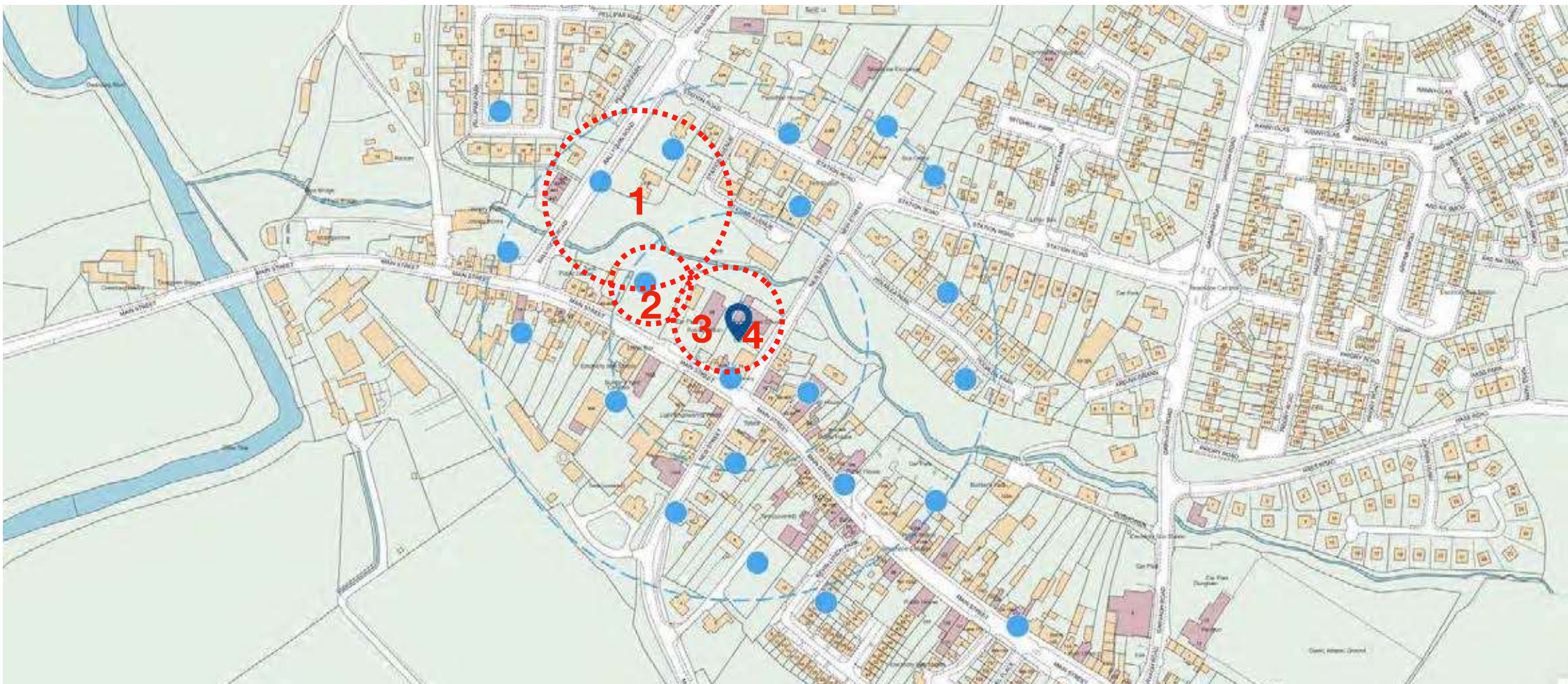


The predominant planning submission type in the Village Centre is for domestic house extension or minor adjustments to existing business premises. With substantial dereliction and some empty sites across the village, there remains an opportunity for future commercial/ hospitality / residential and amenity growth within the village centre.

Baseline Review

Village Centre Analysis

Future Village Centre - Live Planning Applications



The primary planning applications with the potential for impacting the Main Street are highlighted above. The following pages outline the key information about each of the 4 main applications including a status update relevant at the time of writing.

1. Ballyquin Road

Future Village Centre - Live Planning Applications

Application No: B/2011/0115/F

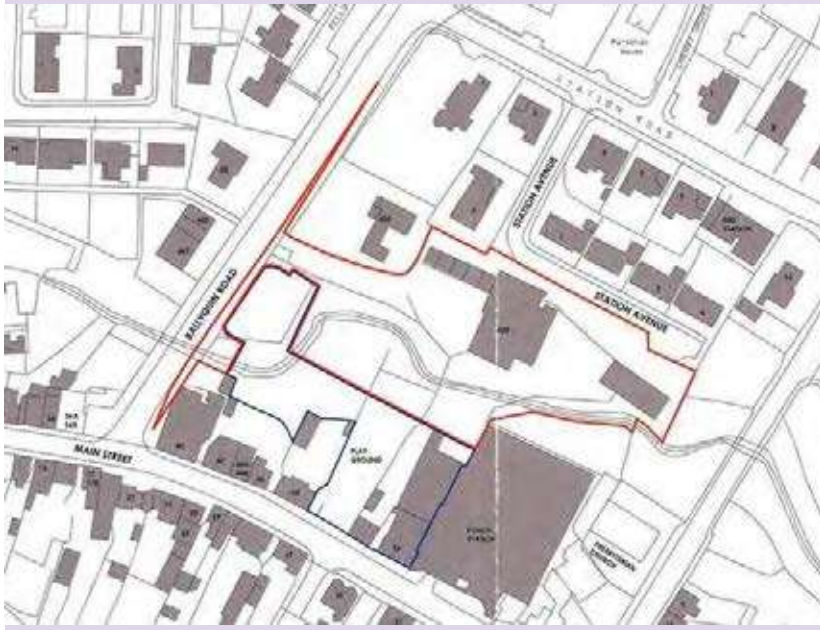
Date of Application: 8 April 2011

Site of Proposed Development:

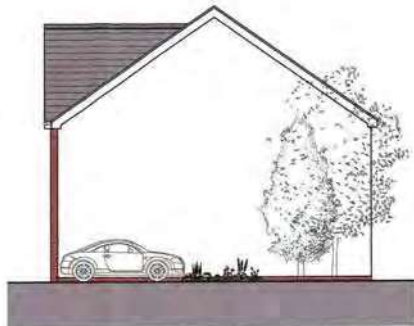
Lands to the south of 430 Ballyquin Road Dungiven BT47 4LX

Description of Proposal:

RESIDENTIAL DEVELOPMENT – Consisting of 18 No. dwellings & 2 No. apartments with associated road works, drainage and landscaping.



PRINCIPAL ELEVATION



FLANK ELEVATION



PRINCIPAL ELEVATION



FLANK ELEVATION (APARTMENT 01)





2. Main Street - Housing

Future Village Centre - Live Planning Applications

Application reference	LA01/2023/0722/F
Planning Portal reference	PP-12232005
Application received	06 Jul 2023
Application decided	Not available
Address	Lands Between 48 & 58 Main Street, Dungiven, Derry, BT47 4LD
Status	Site Inspection Complete
Decision	Not available
Authority	Causeway Coast and Glens Borough Council
District Electoral Area (DEA)	Benbradagh
Applicant name	M&N Properties (NI) Ltd



PRINCIPAL ELEVATION 1:100



REAR ELEVATION 1:100



PRINCIPAL ELEVATION 1:100

3. Main Street - Café

Future Village Centre - Live Planning Applications



Application No: LA01/2021/1399/F

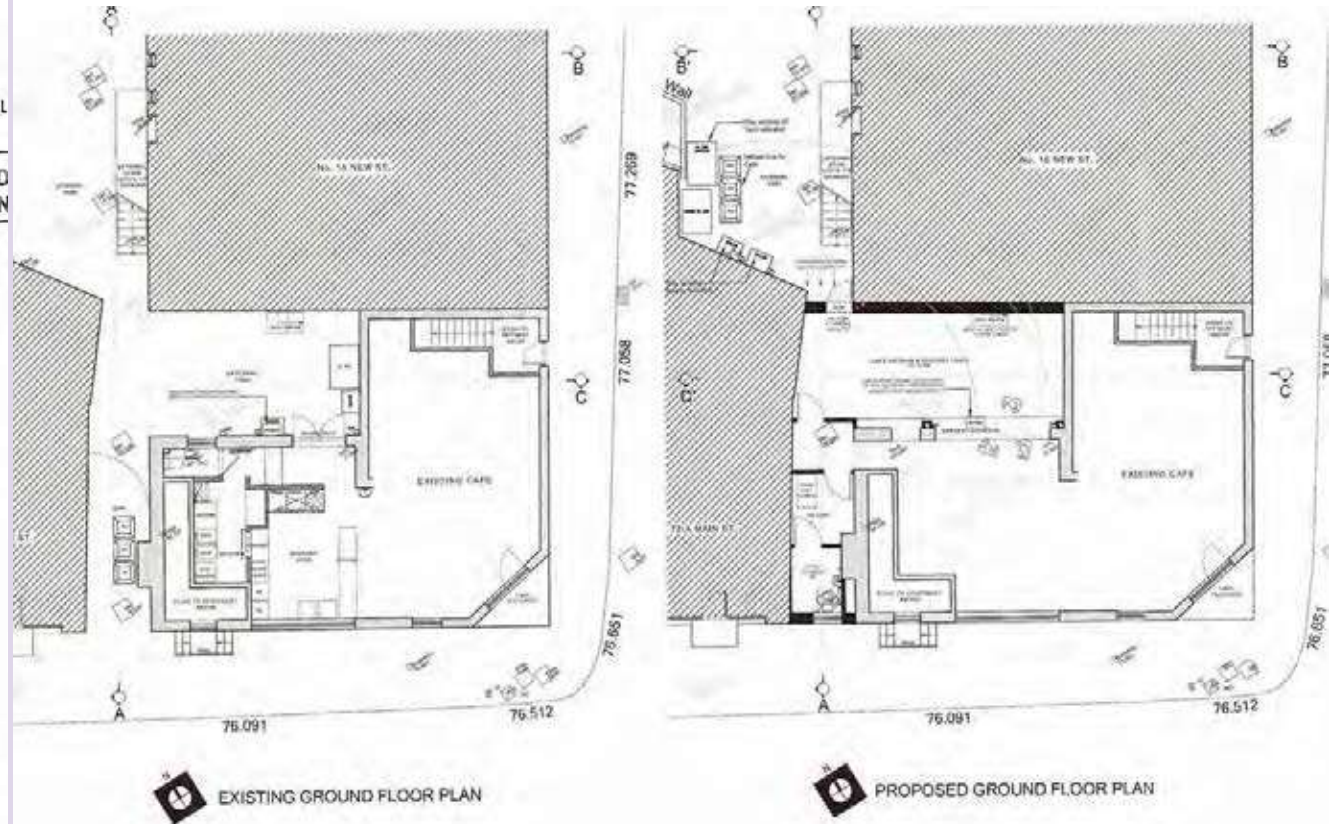
Date of Application: 10th November 2021

Site of Proposed Development:

No 74 Main Street/No 13 New Street
Dungiven

Description of Proposal:

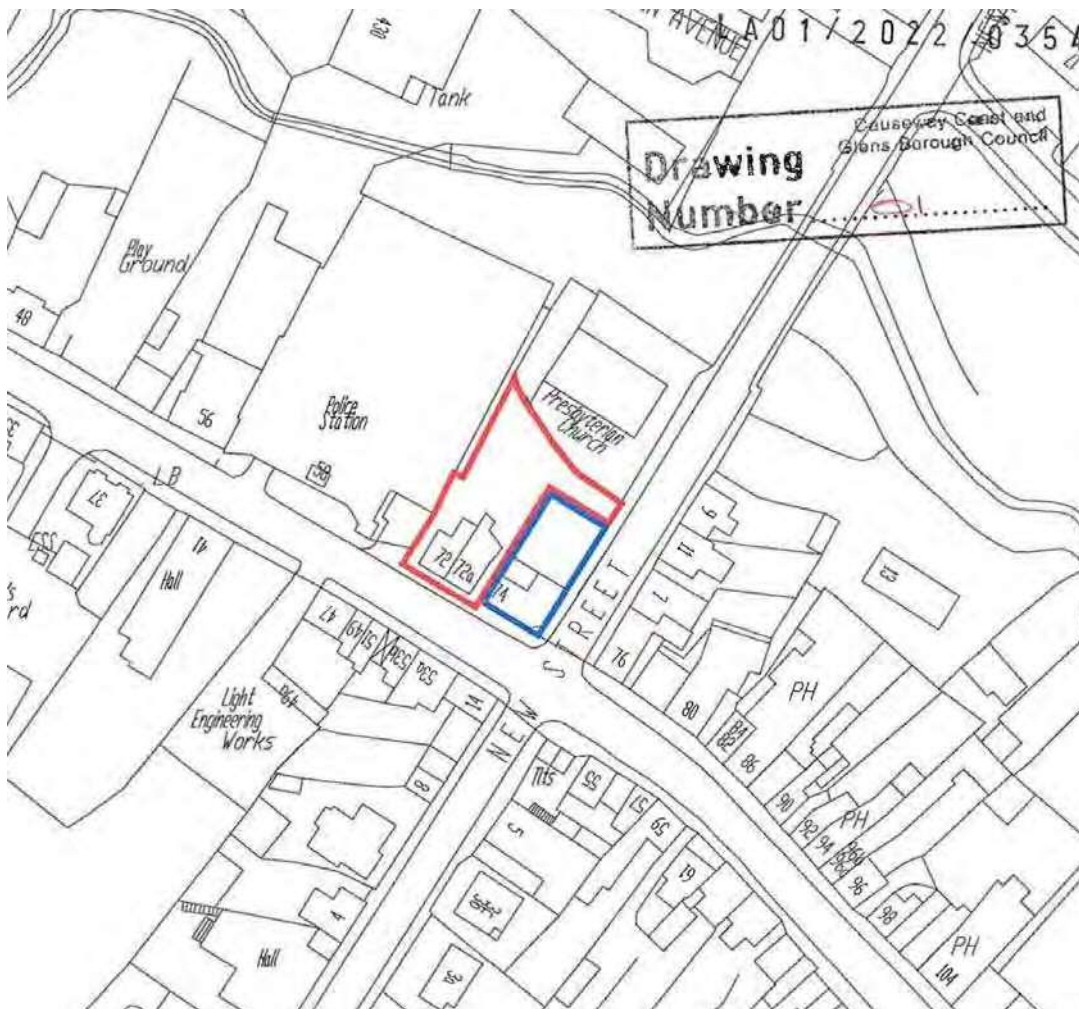
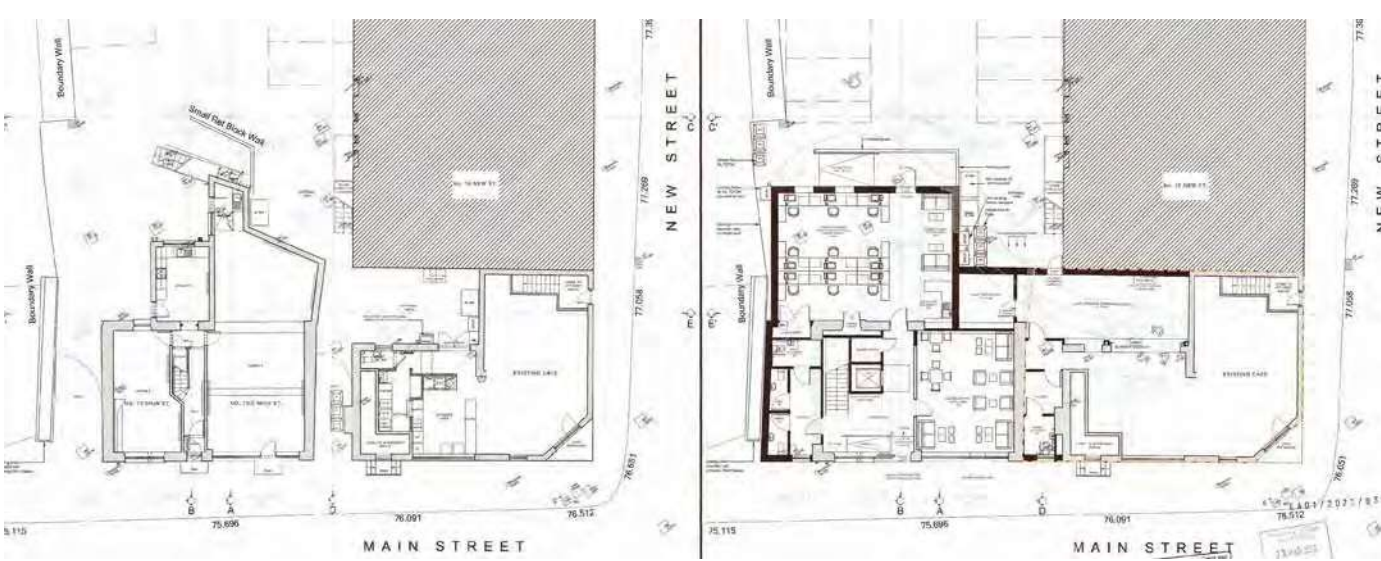
Proposed alterations and extension to cafe no 74 Main Street/13 New Street



2. Main Street - Co-worker Business Hub

Future Village Centre - Live Planning Applications

Application reference	LA01/2022/0354/F
Planning Portal reference	PAO969568
Application received	23 Mar 2022
Application decided	Not available
Address	No.s 72/72a Main Street Dungiven
Status	Under Consideration
Decision	Not Available
Authority	Causeway Coast and Glens Borough Council
District Electoral Area (DEA)	Benbradagh
Applicant name	Glenshane Community Development Ltd



PROPOSED ELEVATION TO MAIN STREET (also showing current application LA01/2022/0354/F)



Village Centre Analysis

Historic Register

Identification of buildings / sites of historic significance

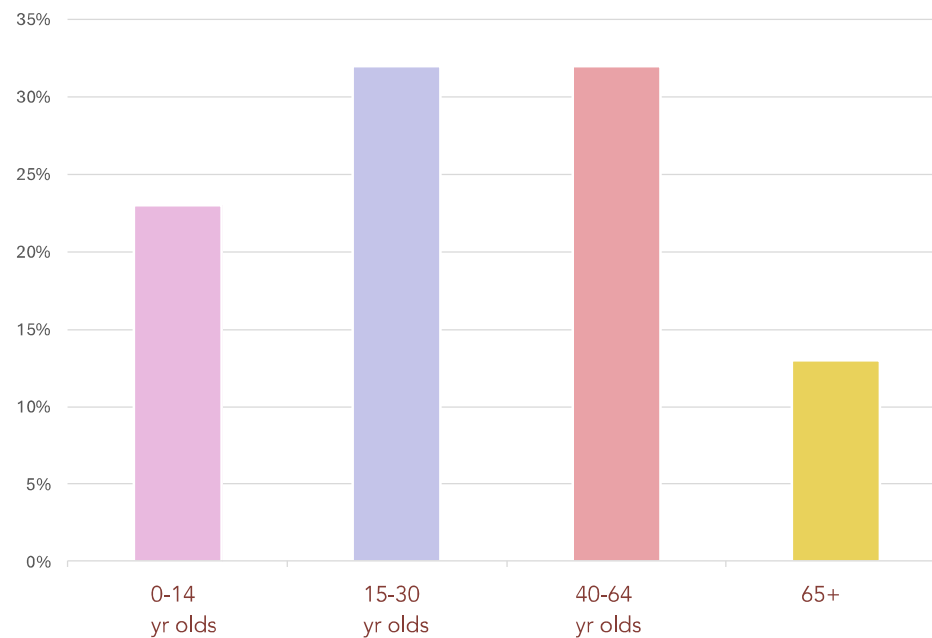
Dunjivin holds the potential for exploring its architectural and historic built heritage and considering the future protection of same.

