

# Causeway Coast & Glens Borough Council Planning Committee

## Causeway Coast & Glens Borough Council Donegal County Council Correspondence

To: Planning Committee

Date: 23<sup>rd</sup> September 2015

### For Decision

<b>Linkage to Corporate Plan</b>	
<b>Strategic Priority</b>	Development Plan/Forward Planning
<b>Objective</b>	Council Correspondence & Consultation
<b>Lead Officer</b>	Sharon Mulhern
<b>Cost: (If applicable)</b>	N/A

#### 1.0 Background

1.1 Council has received two separate pieces of correspondence from Donegal County Council.

1.2 **A Preliminary Consultation** on the preparation of a draft Local Area Plan in respect of Tier 2 towns, namely; Ballybofey-Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town, Dungloe and Killybegs (see Appendix 1) – received on 16<sup>th</sup> July 2015.

1.3 The consultation consists of a general information booklet and 7 individual booklets. The general booklet outlines;

- What is a Local Area Plan;
- What is the process to prepare it;
- The Overall Planning Context;
- Strategic Environmental Assessment and Appropriate Assessment; and
- How to take part in the consultation.

1.4 The individual booklets detail each of the 7 Tier 2 Towns, including:

- Their Context;
- Some facts;
- Current Planning Framework;
- Issues for consideration through the preparation of the Local Area Plan (specific to each town); and
- How to take part in the consultation.

1.5 A formal response from Council is required on this document. However, due to the deadline (11<sup>th</sup> September) occurring prior to the September Planning

Committee, the Head of Planning has returned an initial response on behalf of Council (see Appendix 3).

**2.0** **A Notice of Variation No.3 (Rural Housing)** to the County Donegal Development Plan 2012-2018 (as varied) (see Appendix 2) – received 5<sup>th</sup> August 2015.

2.1 The Notice of Variation No.3 (Rural Housing) is an amendment to the County Donegal Development Plan 2012-2018 (as varied) which took effect on 27<sup>th</sup> July 2015. It relates only to the deletion of previous text and insertion of new text at Section RH-P-5. The variation relates to amending the qualifying criteria for new rural housing through changes to Policy RH-P-5 “Areas Under Strong Urban Influence” so as to facilitate person’s who’s grandparents have resided at some time within that rural area for a period of at least 7 years.

2.2 This document is for information only. A formal response from Council is **not** required.

### **3.0 Financial Implications**

3.1 None

### **3.0 Other Implications**

3.1 None

### **4.0 Recommendation**

4.1 **IT IS RECOMMENDED** that Elected Members note the content of both documents and the initial response issued and agree to the Head of Planning submitting a formal response on behalf of Council on the Preliminary Consultation document.



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

www.ccdhunnangall.ie www.donegalcoco.ie

**Ref: CPU/199**

16th July 2015

**To: Each Prescribed Authority**



**Re: Preliminary consultation on the preparation of a draft Local Area Plan in respect of Tier 2 Towns namely; Ballybofey- Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town, Dungloe & Killybegs**

A Chara,

Donegal County Council is carrying out a preliminary consultation exercise to inform the preparation of a draft Local Area Plan in respect of the following Towns/settlements in County Donegal:

- Ballybofey- Stranorlar,
- Ballyshannon,
- Bridgend,
- Carndonagh,
- Donegal Town,
- Dungloe and
- Killybegs

In accordance with section 20 (1) of the Planning & Development Act 2000 (as amended), a preliminary consultation exercise