Baseline Review

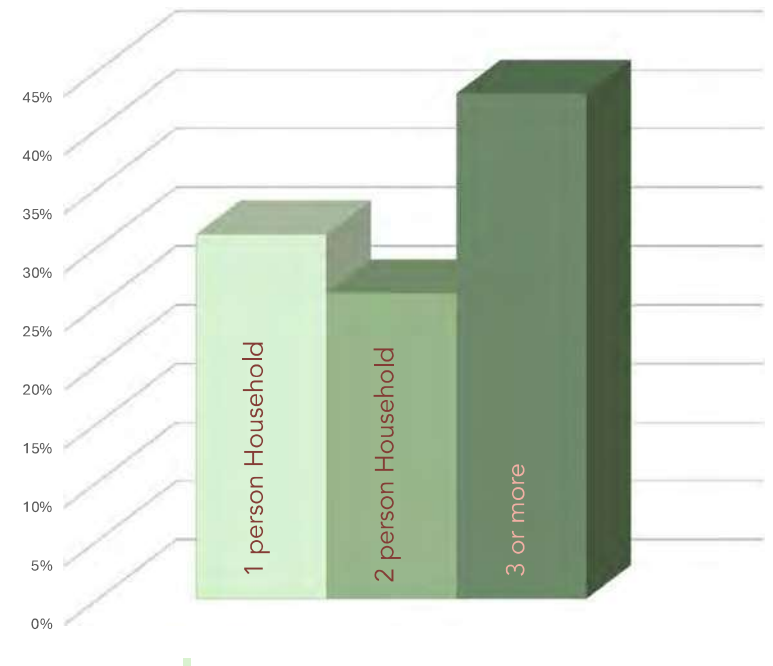
Village Centre Analysis

Village Statistics

Dungiven's Age Profile



Household Scale Profile



Dungiven's current population is 3,346 people (at the time of writing).

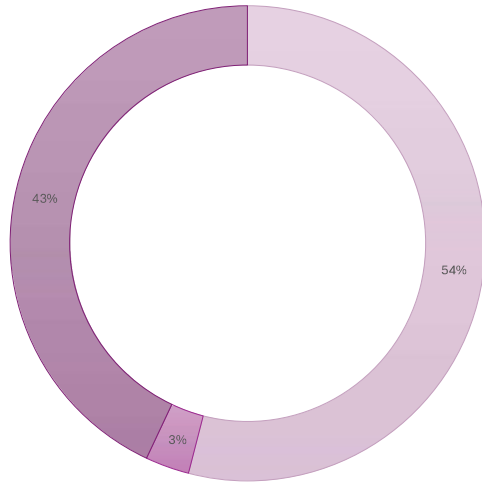
Dungiven Census Profile for Benbradagh_F is demonstrated above and overleaf. Representations of levels of employment, population makeup and home energy type are observed.

Baseline Review

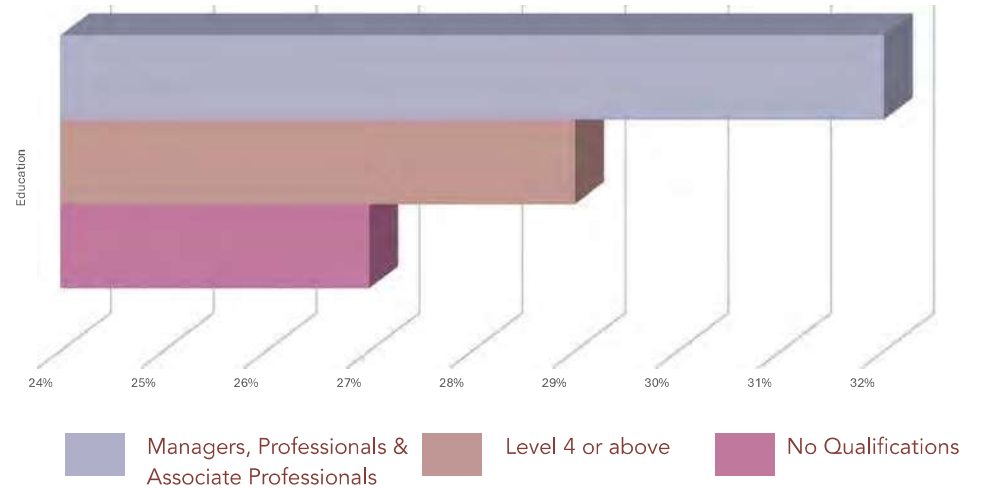
Village Centre Analysis

Employment

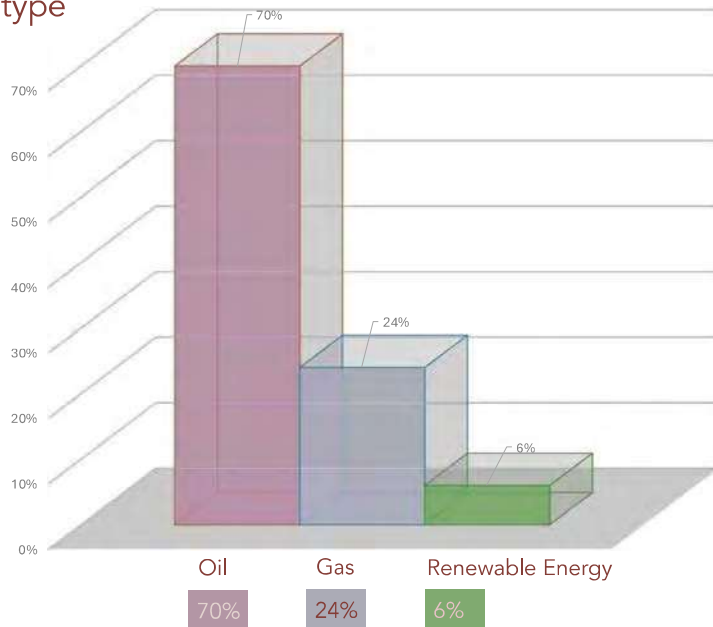
- 54% Employed
- 3% Unemployed
- 43% Economically Inactive



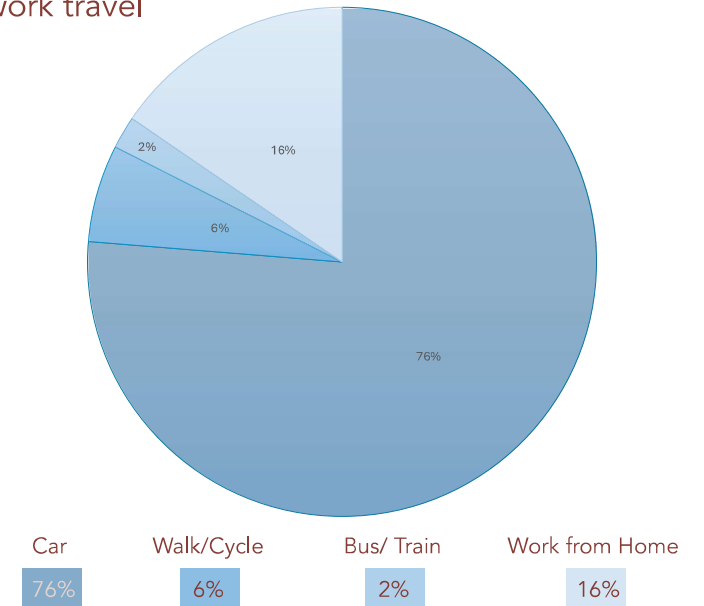
Education



Home Fuel type

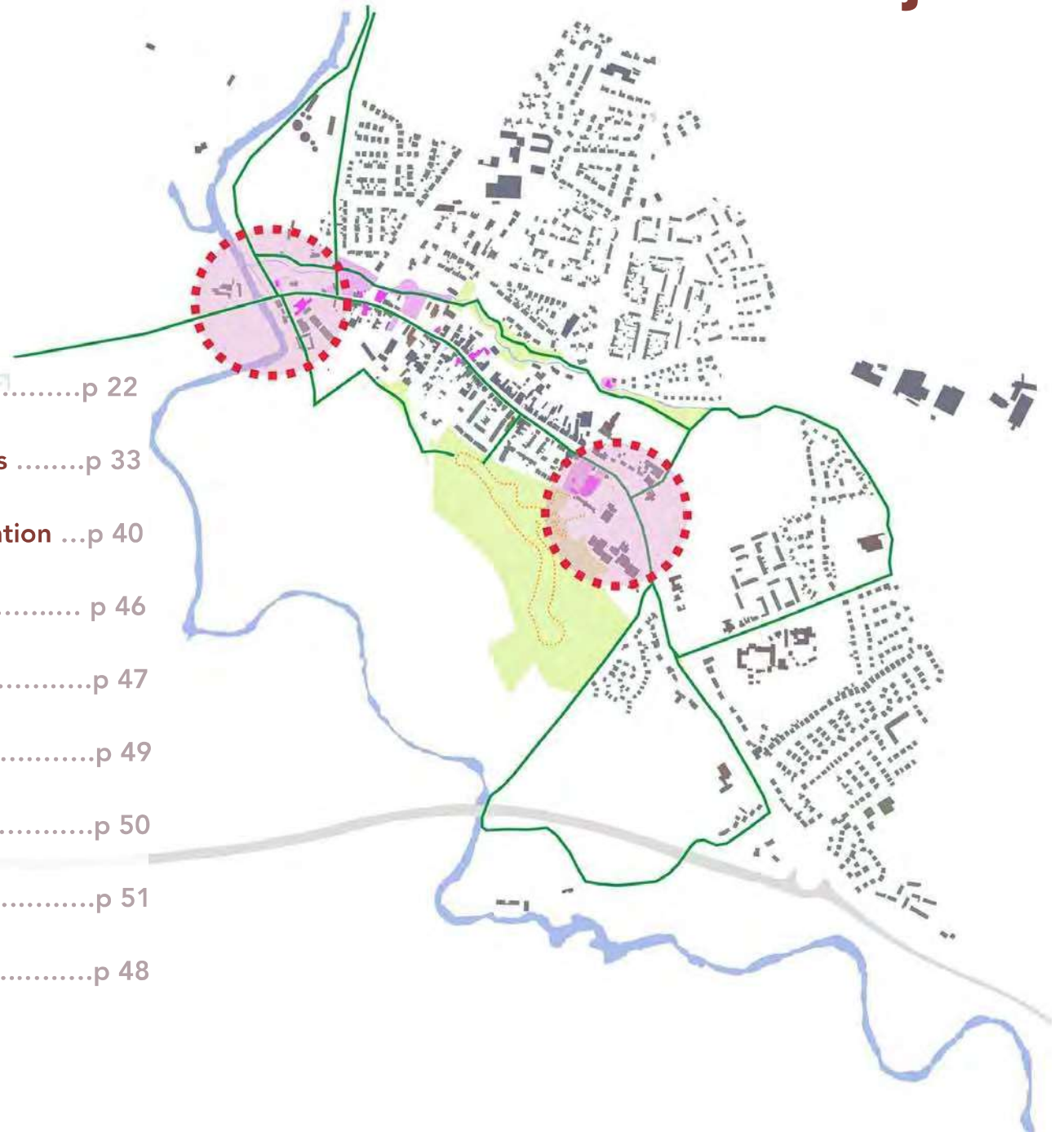


Method of work travel



Focus Projects

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Focus Projects

The key projects explored on the following pages relate to those highlighted during previous consultation which led to the preparation of the Dungiven Regeneration Framework 2023 by others and subsequent consultation carried out by the Hall Black Douglas in association with Causeway Coast & Glens and McGarry Consulting. The focus projects were examined through high level architectural and urban analysis and visualised within their broader context.

All projects listed in the following pages would require further design development to establish the optimum approach to resolution of the opportunity highlighted with consideration of land acquisition, current and potential uses, existing uses operating locally, and in consultation with key stakeholders.

The projects within this document are therefore propositional and intended to promote positive, strategic and climate resilient development of the Benbradagh area which in turn supports and strengthens existing communities within the area.

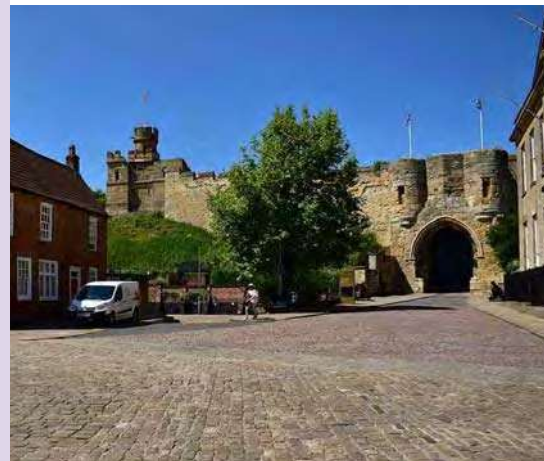


1. Public Realm

1. **Status update** - Consultation exposed the urgent need to resolve defects in the footpaths to mitigate trip hazards and do long-awaited upgrades to the paving throughout the village centre, paying particular attention to Main Street.
2. **Current condition** - Funding has been secured to ensure this work can be carried out.
3. **Current Relevance** - Although urgent remedial works are required to ensure footpath surfaces are safe for passage, an opportunity exists to complete that remedial work and focus some of the budget on meaningful adjustments to the Public Realm around Dungiven Castle and Donaghy's Mill at the northern edge of the village.
4. **Priority** - High priority to rectify the existing issues. And urgent consideration needed to address the degradation of the Castle forecourt, the dereliction of Donaghy's Mill and potential loss of architectural heritage value in the village.
5. **Additional Design Considerations** -
 - To ensure funds are meaningfully directed to support the priority projects and to improve the Public Realm in Dungiven generally.
 - Priority Projects
 - To make safe disturbed ground and carry out remedial works to improve the footpaths in Dungiven, particularly around the northern end of the village.
 - Improvement works to create a public plaza to the forecourt of Dungiven Castle to facilitate meaningful public space and event space. To improve the gateway to Dungiven and reveal the full potential of Dungiven Castle as access to the Castle Gardens and a backdrop to a village square.
 - Improvements works to shopfront facades to address dereliction, improve the overall aesthetics of the village and encourage further investment in the village centre.
 - Improved signage to ensure Dungiven's assets are accessible and to improve tourism in the area.
 - Improved street lighting where required to support and improve Dungiven's nighttime economy.
 - Cohesive vision for improvement of the Gateways at each end of Main Street.
 - Addition of street planters which could double up as seats and semi-mature planting of trees along the Main Street.



Lincoln Castle, UK



Lincoln Castle, UK



Castle Place, Belfast, MMAS

1. Public Realm _ Paving

1. Growth Deal funding has the potential to address the paving safety and disrepair along Main Street offering a substantial facelift to the village.
2. The current condition of the footpaths, particularly at the northern and southern end of Main St is such that there are missing pavers, trip hazards with elevated sewer access, varying materials along with growth of plants through final footpath finish.
3. Dungiven has the opportunity to utilise its new paving strategy for rebranding the village centre. Playful colours and finishes which provide a climate positive solution would be a worthy of consideration.



Cincinnati Pedestrian street - permeable resin bound final finish instead of pavers offering slip resistance & an age-friendly solution.



Manhattan - Concrete Hexagonal, Permeable and climate positive paving.



Current Condition - Uneven surfaces and trip hazards.



Current Condition trip hazard.

1. Public Realm _ Paving

1. Renewed paving across the village centre as shown aside could utilise a part of the available funding.
2. Refinishing strategies should ensure there is a consistent approach along Main Street. The material specified should be robust, of a good quality and aesthetically appropriate. There are many materials available to the Design Team including granite and some alternative products shown below.



Natural Granite Block Paving _ natural, robust



Asphalt surface course _ natural, permeable and durable.



Coloured Cement paving _ playful, robust and consistent.



Resin Bound Paving _ textured, durable, vibrant and permeable.



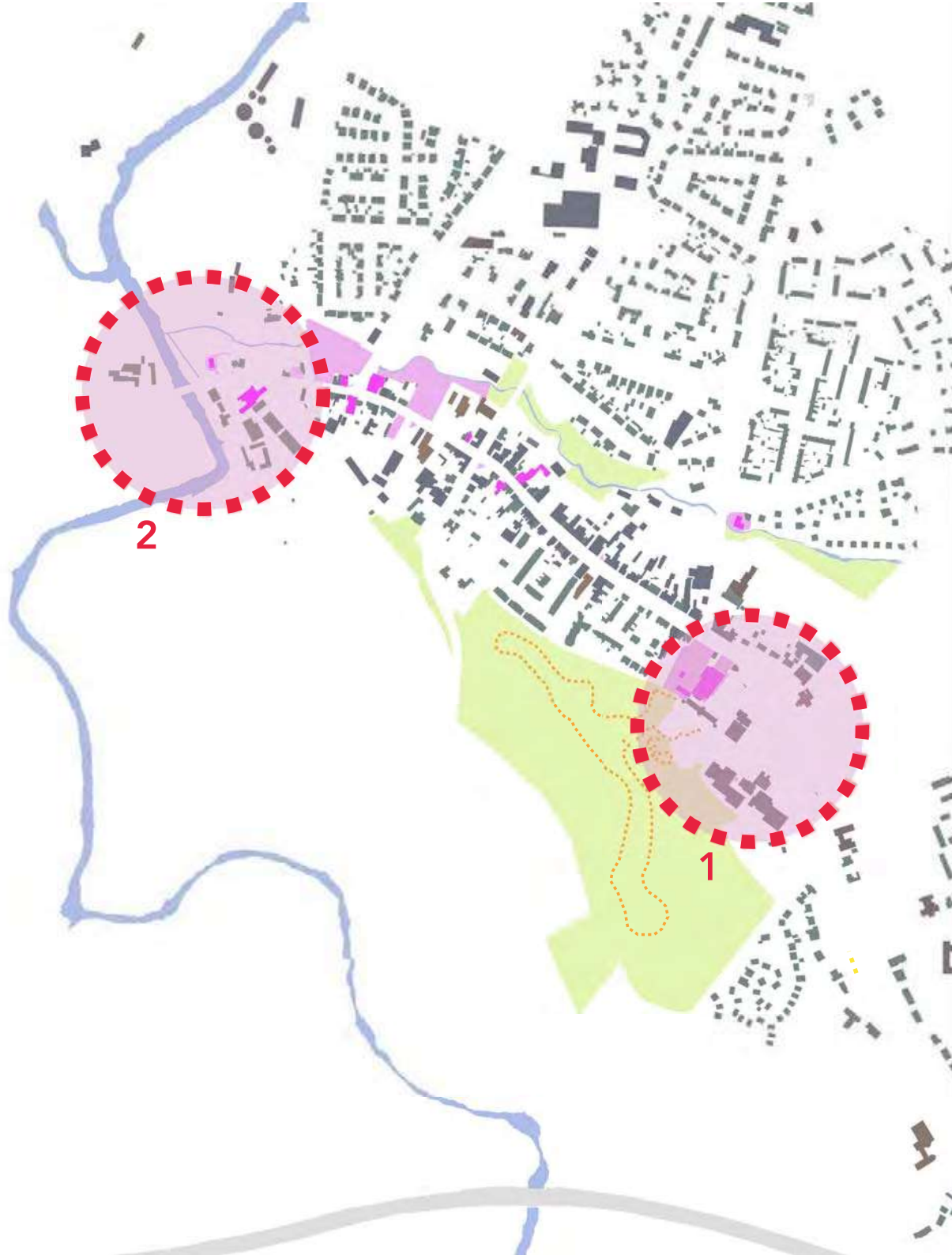
Primary consideration areas for paving/ resurfacing.



Current Condition - Dull shades dominated by road surface.



Proposition - Vibrant but robust finishes. Improved street furniture and natural planting. A pedestrian carriageway which feels more conducive to lingering because of the planted edge to moving traffic.



1. Public Realm

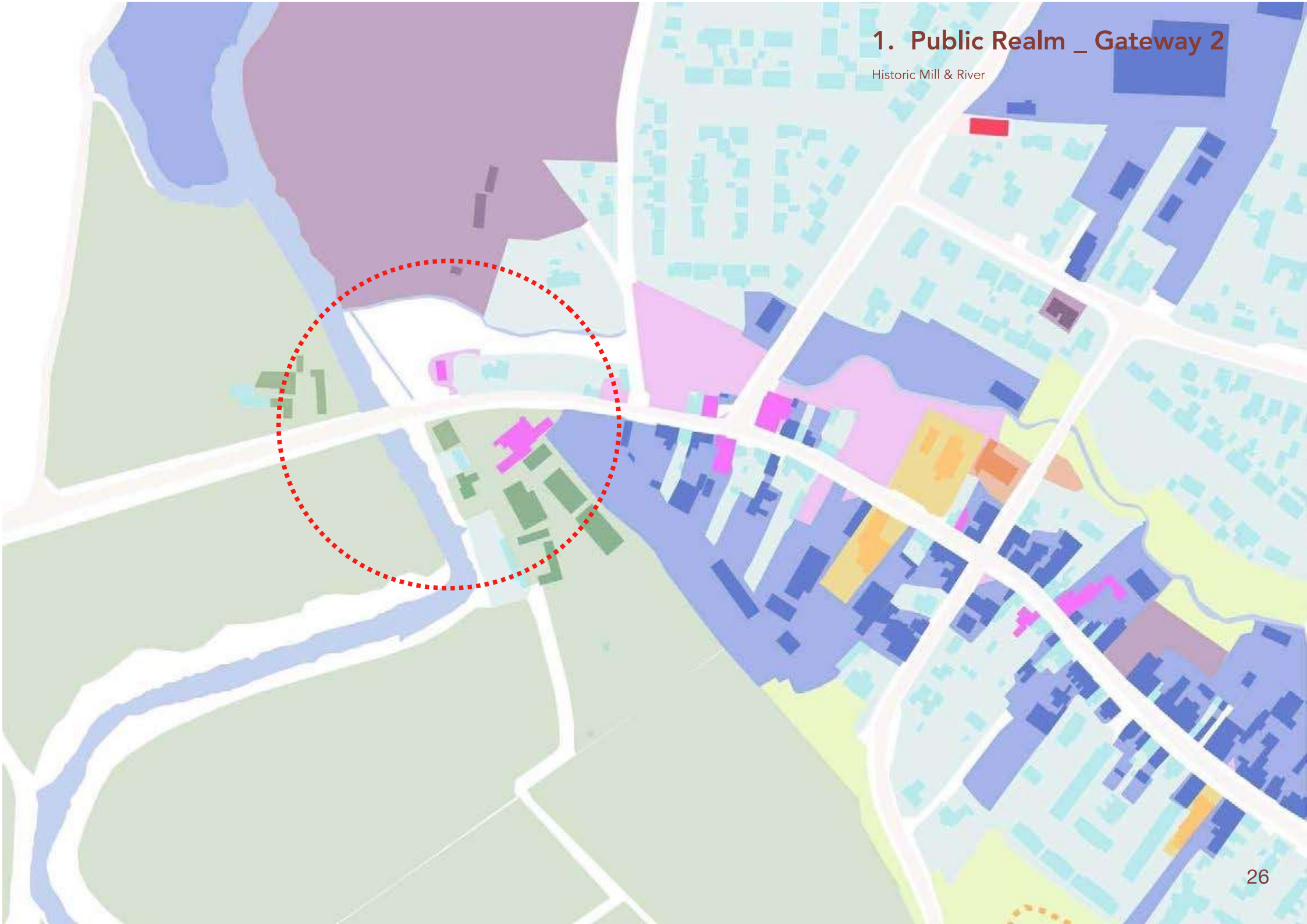
- The two primary points of entry and arrival into Dungiven occur at Dungiven Castle at the southern end of town at the crossing of the River Roe at the northern entrance to Dungiven.
- When considering the Public Realm funding available, the Masterplan invites a focus on each of the two gateways to uplift the aesthetics, improve legibility of the town extents and make best use of Dungiven's architectural built heritage.
- For Gateway 1, please see Section 2 and image below.
- For Gateway 2, there seems to be an enthusiasm locally for improving the aesthetic and bringing back into use the old industrial mill.
- Access to funding to support the meaningful restoration and reuse of the old Mill could ensure its built heritage is protected.
- Reduced traffic due to the new bypass makes it timely to address the longstanding paving issues at both gateways and along the Main Street as outlined in this section of the Masterplan document.

Gateway 1 ▼



1. Public Realm _ Gateway 2

Historic Mill & River



1. Public Realm _ Gateway 2

Historic Mill & River



◀ Existing Mill at Northern Gateway to the village of Dungiven



◀ Restoration of Historic Mill as a more welcoming and aesthetically-pleasing threshold to the village. Future Development / Restoration of the Mill as an important piece of Dungiven's Built Heritage and a visually prominent aspect of a key gateway into the Village, would need to be carried out in consultation with owners, council and ideally the wider community to identify specific uses appropriate to the buildings new life.

1. Public Realm _Village Aesthetic

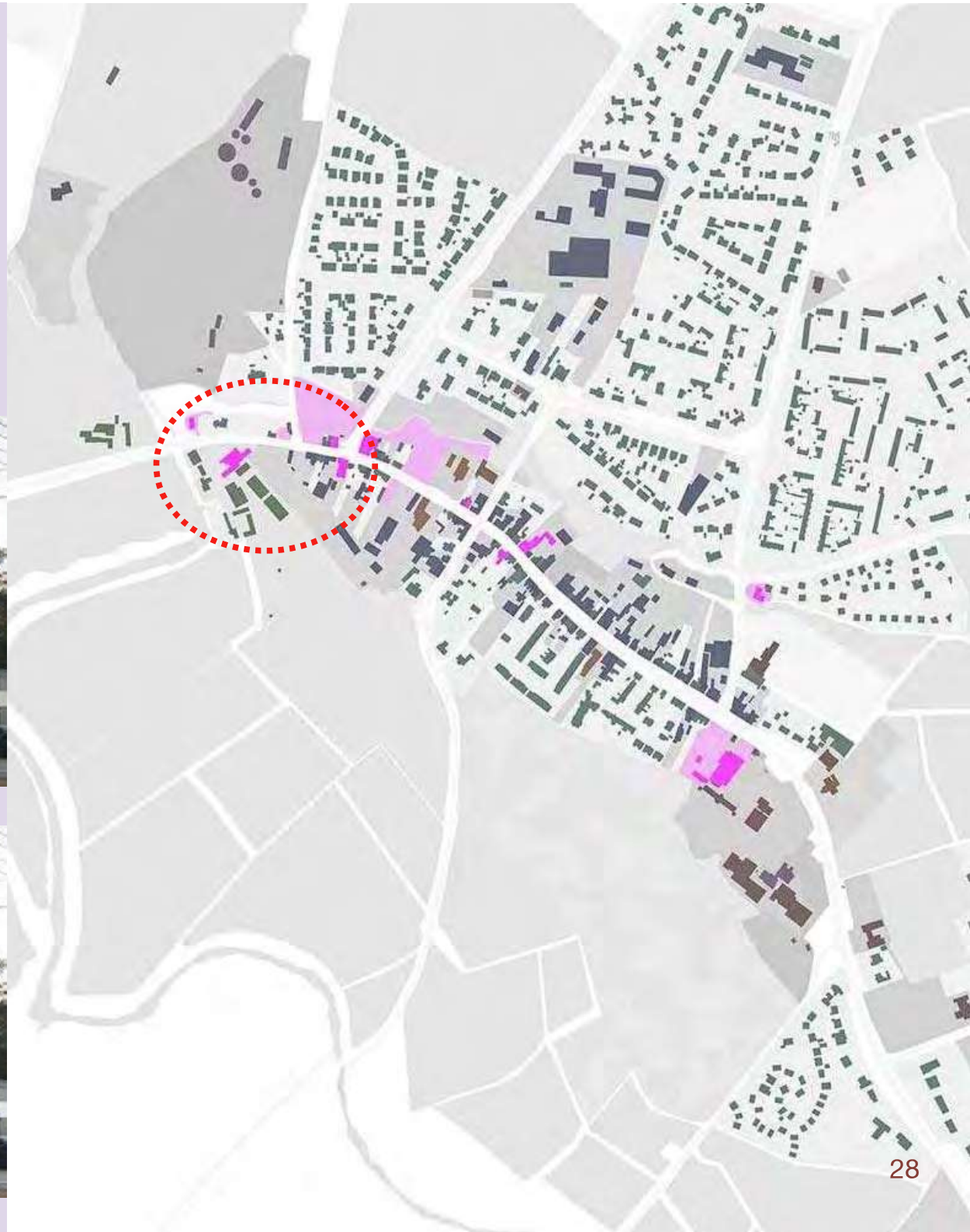
1. As well as addressing dereliction across the village and particularly at the Northern end of the Main Street, building facades in need of aesthetic facelift or repair work will substantially improve the visual threshold to Dungiven and encourage more pride in the streetscape.
2. Empty Shopfronts could be audited to establish a potential near future occupation or possibility of use as office space, incubation units for local small business, health practitioners or holistic therapies. With the potential for pop-up rates/rates relief to apply to facilitate the re use and re inhabitation of Main St.
3. Public funding associated with shop front enhancement should be sought and private investment encouraged to ensure a wholistic approach to improving the village aesthetic.



Existing Main St at Northern Gateway.



Proposed Main St. at Northern Gateway with minimal intervention.



A

GAA WORLD GAMES

— DERRY 2023 —



1. Public Realm _ Events

1. Dungiven has in the past contributed to hosting national and international events. GAA World Games 2023 at Owenbeg saw huge crowds in attendance.
2. Dungiven Fleadh also attracted a large crowd.
3. An audit of potential properties in Dungiven for Hostel, B&B and AirBnB accommodation would be worth considering in the short term in addition to the current small scale hostel in the village.
4. Villages of a similar scale or with access to similar natural assets promote their environment through widely attended sporting events and family fun days.
5. The wider Dungiven Marketing Strategy could extend to the broad publication of local events and the consideration of what additional activity days Dungiven and its surrounds could facilitate.

- A. GAA World Games 2023, Owenbeg, Dungiven
- B. Castlewellan Christmas Cracker, example of potential future events
- C. Dungiven Fleadh 2023, Benbradagh DGI
- D. Dungiven Fleadh 2023, Benbradagh DGI



B



C



D

1. Public Realm _ Car Parking

- Consultation reveals concerns about existing parking provision in the village centre, particularly along Main St.
- Successful marketing strategies revealing the existing and future potential of Dungiven may increase the vehicular traffic in the village. An urgent review of parking provision and potential parking hubs locally should be carried out to ensure that further traffic does not overwhelm the village centre.
- Dungiven has a large catchment area so improved pedestrian connections from future parking hubs would be critical to their success.
- Promoting safety in car parks by ensuring these areas are overlooked and appropriately lit would be an important design factor.
- Planning considerations for future village centre developments to contribute to a wider context parking strategy would be desirable.
- Improved access to Dungivens natural resources, such as Benbradagh and Branagh Glen would encourage additional traffic. Parking considerations to accommodate same in close proximity to both of these natural resources would serve the purpose of avoiding parking overwhelm in the village centre. However Dungiven would not benefit from the additional footfall and improved economy that the walking/cycling visitors may bring with them.

● Either 1. Highlighting the potential for enhancement of existing parking offer, or 2. Consideration for a new parking hub.



1. Public Realm _ Play

1. Public spaces play a key role in creating a context for community connection and social wellbeing. The opportunity for meaningful public space is presented in Section 1. Castle & Castle Gardens.
2. In addition to a new village square designing and implementing a range of public spaces which facilitate social interaction for adults and children and contribute to the promotion of Dungiven's natural and built assets is critical.
3. Children's play parks which are accompanied by picnic tables / toilet facilities and parking would facilitate the opportunity for people to visit and spend the day in Dungiven.
4. This Masterplan recommends that the play areas are Architect designed so that they can react appropriately to the context in materiality, form and provision.
5. Increasing numbers of tourists to the area promotes improvements to the provision locally of play facilities, not only for 0-6 but also 6+ year olds. Gortnahey currently attracts substantial footfall due to the play facilities adjacent to publicly accessible toilets and parking. Within the Benbradagh area, Public Play should become a high priority for future investment.

- A. ERECT Architects, London play park
- B. OGU & MMAS Architects, Adelaide Lanterns, Belfast
- C. Studio Fink & Matthew Childs, Moscow
- D. ERECT Architects
- E. We Made That, London PlaySpace



1. Public Realm _ Age-friendly

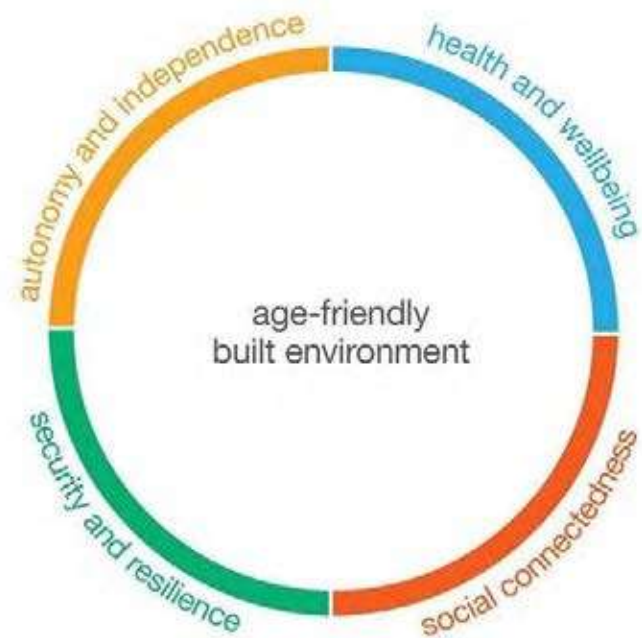
According to the census, Benbradagh has less 65+ year old people than the national average.

However, this is a changing landscape and so provision should be made to avoid social isolation, poor physical and mental health and Public Consultation revealed a critical need for Age-friendly public realm improvements. The purpose of this would be to improve access for all ages to a safe and healthy public realm, with the provision of

- appropriate seating located with consideration of walking distances between homes and primary local facilities, such as shops, post office, health centres, cafés;
- external and internal spaces for socialising which do not require spending money to utilise;
- Improved transport to avoid isolation and improved access to existing transport;
- easily accessible public toilets;
- Access to safe areas/ equipment for individual and collective exercise;
- Appropriate ground/surface materials to facilitate safe and gentle passage where possible avoiding trip hazards;
- Intergenerational housing developments.

Any future development of Age-Friendly strategies for Benbradagh should acknowledge the World Health Organisation (WHO) eight Age-Friendly themes which define the quality of everyday life for older people;

- Outdoor Spaces & buildings
- Transportation
- Housing
- Social Participation
- Respect and Social Inclusion
- Civic Participation and Employment
- Communication and Information
- Community Support and Health Services.



autonomy and independence



Create walkable environments



Ensure access to transport



Enable ageing-in-place



Provide wayfinding and city information

health and wellbeing



Ensure access to health services



Provide space for exercise and recreation



Make connections to nature



Prepare for extreme climates



Design safe streets and public spaces



Promote dementia safety

social connectedness



Fight loneliness and isolation



Promote inclusion and civic participation



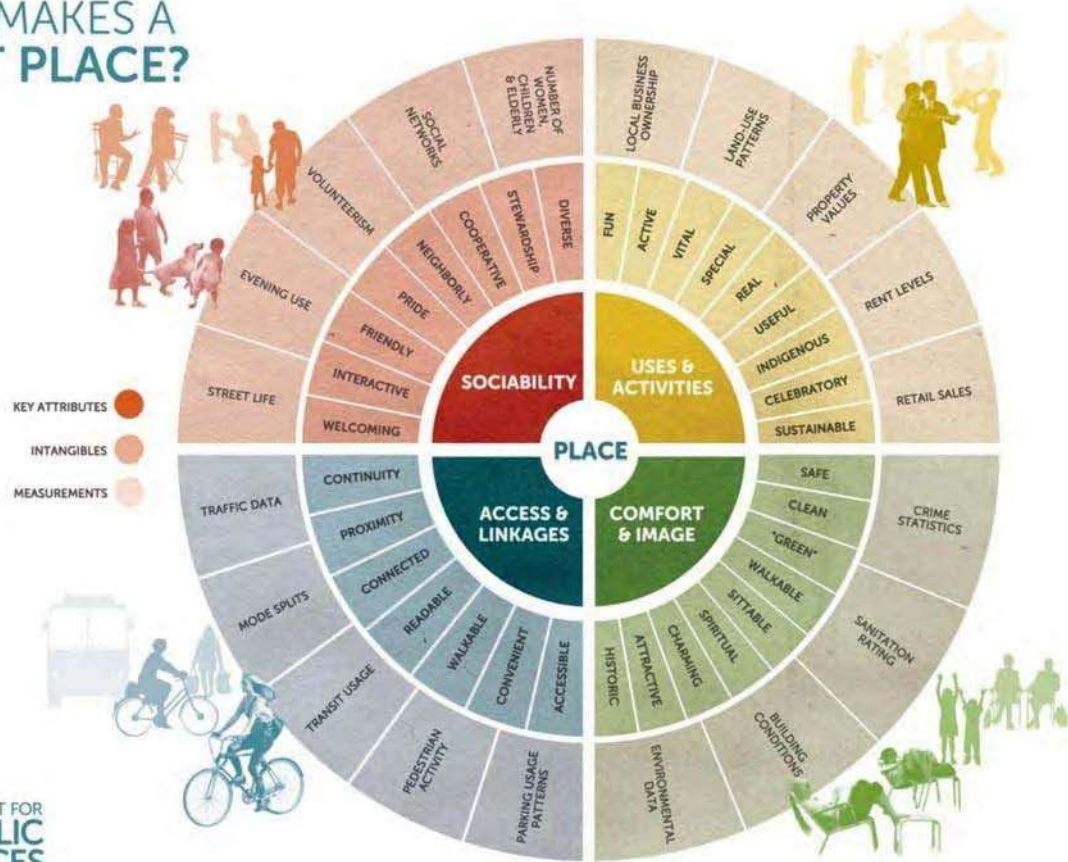
Create intergenerational spaces



Provide options for older people to stay in their communities

And align with Age-Friendly Design Best Practice.

WHAT MAKES A GREAT PLACE?



2. Civic Space - Castle & Castle Gardens

Community Consultation and analysis of the existing condition reveals a critical need for public space in Dungiven. Currently the carpark off Main Street could act as a meeting point. However there is little evidence of this space facilitating community events and being inclusive and accessible to all as a place to linger, socialise, be outside as a collective and an individual and gather for group activities. This Masterplan proposes a new Civic Space in tandem with improved public realm, considered in the previous section of this document, should maintain prominence in the any future development that impacts the village centre of Dungiven.

Further community consultation is required to determine the breadth of activities and uses the new space should be capable of hosting. Further design investigations and site specific analysis will determine the capability of a chosen site to facilitate such activities. Subsequently land acquisition, statutory requirements, required funding and a developed brief will need to be discussed in partnership with key stakeholders.

The future Civic Space should aspire to;

- Be Inclusive & Accessible.
- Be Climate Resilient.
- Promote Mental Health & Physical Health & Wellbeing.
- Connect to the existing streetscape.
- Be Serviced in terms of public toilets.
- Be Directly accessible via Public Transport.
- Facilitate a multitude of activities.
- Be of a high architectural quality.
- Be Designed with robust, high quality and low maintenance materials.
- Contribute to local identity.
- Be Age-friendly.
- Be Playful.
- Protect the existing built heritage and environmental heritage of Benbradagh.
- Be Sensitive to Ecology & Biodiversity.
- Include green areas.
- Invite Public Participation.
- Stimulate the Local Economy.
- Provide naturally surveillance throughout the day and night.
- Be human scale.

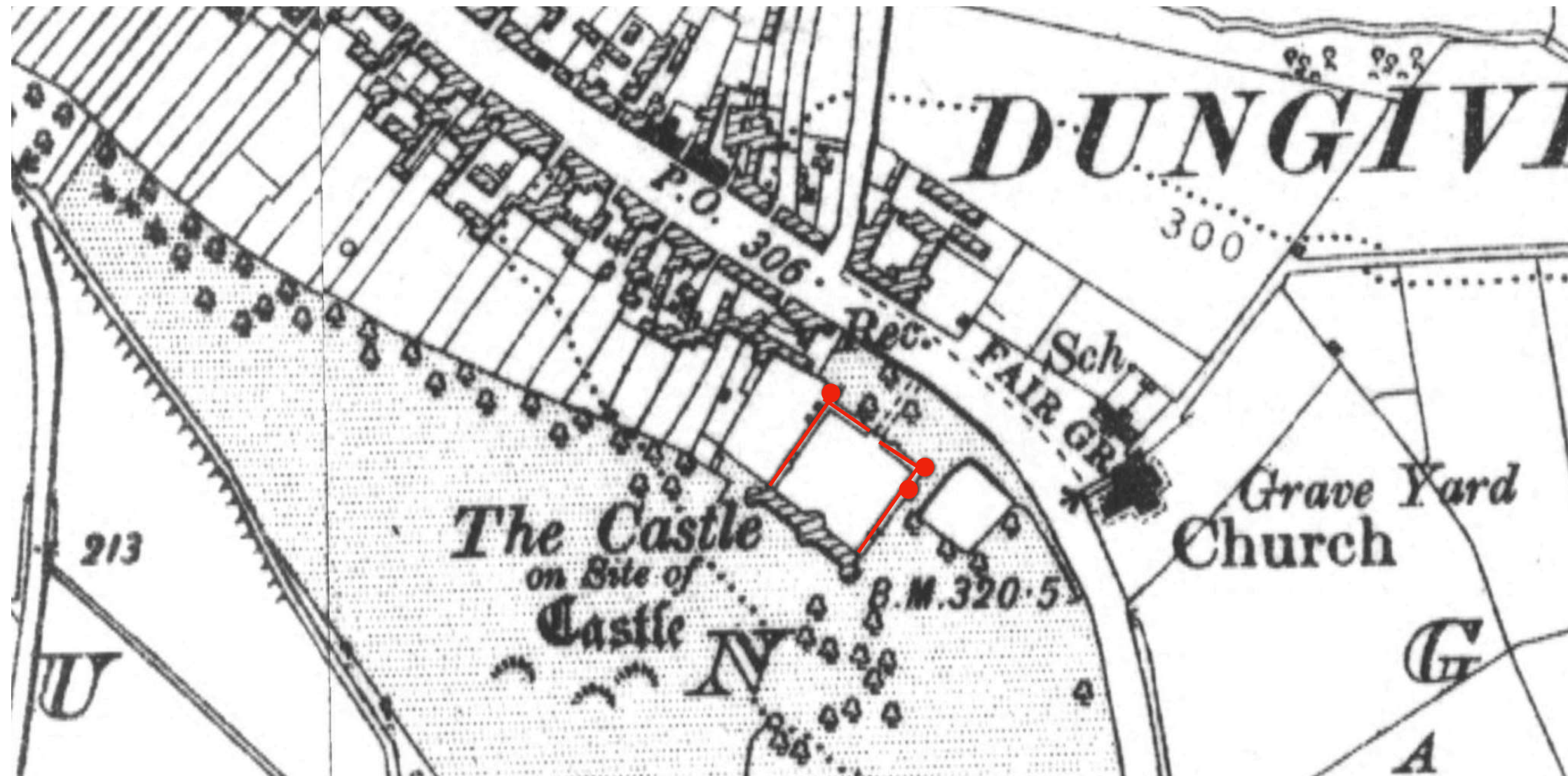


2. Civic Space - Castle & Castle Gardens

Dungiven Castle (pictured right) & Castle Gardens to the rear have been highlighted as an important part of Dungiven's Architectural Heritage and Narrative History. As such Dungiven Castle provides an ideal foundation for the establishment of a new Civic Space which takes advantage of the Castle as a backdrop and a recognisable emblem of Dungiven and allows the public to engage with the beautiful elevated views of the surrounding landscape from the gardens. Current pathways around the Castle Gardens would require upgrading to ensure safe access for all, lighting, seating, parking and public toilet facilities and clear signage to improve its offering to the community and increasing number of tourists to the wider area.

Research shows that additional playful methods of engaging with public spaces such as those shown below can significantly increase tourism to the area and enhance the natural and built assets of the existing context. Avondale House & Gardens pictured on the bottom right is an example of this. Further development of this proposition would require detailed design which would involve a closer look at the current and potential future uses of the Castle & Gardens in partnership with key stakeholders.

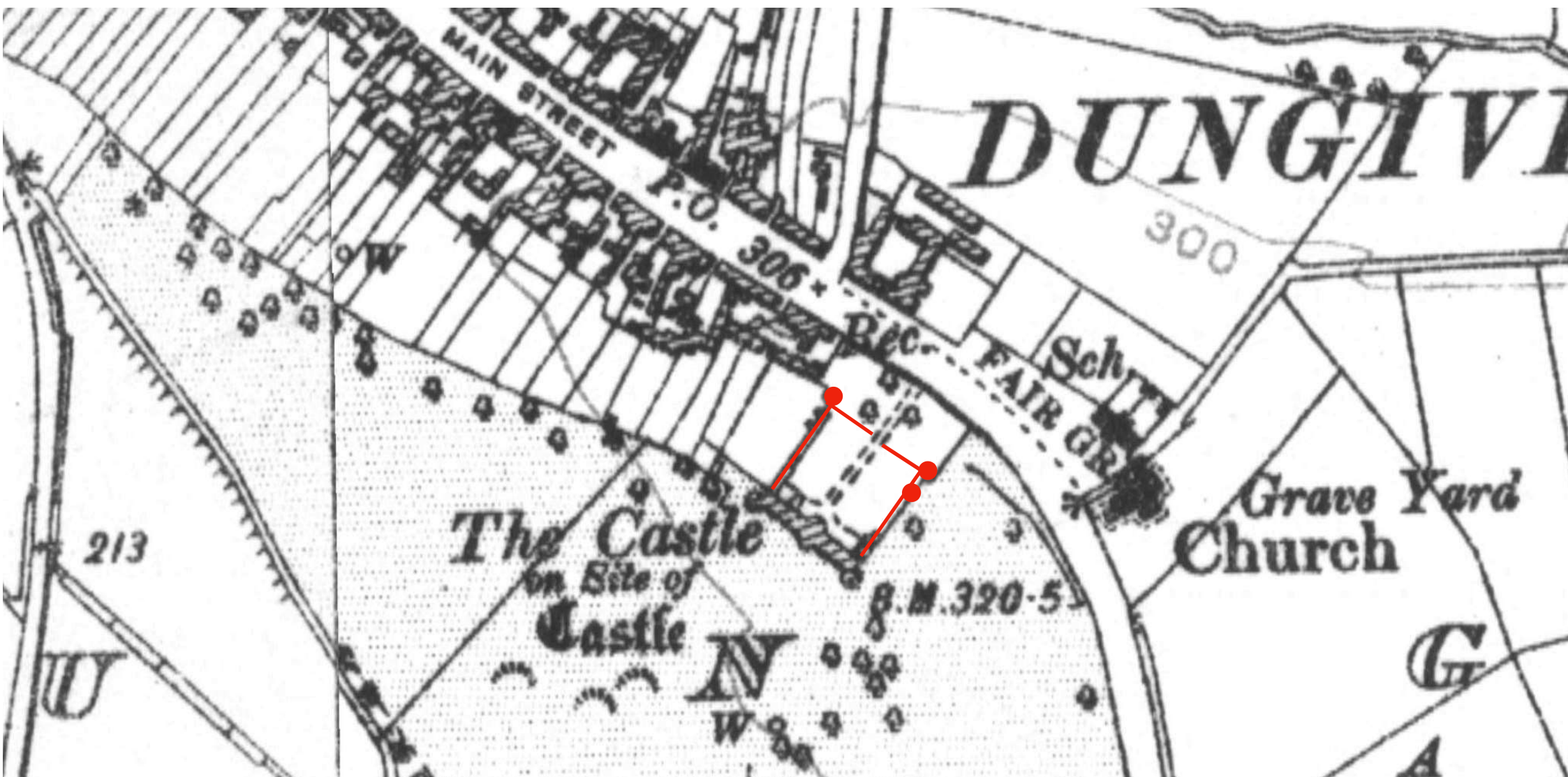


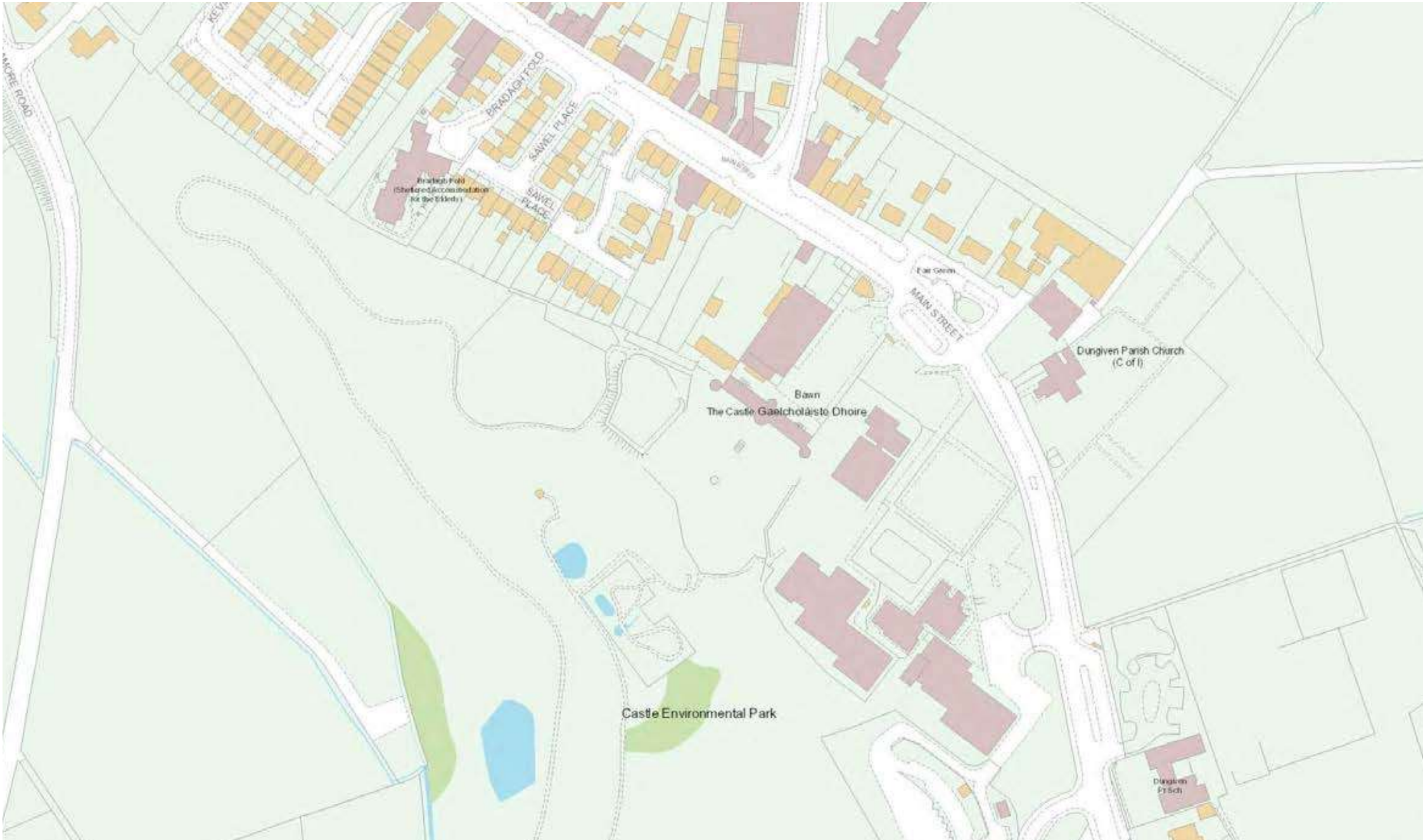


Dungiven Castle — 1900 - 1907

Potential Adaption of Castle Grounds

Considering the potential of the Castle & Castle Gardens as a new Civic Space, we first consider its historic presence and visual in the village. The following pages review Dungiven and its fortification through the ages. Some of the historic wall remains today and is recognised as a Protected Structure along with Dungiven Castle.

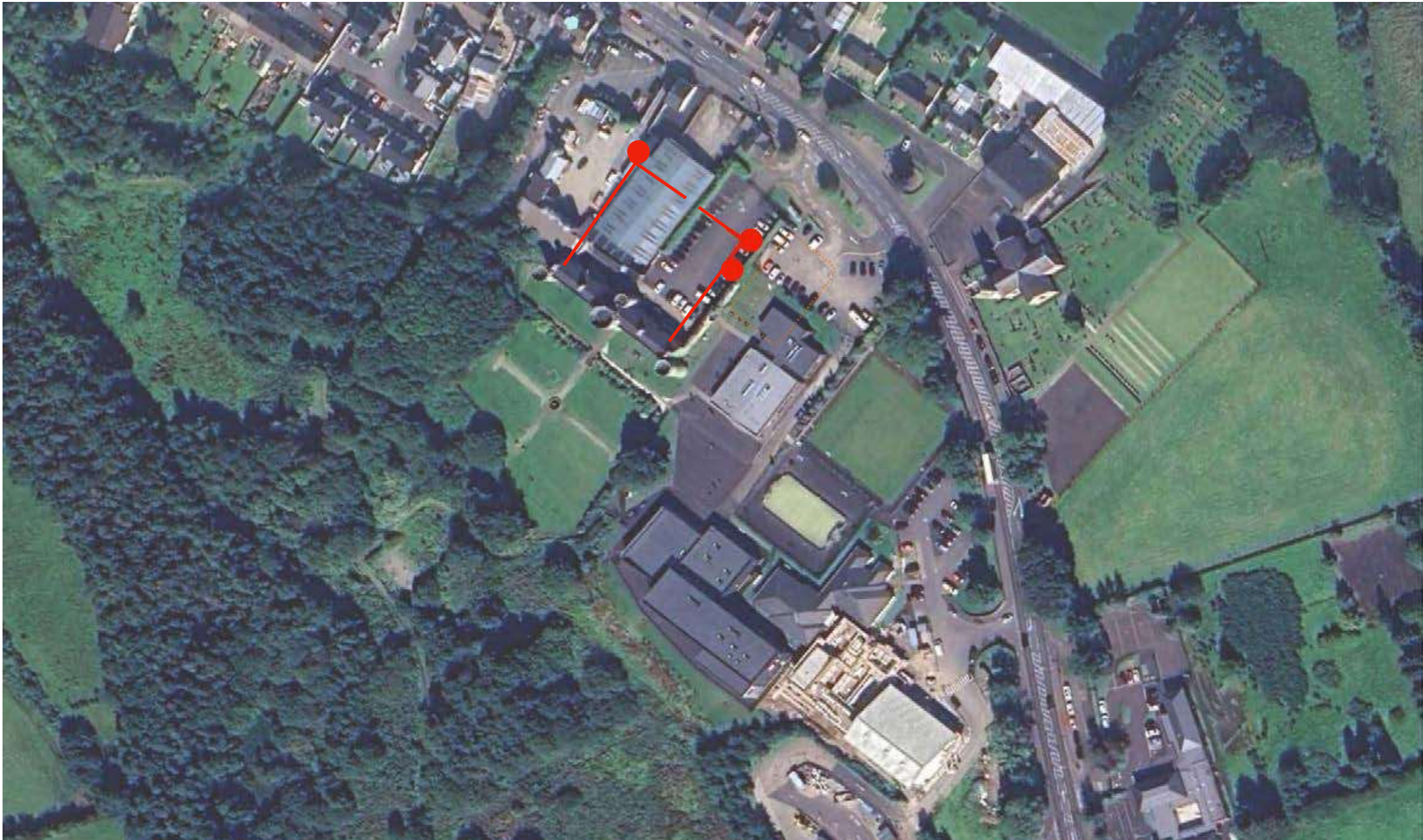




Dungiven Castle — 2024

Potential Adaption of Castle Grounds

Today the surrounding historic walls are almost gone. The Castle has buildings constructed to the front which partially block a view towards the castle from Main Street and distract from the stunning long views beyond the Castle from the Castle Gardens.





Dungiven Castle — 2024

Potential Adaption of Castle Grounds

The proposal above indicates a potential beginning for consideration of Dungiven Castle as a principal part of Dungiven's built heritage to form the backdrop for a new Civic Space. Any future design proposals should involve public consultation and would need to consider land acquisition as well as current and future uses, in partnership with key stakeholders and on preparation of an appropriate brief.

1. New Semi-Enclosed Public Space / Village Square
2. Threshold between Village Square and Main Street
3. Parking to be used by Gaelscoil during school hours, and the general public outside of those times.
4. Gaelcholáiste
5. School grounds
6. Access to Castle Gardens and future Loop Walks

3. Connecting Path & Trails

Benbradagh area boasts many stunning natural assets which provide healthy walking/ cycling routes, places to visit with scenic views and ways to connect with nature. Many local sports clubs and groups engage regularly with Benbradagh Mountain and Banagher Glen & Forest Park.

Unfortunately however there are not currently safe, accessible and illuminated walking routes and trails which allow easy access to these assets from local settlements and villages.

Improvements are required to existing routes and trails to enhance their access and make them suitable for a wider audience.

Local walking routes and trails around Dungiven and further afield also need to be developed to promote walking in the area, improving mental health and wellbeing and encouraging access to nature for all.

The following pages include details of some of the previous proposals and possibilities for connecting paths around Dungiven and towards the principal natural assets.

Existing community developed pathways should be considered when developing any future trails around Dungiven. An example of same is the community walking path developed by Kevin Lynch Hurling Club during the COVID-19 pandemic.

Washington Trails ►

Canonbury River Walk ►



- Heritage Loop
- Castle Gardens
- Priory Loop
- River Walk
- Park & Ride
- School Loop
- Connections



Heritage Loop



Castle Gardens



Dungiven Castle



Exit from Castle to Gardens



Current Condition_ Dungiven Castle



Donagh's Mill

Priory Loop



Dungiven Priory

River Walk



Steep and rough terrain along river bank.



Views towards Benbradagh and the wind turbine.



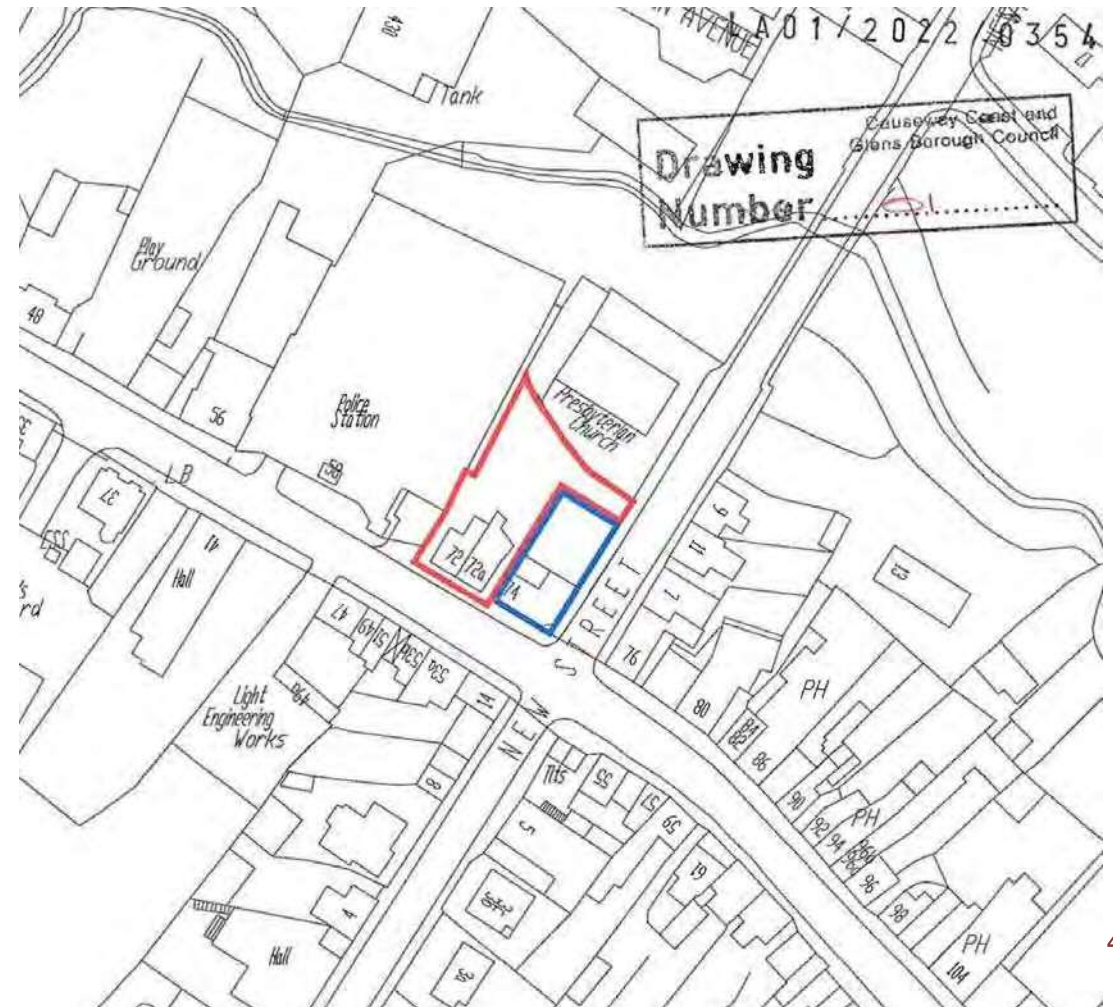
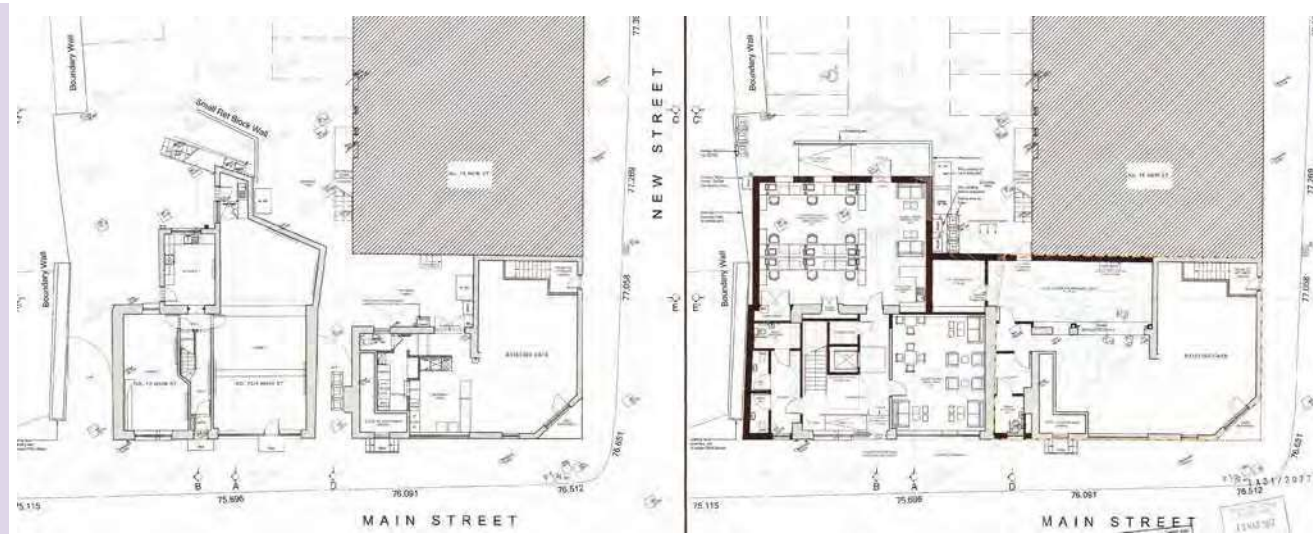
Difficult to establish path.



Opportunity to connect to existing carpark

4. Co-worker Business Hub, Main St

1. **Status update** - Co-worker Business Hub project is currently under consideration in Planning.
2. **Current condition** - The project designed by Farren Architects restores a piece of architectural built heritage which currently lies derelict.
3. **Current Relevance** - Rising provision of flexible employment post-pandemic sets the context for a satellite offices, hot desks opportunities and the facilitation of working from home in the local residential community.
4. **Priority** - High Priority.
5. **Additional Design Considerations** -
 - Waitlists exist within Dungiven for access to business spaces such as those to be provided in the Co-worker Hub. It is therefore worth considering future expansion of the Co-worker Hub, perhaps into the neighbouring former Police Station site to ensure that the timescale associated with the approval and construction of same does not hinder the local provision of digital hub services to meet demand.



5. Education Hub

Education & Sports Facilities

Audit of Sports Facilities within and adjacent to Dungiven required to establish meaningful shared resources.



5. Education Hub

Dungiven has an existing high provision of sporting facilities. However there is evidence at the time of writing that further developed management of those facilities may contribute to more meaningful sharing of local sporting resources.

An audit of sports facilities would identify where there is need for enhanced provision or extended facilities, where there is an opportunity to share resources more frequently and where there is capacity for future growth or improvement.

For example the local boxing club which carries out substantial community outreach, may develop a need for expansion in the future. The image on the left shows the existing schools in maroon and the existing sports facilities in red (buildings) and pink (sports grounds).

Further Education Hub Opportunities

- Longevity of Gaelcholáiste on Dungiven Castle site.
- Presence of Health Hub currently impacted by school and potentially impacting future expansion of the school.
- Future sports potential for the Gaelcholáiste with a high performing school GAA team - to be considered in tandem with the development of local sports facilities to understand the potential for resource sharing. An audit of sports and amenity spaces available across Dungiven and its surrounds will establish opportunities for meaningful shared access to contribute to long term operation of the Education Hub.
- Gateway improvements at entrance to Dungiven from A6. With a cohesive masterplan of the Gaelcholáiste site, remaining sensitive to the presence of the Health Hub and its need to continue its operation for the local area, would consolidate the vision for one of two principal gateways to Dungiven.
- Inward investment and increased footfall in the town will occur with Gaelcholáiste growth.
- Potential Consideration - Establishing an online live management strategy for shared facilities via Education Hub App which would ensure that schools take priority during school opening hours and facilities are available for community use outside of that.



Dungiven Environmental Park

Source: Nick Bingham - GIS Assistant

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6. Health Hub in new location

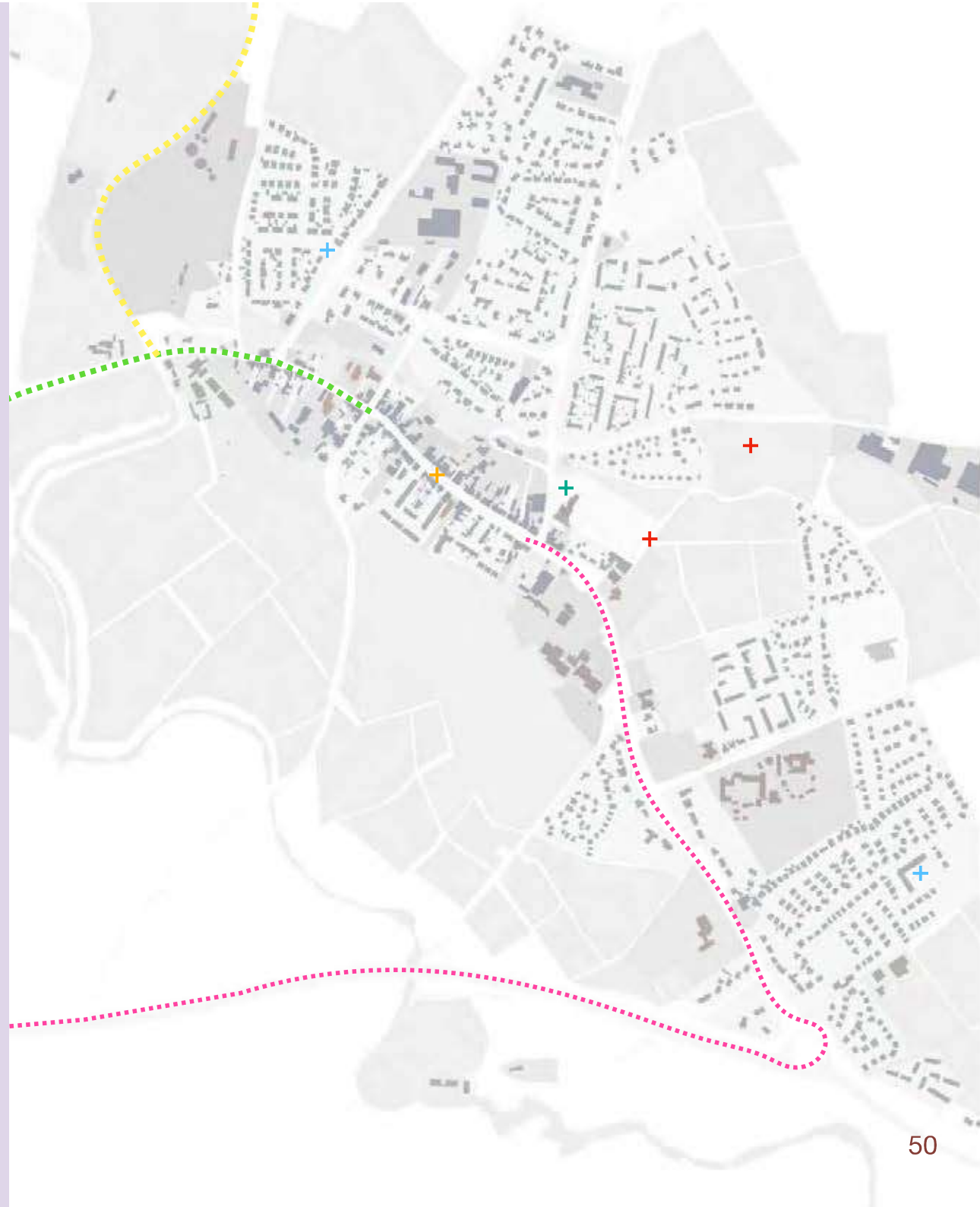
1. **Status update** - There are currently no plans for relocating the Health Centre at Dungiven.
2. **Current condition** - Currently the Health Centre in Dungiven is adjacent to the Gaelscoil, former Leisure Centre and recycling centre site.
3. **Current Relevance** - Consultation reports that the existing Health Centre is much loved and there is a strong desire to retain it within the town. Given potential school/castle needs, there may be value in considering alternative locations within the town to create a long-term base, which other regeneration elements could be configured around.
4. **Priority** - Long term, based on funding.
5. **Additional Design Considerations** -
 - Consolidation of Health Centre provision with pharmacy and dentist/physiotherapy facilities as part of a mixed use development towards the northern edge of town could potentially protect the longer term sustainability of Dungiven's local healthcare service.
 - Relocation of the Health Centre could also improve the longevity of the Gaelscoil at the site in and adjacent to Dungiven Castle by allowing extension of the school facility into the Health centre site.

7. Dungiven Community Projects

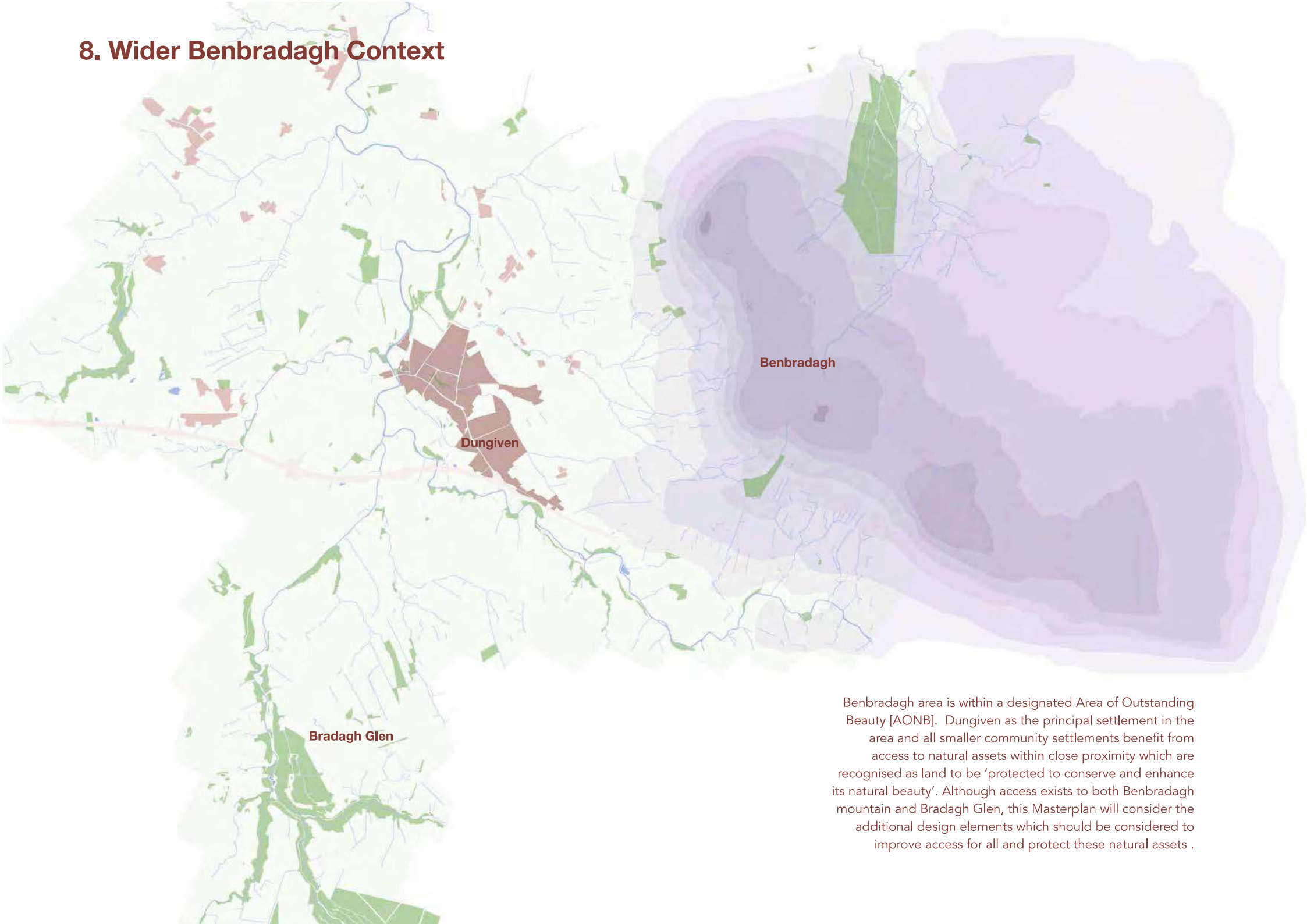
- Projects**
- + Pitches - Haas Road GAA Pitches & Clubhouse Facilities
- 4G Pitch St. Patricks/St.Canices
 - + St. Canice's GAC Clubhouse Improvements
 - + Playparks - Abbeyfields/Tracey's Way/ Glenroe
- Lackagh Park / Station Rd
 - Walking/ Fishing Trail to Burnfoot along River
 - Wellbeing route to and around Owenbeg
 - + Museum of History (location to be identified)
 - Community Bus/ Taxi Owenbeg Park & Ride Link

Current condition & Considerations

- + This Masterplan Review proposes an overall audit of Dungiven's Sports Facilities and a review of the current and anticipated near-future need.
- + No current planning applications in place at the time of writing. Further stakeholder engagement to determine the potential for GAC clubhouse improvements in support of social spaces/ hospitality and an arts venue.
- + Abbeyfields have developed a playpark within a green area of the residential development. Further investigation would be required to determine the shared usage by Tracey's Way and Glenroe.
- + No play parks have been developed in Lackagh Park/ Station Rd area. Two potential locations subject to ownership, site conditions, funding and management arrangements would be to the front of Lackagh Park along Ballyquin Road or adjacent to the bungalows of Holmlea Park.
- Well used fishing locations in Burnfoot set the scene for an enhancement of the local fishing experience along the river towards Dunigiven, with the potential to extend the existing Boyd's River Walk towards Dungiven.
- Pedestrian access is provided to Owenbeg on a footpath along Foreglen Road. However the natural assets of the adjacent countryside are not being best utilised in terms of this walking route contributing to health and wellbeing. A countryside loop separate from the main road should be considered.
- + Community consultation specific to the documentation of Dungiven's heritage value and the appropriate location for a Museum of History for Dungiven should be carried out as a medium to long term priority.
- In terms of the physical constraints. Owenbeg future Park & Ride is well connected for vehicular traffic via the new A6 and Feeny Rd - Foreglen Rd. A new Community Service shuttle bus would maintain the use of the park & ride for less-abled people or during periods of poor weather when the pedestrian and cycle routes were not appropriate.

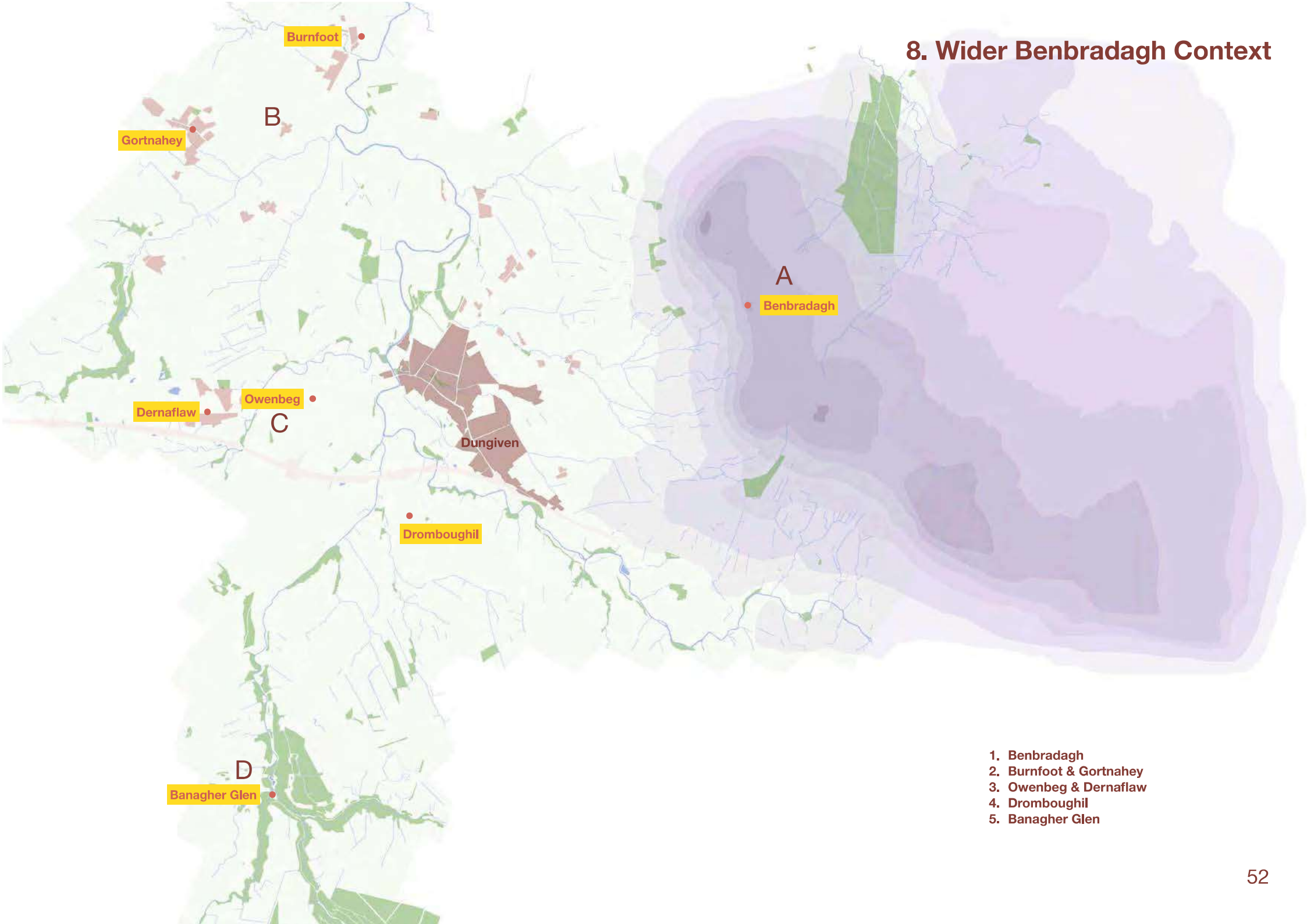


8. Wider Benbradagh Context



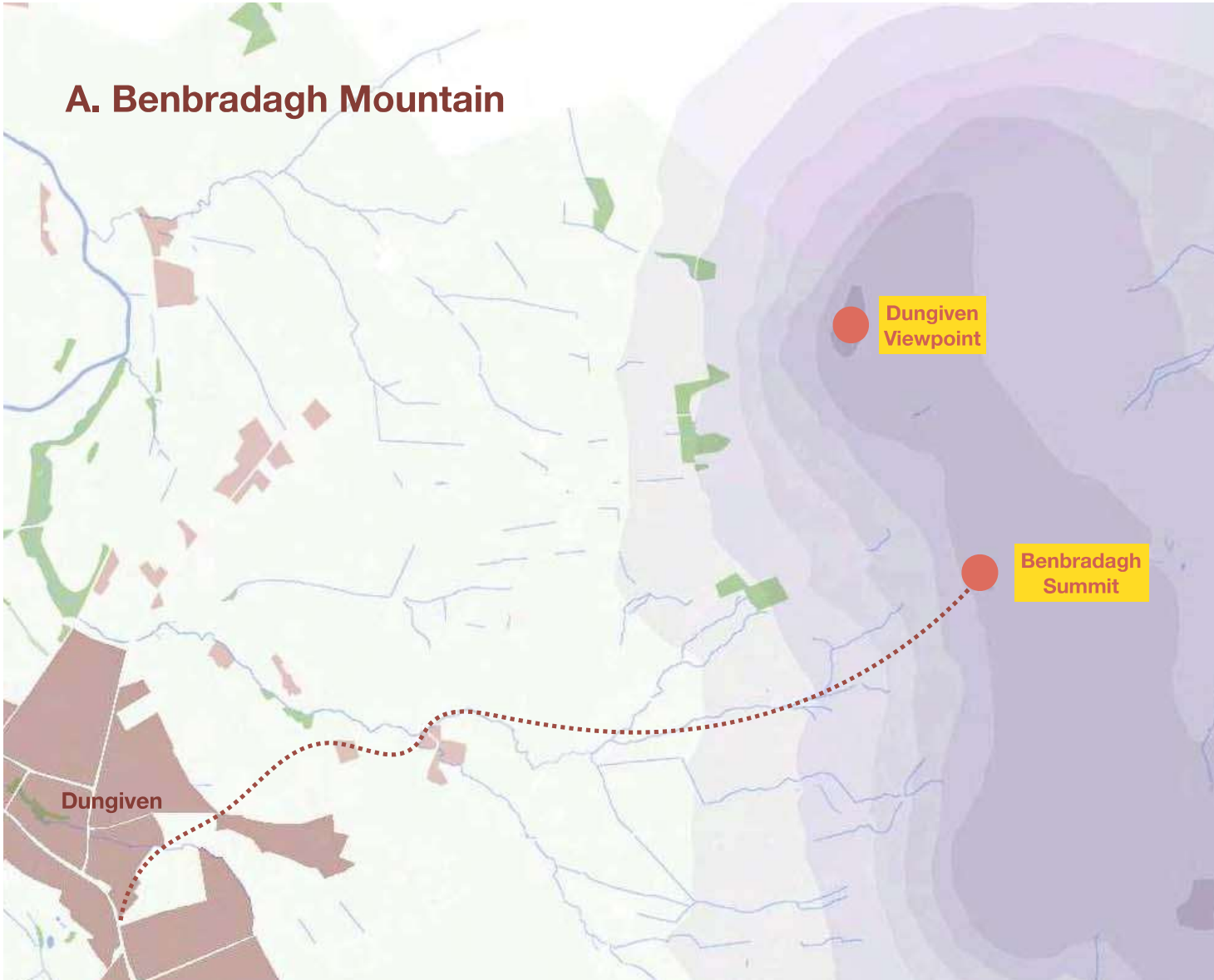
Benbradagh area is within a designated Area of Outstanding Beauty [AONB]. Dungiven as the principal settlement in the area and all smaller community settlements benefit from access to natural assets within close proximity which are recognised as land to be 'protected to conserve and enhance its natural beauty'. Although access exists to both Benbradagh mountain and Bradagh Glen, this Masterplan will consider the additional design elements which should be considered to improve access for all and protect these natural assets .

8. Wider Benbradagh Context



1. Benbradagh
2. Burnfoot & Gortnahey
3. Owenbeg & Dernaflaw
4. Dromboughil
5. Banagher Glen

A. Benbradagh Mountain



BENBRADAGH

1. An important natural asset for Dungiven which should be protected and nurtured to achieve its full potential in terms of recreational uses and the protection of ecology and biodiversity.
2. 4.8km by road from Dungiven Post Office to Benbradagh Summit.
3. Stunning views across the rural hinterland towards Dungiven and beyond and a natural context which supports extensive flora and fauna.
4. The primary path leading to the summit is largely surfaced with tarmac. For most of the route it has grass verges to allow for pedestrians to step safely to one side if vehicles are passing. This route is part of the Ulster Way.
5. A gravel and grass path runs between Benbradagh Summit and Dungiven Viewpoint.
6. The route would benefit from rest points with seating to make it more accessible to those who have reduced mobility.
7. Signage and wayfinding information would enrich the route and connect the visitor to important and scenic aspects of the built and natural landscape, such as the easily recognisable Wild Atlantic Way signage which draws attention to significant aspects of the countryside.
8. Marketing and information as well as wayfinding strategies which connect back to Dungiven are an important and urgent consideration for the town to promote access to the summit and to place Benbradagh within the tourist offering of the town.
9. Improvements to the promotion of Benbradagh and other nature walks around Dungiven would financially benefit the town with improved economy provided by occasional visitors and regular walkers, hand gliders, cyclists and natural lovers.



B. Burnfoot & Gortnahey

Burnfoot

Gortnahey

GORTNAHEY

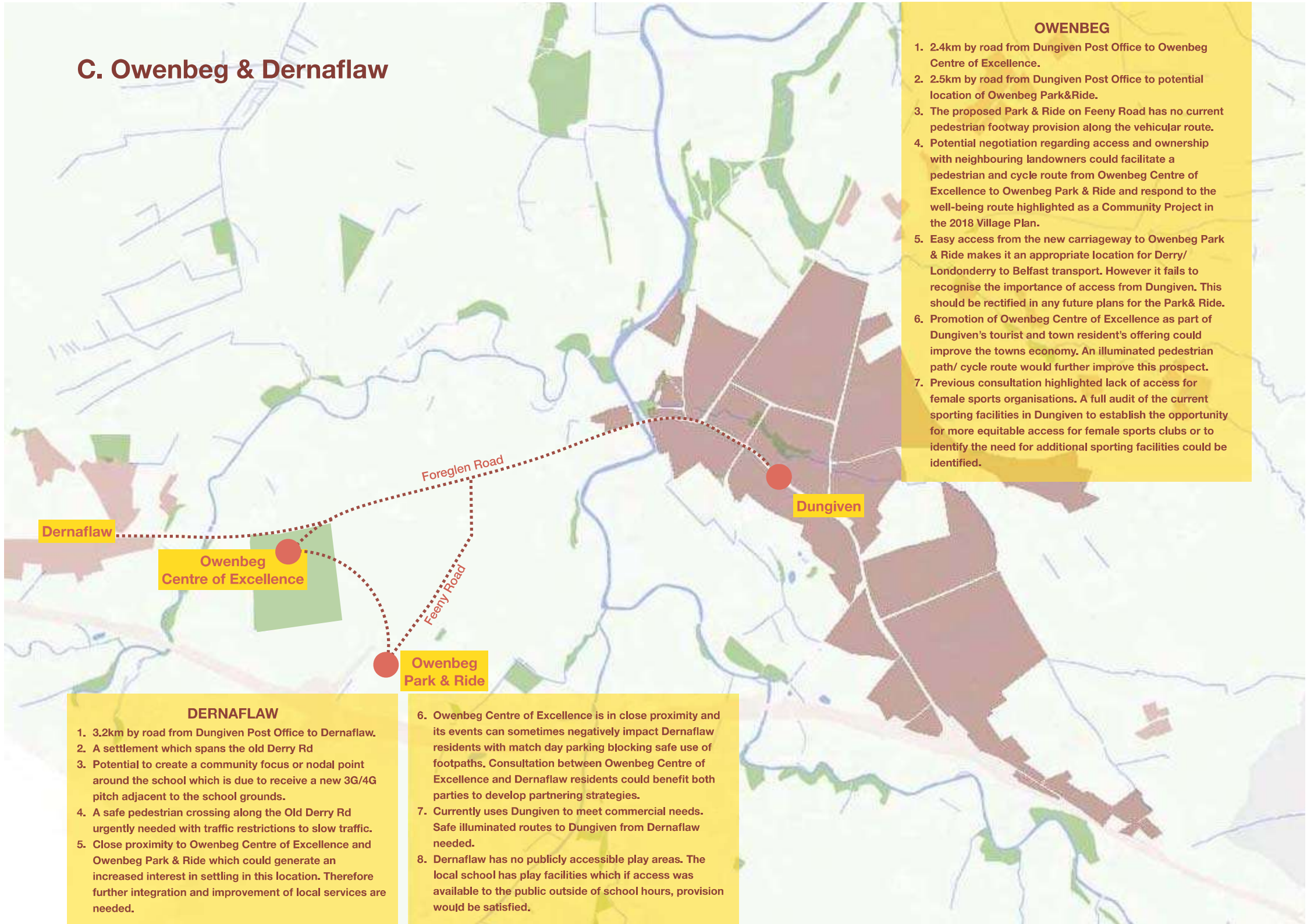
1. 6.8km by road from Dungiven Post Office to Gortnahey.
2. Increasing population with houses selling quickly once they come on to the market.
3. Increasing need for more school space to meet the demand of a rising population. School is currently at full capacity with 85 children.
4. Local grocery store which served the local community as a convenience shop/cafe has closed and left a lack of hospitality provision.
5. The park adjacent to the Community Centre is well serviced. It is safely enclosed with access to parking, toilet & changing facilities, 3G pitch, sensory garden, walking trails and provision for all ages. The park attracts users from as far as Derry/L'derry and Coleraine and remains a popular attraction. The park is currently run by the Community Centre with upkeep reliant on volunteers and fundraising. Additional/regular funding would contribute to the ongoing success of this wider Benbradagh Community facility.
6. Community Centre building appears to be well used by many different groups of people and organisations. It is however lightly staffed and could benefit from improved resources to improve its facility.
7. Local playgroup requires fit for purpose facilities. Ideally future provision would be adjacent to the Community Centre.
8. Footpath through Gortnahey terminates at village edges. A current trail proposal to St. Colm's GAA Grounds has been held up due to land access issues. The development of this and other safe trails would contribute to better access for village residents and improve health and wellbeing.
9. The road from Gortnahey to Dungiven would not currently be a safe road to walk. Therefore enhancements to existing public transport and alternative greenway/blueway routes to Dungiven and surrounding villages would improve connectivity.

Dungiven

BURNFOOT

1. 5.5km by road from Dungiven Post Office to Burnfoot Stores.
2. Burnfoot is a condensed village with a growing population.
3. Burnfoot Stores acts as a small grocery store and serves a large rural catchment area.
4. The footpath provision in the settlement terminates on the south edge of the village at Bovevagh Orange Hall and on the northern edge 100m north of Drumrane Primary School. Extension of the pedestrian route here could connect Burnfoot and Dungiven via a Walking/Fishing Trail along the River.
5. Burnfoot Community Centre hosts courses and classes. This is a popular facility which draws visitors from Dungiven, Caludy, Garvagh and surrounding areas.
6. Live planning applications or those recently approved would suggest that the near future development in Burnfoot will be predominantly housing. An audit of community facilities available in Burnfoot would identify any anticipated need in the future based on likely population growth.
7. On one of the main connecting roads between Dungiven and Limavady, Burnfoot is well located and attracts a lot of visitors throughout the year.
8. Another offering of the settlement is its connection to nature and the Bovevagh River and River Roe. The 2mile Boyd's River Walk is well used, appropriately surfaced and two bridges along the route ensure that the walk is substantial in length. The older footbridge appears to be in need of some maintenance which should be considered a priority to ensure the longevity of a vital community resource.
9. Along the river there are some disabled accessible fishing stands. More seating and potential play areas could be provided along/adjacent to the route to serve locals and visitors with consideration of nature education via bug hotels, foraging maps, planting for pollination etc.
10. Public Toilet facilities are required. Future provision could potentially be located at the new football changing area.
11. Signposting along the river walk needs to be improved to enhance accessibility and inform visitors of the key attractions in the area, length and condition of walking route, heritage and history of structures and bridges.
12. Burnfoot appears to be community focused but lacks a public space to facilitate community events other than the car parking space to the front of the Community Centre.
13. Open Spaces - a community garden/ play spaces provided within the housing areas and/or adjacent to the Community Centre should be considered to tailor for families, people from 6+ months old to 80+ years old. A sensory garden could be considered as part of this provision.

C. Owenbeg & Dernaflaw



OWENBEG

1. 2.4km by road from Dungiven Post Office to Owenbeg Centre of Excellence.
2. 2.5km by road from Dungiven Post Office to potential location of Owenbeg Park&Ride.
3. The proposed Park & Ride on Feeny Road has no current pedestrian footway provision along the vehicular route.
4. Potential negotiation regarding access and ownership with neighbouring landowners could facilitate a pedestrian and cycle route from Owenbeg Centre of Excellence to Owenbeg Park & Ride and respond to the well-being route highlighted as a Community Project in the 2018 Village Plan.
5. Easy access from the new carriageway to Owenbeg Park & Ride makes it an appropriate location for Derry/ Londonderry to Belfast transport. However it fails to recognise the importance of access from Dungiven. This should be rectified in any future plans for the Park& Ride.
6. Promotion of Owenbeg Centre of Excellence as part of Dungiven's tourist and town resident's offering could improve the towns economy. An illuminated pedestrian path/ cycle route would further improve this prospect.
7. Previous consultation highlighted lack of access for female sports organisations. A full audit of the current sporting facilities in Dungiven to establish the opportunity for more equitable access for female sports clubs or to identify the need for additional sporting facilities could be identified.

Dernaflaw

Owenbeg Centre of Excellence

Owenbeg Park & Ride

Dungiven

Foreglen Road

Feeny Road

DERNAFLAW

1. 3.2km by road from Dungiven Post Office to Dernaflaw.
2. A settlement which spans the old Derry Rd
3. Potential to create a community focus or nodal point around the school which is due to receive a new 3G/4G pitch adjacent to the school grounds.
4. A safe pedestrian crossing along the Old Derry Rd urgently needed with traffic restrictions to slow traffic.
5. Close proximity to Owenbeg Centre of Excellence and Owenbeg Park & Ride which could generate an increased interest in settling in this location. Therefore further integration and improvement of local services are needed.

6. Owenbeg Centre of Excellence is in close proximity and its events can sometimes negatively impact Dernaflaw residents with match day parking blocking safe use of footpaths. Consultation between Owenbeg Centre of Excellence and Dernaflaw residents could benefit both parties to develop partnering strategies.
7. Currently uses Dungiven to meet commercial needs. Safe illuminated routes to Dungiven from Dernaflaw needed.
8. Dernaflaw has no publicly accessible play areas. The local school has play facilities which if access was available to the public outside of school hours, provision would be satisfied.

D. Dromboughil

DROMBOUGHIL

1. Dromboughil is 3.2km south of Dungiven post office.
2. It has an active Community Centre which serves a wide community with provision of services which combat loneliness, isolation, welfare, health & wellbeing as well as several classes.
3. Connected to Roe Valley Community Network.
4. Community provides parking for other tourist attractions in the area.
5. Long-term/ regular funding would contribute to the ongoing success of the community centre.
6. Access & walking routes locally need repair works to ensure safe passage, particularly across bridges. Landscape is overgrown making it difficult to use the walking trails. A popular scenic route is now redundant due to maintenance and land ownership issues. Further consultation required to determine best approach to resolution. Likely to require funding support.
7. There is a lack of provision of play facilities locally. There seems to be an opportunity for 0-6 year old play facility to be provided to the rear of the Community Centre. Funding strategies, land acquisition issues, statutory approvals and community consultation would be necessary to carry out or resolve prior to development.
8. Safe footpath access into Dungiven needed to improve access from Dromboughil.
9. Safe footpath access to Banagher Glen would improve local and visitor access to there.

Dungiven

Dungiven Priory

Dromboughil

Banagher Glen

E. Banagher Glen



Jerry's House, Arts Forest Park Dunfanaghy



Blackwater Forest Park, England



Wendover Forest



BANAGHER GLEN

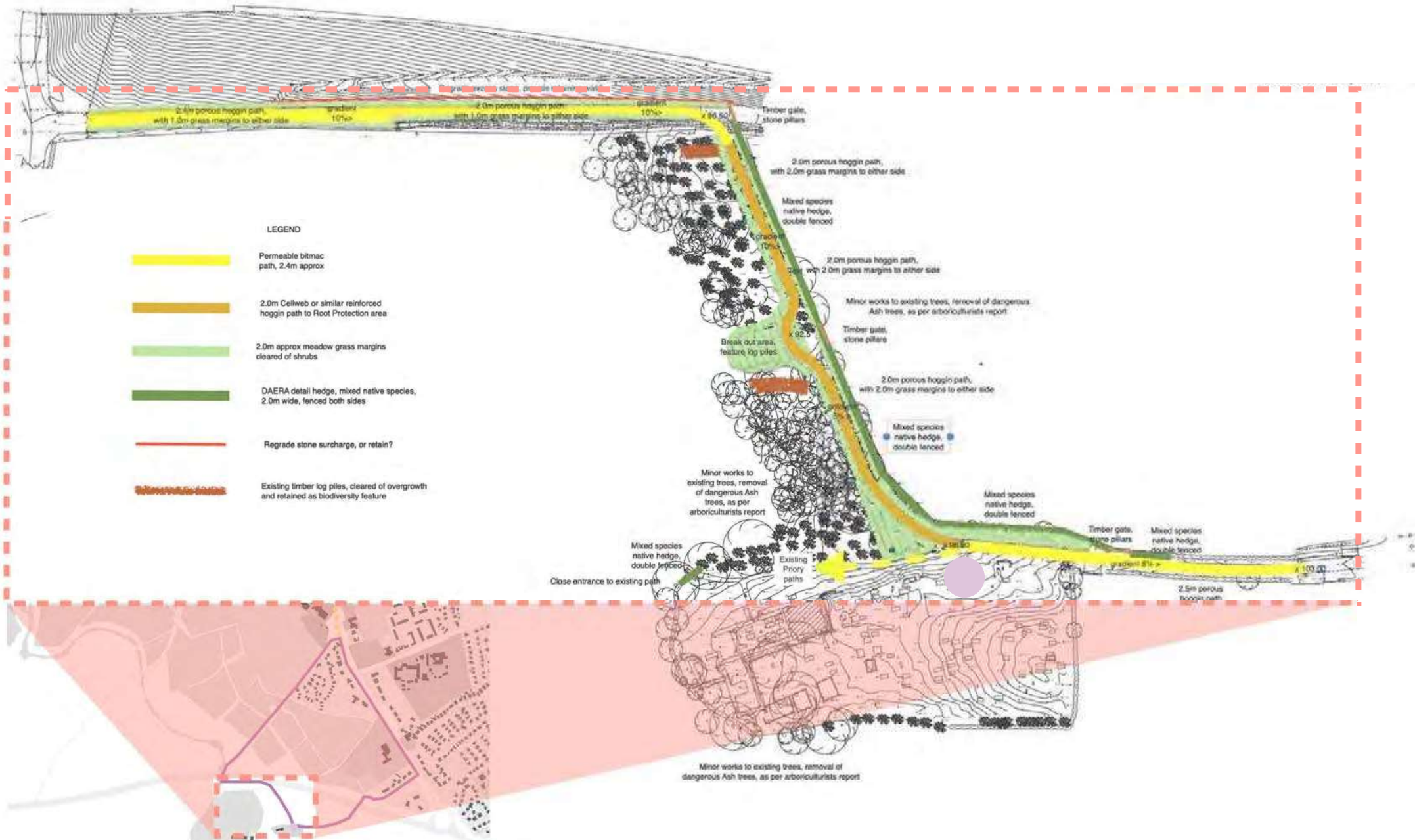
1. 5.7km by road from Dungiven Post Office to Banagher Glen entrance gate.
2. Parking facilities and a tourist hub providing visitor information and toilet facilities would invite more use of this valuable natural resource in close proximity to Dungiven town centre.
3. A walking route/ cycle lane that leads directly to Banagher Glen as an extension to the current proposed connecting path from Dungiven town centre to Dungiven Priory would strengthen the town's connection to the Glen and beyond.
4. The following pages give further information on the improvements to the path around the Priory.
5. New Art / Architecture and promotion of activities across the Forest Park would enhance its use.
6. Public Toilets/ Disabled accessible toilets/ Changing areas, Play facilities for 0-6 and 6-15 year olds are needed in Banagher Glen to make it more accessible to people of all ages and abilities.
7. A coffee shop/café facility adjacent to car parking would facilitate the use of the Forest Park for longer periods.
8. Seating and picnic tables should be provided.
9. Walking trails, maps and methods of engagement utilised in other such natural assets nationally could elevate the use of Banagher Glen and increase awareness with tourists.
10. Local signage and maps to communicate the length and condition of the walking trails and scenic points around Banagher Glen and Forest Park long with signage which directs visitors to the Glen is urgently needed.
11. Marketing strategies could further raise awareness of this beautiful local asset.

Priory Loop



Dungiven Priory

D. Banagher Glen_Priory Loop



Future Opportunities

Ecology & Biodiversity

Within an Area of Outstanding Natural Beauty [AONB]

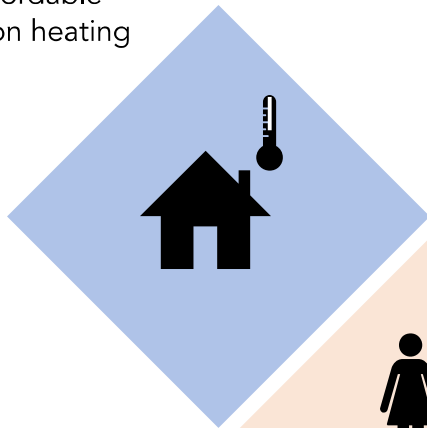
Ecology is the study of relationships between living organisms including humans, and how they interact with their environment. Biodiversity is a variety of life and their ecosystems. There is a global responsibility to avoid the decline of biodiversity given the impact it has on climate change. Locally there needs to be a clear awareness of our collective responsibility to protect all life forms and their ecosystems to avoid a local decline in biodiversity and a suffering ecological environment. It is therefore critical that all future development in the Benbradagh area should consider the local ecology and rich biodiversity which exists in this context and which holds the potential to be enhanced and seek strategies to protect the environment.

There are many way this can be considered through businesses, institutions, public bodies and individuals by means such as:

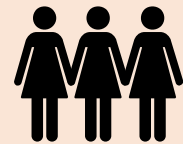
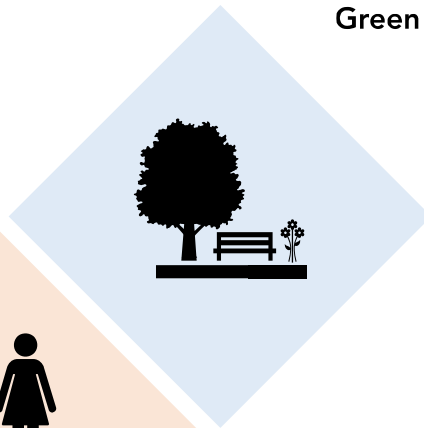
- Sustainable sourcing of natural materials.
- Regenerative Agriculture.
- Biodiversity Education.
- Use of Swift Boxes/Swift Bricks to encourage nesting.
- Protection of Bees.
- Wildflower Meadows.
- Bug Hotels.
- Rewilding.
- Use of renewable energy and renewable heat sources.
- Avoiding the felling of trees where damage to biodiversity may arise.
- Avoiding ground contamination.
- Avoiding the use of pesticides and chemicals.
- Avoiding unnecessary travel and finding more environmentally friendly means of regular transport.
- Improving Green Infrastructure.
- Working together to develop strategies for improving green links to support green infrastructure locally and nationally.



Comfortable Energy
efficient **Homes**
with affordable
low carbon heating

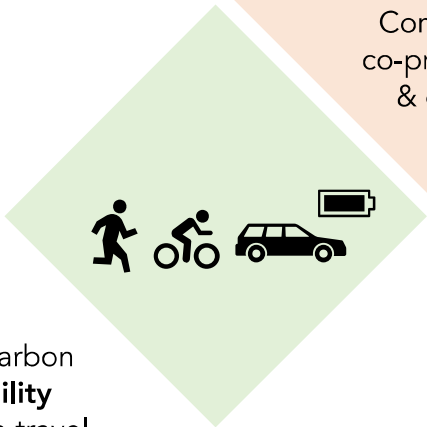


Neighbourhood
regeneration and
Green spaces

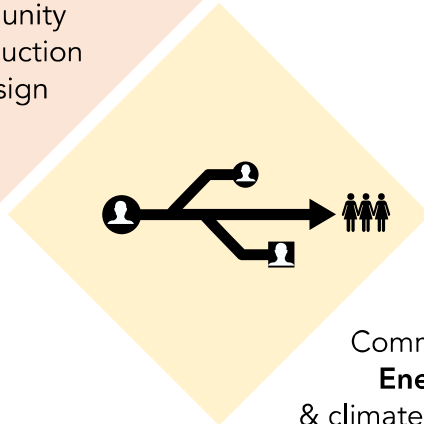


Community
co-production
& design

Low Carbon
Mobility
& active travel
infrastructure



Community
Energy
& climate resilience
opportunities



Net Zero Neighbourhoods

Within an Area of Outstanding Natural Beauty [AONB]

'The Climate Change Act (Northern Ireland) 2022 sets a target of an at least 100% reduction in net zero greenhouse gas (GHG) emissions by 2050 for Northern Ireland compared to baseline, along with interim targets including an at least 48% reduction in net emissions by 2030.' DAERA

To reduce carbon emissions to meet the 2050 targets will require collective action. 'The Path to a Net Zero Northern Ireland', March 2023, Advice Report sets out ambitious targets which support the changes necessary to meet the 2050 target.

One of the targets to be met which is expanded on in the Advice Report and which at the time of writing this document was a significant topic of discussion across the Benbradagh area includes Renewable Energy. The 2050 target requires 'unabated fossil-fuelled electricity generation to be phased out and replaced with generation largely from renewables, with appropriate energy storage and decarbonised back-up solutions.'

There are many forms of renewable energy used across the world. Some more than others are appropriate for use within Northern Ireland. Each individual, business, institution and public bodies holds an opportunity to protect the future planet by behaving in a climate resilient way and choosing to engage with current technology available to assure best use of renewable resources.

The Public Consultation Process carried out as part of this Masterplan development revealed concerns in relation to Wind Farms locally being developed to meet the 2050 target. Public Consultation, at the time of writing, is set to commence to allow people to engage in the discussion locally in relation to the future erection of Wind Farms.

CCG can provide additional information on the schedule for same.

Net Zero Neighbourhoods and a vision which involves the local community to support the journey to Net Zero will contribute to the success of this transition. A wholistic approach to energy use and carbon emissions which holds Community at its centre is a strategy which many local councils across the UK are utilising to ensure all parties are involved in the decision-making and informed about the way forward towards a climate resilient future.

Diagram aside is based on guidance from West Midlands Combined Authority on the 'Pillars' of Net Zero Neighbourhoods.

Dungiven Town

The journey towards an intermediate settlement achieving town status

- As we collectively develop the Village Plan 2024, it is important to reflect on Dungiven's future when it reaches the levels of population to exceed its village status and become a town.
- Dungiven's current population (3,346), at the time of writing would officially designate it as an Intermediate Settlement.
- The list below sets out an agenda for consideration of Dungiven Town (when population reaches 5,000) and what issues will need to be considered at that stage.

1. Improved Accessibility for Rural Communities
2. Urban **Housing** Strategy
3. Wider Context Housing Strategy
4. Protection of Natural Assets
5. Recreation and Wellbeing
6. Primary & Secondary Education Provision
7. Adult Education provision
8. Vacancy Monitoring
9. Community Events Facilitation
10. Town Square
11. Provision of local services (library, bank, etc)

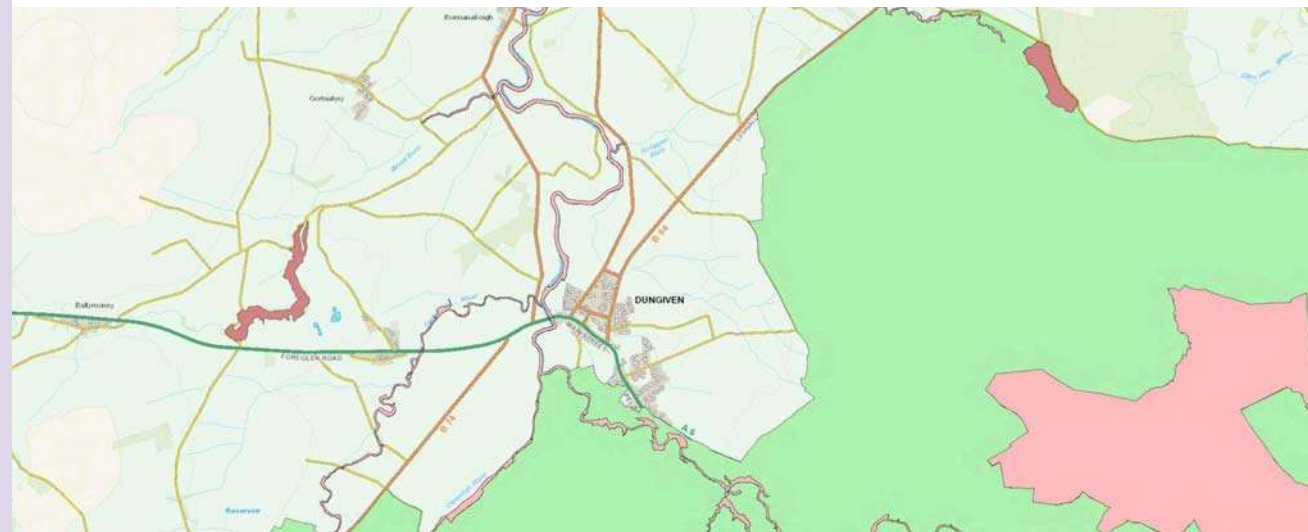
Regional Development Strategy 2035, a statutory document prepared under the Strategic Planning (Northern Ireland) Order 1999, indicates the primary focus for meeting future development challenges must be Economy, Society and Environment.

- **ECONOMY** - The development of Dungiven's Business Hub and the aspiration to provide more of the same across the village will gradually change the local economy and impact the village centre condition. Careful monitoring of this would ensure that positive measures are in place which support economic development.
- **SOCIETY** - Recent years have seen rising populations in Villages and Intermediate Settlements. In Dungiven, this has seen as increase in young people returning to live locally after third level education.
- **ENVIRONMENT** - Meaningful protection of the natural assets of Benbradagh, Bredagh Glen, the local Waterways and Natural Forested areas will enhance Dungiven's future in line with the RDS 2035.



▲ **X** Dungiven holds an important location on the RDS 2035 map (above) which is in an area not currently considered a hub or part of a cluster. It therefore has the future potential to be a prominent focus for future development given its proximity to primary infrastructure routes and its adjacency to Derry / Londonderry and Limavady.

▼ Any plans for future growth in line with a Dungiven focused housing strategy for the village and its surrounds will need to ensure it puts measures in place for protecting its local natural assets, as seen below with the Area of Outstanding Natural Beauty shaded in green and the Special Areas of Conservation or Scientific Interest shaded in pink and brown.



Community Consultation

Dungiven Sports Complex 17th July 2024

Presentation of Draft Benbradagh Masterplan

The Benbradagh Masterplan was developed in recognition of previous community consultation which had taken place locally over the past 5 years. The intention of the Benbradagh Masterplan was to build on the previous output of that consultation and represent visually the aspirations for the area discussed during that process. The purpose of the Masterplan document is to align strategies for improving the Benbradagh area with the potential to enhance the existing natural and built assets in the process with high level urban design propositions which could contribute to future funding applications. All propositions within the Masterplan would require further design development taking into consideration land acquisition, current and potential uses, in partnership with key stakeholders and funding bodies.

Community Consultation took place in various forms, via online surveys, paper surveys, verbal and visual feedback during public consultation and written feedback outside of the standard online mechanisms.

The Masterplan team met with Community groups and key Stakeholders in the Benbradagh area. Predominantly positive feedback was received and where any questions or issues were raised the document was adjusted/amended accordingly during the Masterplan preparation process to reflect any necessary changes. A well attended wider Public Community Consultation was held in Dungiven Sports Centre on the evening of 17th July 2024.

Improvements and adjustments have been made to the Masterplan document to reflect the comments received during the overall consultation process.



What's Next ?

1. Potential Funding Strategies

Public Funding can substantially improve and enhance the existing condition of Dungiven but it is unlikely to be capable of investment to fulfil the village's full potential. Public-private partnerships for future Development would be worth considering across the Benbradagh area.

2. Destination Dungiven

Marketing and online strategies for promoting the existing natural and built assets of Benbradagh should be considered a high priority. Forest Parks across Europe have developed methods to promote their facilities in a way that makes these accessible to a wide audience, via foraging trail maps, child and adult focused climbing activities and Art/Sculpture/Architectural interventions.

3. Long term focus

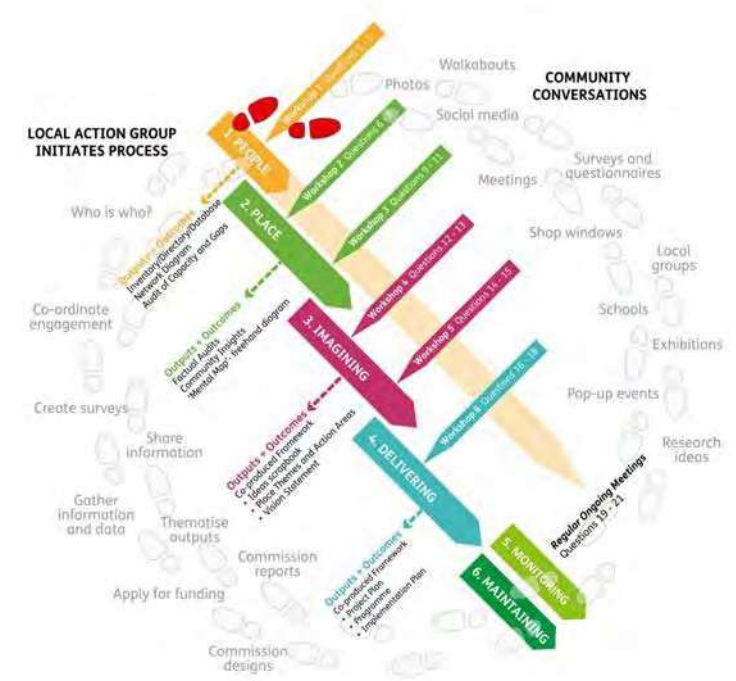
'The city is a map of the city' Ciaran Carson. A place which has multiple layers of occupancy and activity is an ever-changing and evolving environment. In addition to the Benbradagh Masterplan remaining a live document requiring review and updating to ensure it meets long term local provision of residential, commercial, educational, cultural, healthcare and amenity requirements, Dungiven & Benbradagh area will need to adapt to changing environmental policy demands. In particular to develop Climate Resilient Strategies to ensure the area as a whole creatively draws from renewable energy sources where possible and considers village wide energy production, storage and reductions. Dungiven & Benbradagh could potentially look towards a climate resilient self-sustaining future with a long term focus in place.

4. Cohesive Vision

A socially, environmentally and financially sustainable future for Benbradagh/ Dungiven requires a cohesive vision which is based on a foundation of local knowledge incorporating all aspects of the community and the wider context of Benbradagh as part of the village solution. Any future development should be aware of the broader vision and respond accordingly to contribute to its success.

5. Community Engagement

The success of Benbradagh's future is in the support and collaboration of its people. Dungiven has active residents who participate in local improvements and who seem to be invested in Benbradagh's future. Support from Public Bodies to recognise the strength in bottom up regeneration and how to facilitate an all-inclusive approach will be critical to the ongoing success of Dungiven & Benbradagh's community activities to build on its social capital.



Living High Streets Action Plan - Best carried out by community leaders/ local action group.

Focus Projects

Anticipated Delivery

1. Public Realm
2. Civic Space - Castle & Castle Gardens
3. Connecting Path & Natural Regeneration
4. Co-worker Business Hub
5. Education Hub
6. Health Hub
7. Dungiven Community Projects
8. Wider Benbradagh Context
9. DFI Projects

When considering anticipated delivery of the Focus Projects above, factors such as currently available funding, public consultation feedback and awareness of the typical pace of various development types with consideration to further strategic planning required, land acquisition issues statutory approvals and the need for further community involvement have been reviewed.

Focus Projects - Anticipated Delivery

Public Realm - Short Term

Civic Space - Short Term

Co-workers Business Hub - Short Term

Connecting Path & Natural Regeneration - Short to Medium Term

Education Hub - Medium to Long Term

Wider Benbradagh Context - Short to Medium Term

Dungiven Community Projects - Medium Term

Health Hub - Long Term

DFI Projects - Long Term

Dungiven Town - Long Term

Short Term 0-3 years

Medium Priority 3-6 years

Low Priority 6-10 years

Table J: Possible Dungiven Regeneration Projects

Project	Rationale	Delivery
1 Growth Deal Digital Hub	<ul style="list-style-type: none"> A digital hub could facilitate training, raising skills and higher value jobs (e.g. more professional, digital, tech & finance) that could otherwise be lost to the area. It would also transform a derelict Main Street building fronting onto Main Street and bring more footfall into the town centre. A site has been agreed and planning permission was sought in February 2022. Land owned by GCDL. Existing Café to remain in situ, with neighbouring derelict building to be transformed. Both buildings expanded to create one homogenous building/hub. The proposed hub site is near library, GCDL base and parking; and has main street frontage and presence. Scope for interior fit-out, external branding & part of network. Aim to facilitate satellite offices, start-ups, hybrid, and remote workers; along with those on 'working staycations'. 	Short-Medium
2 Public Realm	<ul style="list-style-type: none"> The town's public realm is 25 years old. The new bypass presents a unique one-off opportunity to reimagine the town centre's appearance, aesthetic, and usage. Up to 15,000 vehicles a day could be removed from the town centre, with a new park n ride facility on the outside of the town. One option is for a durable natural stone paving (similar to public realm improvements elsewhere in the borough), either in principal or more decorative purposes. An alternative is that one side of the street's parking bays are removed (wholly or temporarily) and the street widened. This then offers the opportunity for seating (shop specific and/or open to all), parklets (e.g. top right), bike racks, smart furniture, play areas, trees, natural greenery/cloisters. The reduced vehicular traffic would allow the Main Street to be closed more easily, and possibly made one-way in the longer term. The goal is to be instantly and obviously more distinctive, fun, natural and functional. Creating more lively streets and visitor destinations. 	Short-Medium
3 Circular Connecting Path	<ul style="list-style-type: none"> A circular 'Round Roe' path, which connects all the key nodes within the town (e.g. school, cultural centre, park, hubs, sports/play facilities, churches). Ancillary routes (red) would link onto key housing and transport connections. A colourful outdoor path that is a signature attraction in its own right. Open to all, it could include luminous and solar powered sections, fairy trails, sensory play area & community gardens, along with seating. It would use existing parking, toilets (a new changing places toilet would be added close to parking) & amenities available at the nodes; and could be accessed at any point. There is no start or end point. Open to walkers, cyclists, and runners, going in any direction. 	Short-Medium
Wider Regeneration		
4 New Civic Square & Access to Castle Gardens	<ul style="list-style-type: none"> Two neighbouring industrial sites facing onto the Main Street and adjacent to Dungiven Castle, would be acquired to create large multi-purpose site (car-park, events etc) and new attractive access to Dungiven Castle Park Site 'shared' between Gaelcholáiste Dhoire (the post-primary Irish Medium school in possession of the Castle and nearby land) and the local community; who would have access to school kitchen, toilets, small room, utility connections to run events & activities Long-term, if suitable alternative capacity found, the Castle itself may even be freed up for potential visitor accommodation 	Medium
5 Expanded Health Hub in New Location	<ul style="list-style-type: none"> The health centre is constricted within its current site. The health centre could potentially be moved. Possibly becoming the anchor tenant in a new expanded health hub at the bottom of the town, helping to kick-start regeneration there. The health hub would concentrate key health services, social prescribing and ancillary provision in the area. It could be based on a similar example in Clough (Co. Down), and/or aspects of healthy living centres, well-being hubs, or 'Health Hub' (Loughrea, Co. Galway) which focuses on holistic therapies. Possible Centre of Excellence. Developing the hub would transform health provision and help guarantee a long-term GP presence in Dungiven. It would generate regular footfall to the bottom of the town. Delivery options could include health build and own, or built by GCDL, and then leased out to provide long-term sustainable income. If the recycling centre was also moved, this would allow more space for more shared educational facilities (e.g. for other schools, community use) and/or enhanced Castle Garden Access/Facilities. 	Long-Term
6 Enhanced Castle Gardens Access & Amenities	<ul style="list-style-type: none"> The Castle Gardens could be joined up, with improved access, amenities, and awareness. The Gardens are largely unknown to those outside the town, with no signage. They could hold some form of natural themed theatre, arts, or visitor attraction and/or play facilities. Any improvement to Castle Gardens would be popular among locals but would need a dedicated masterplan to guide any proposed major development and link in with neighbouring schools/community. 	Medium-Long-Term

Excerpt from Dungiven Regeneration Village Plan 2024 above and overleaf highlighting the priority Dungiven Village Projects for the short, medium and long term.



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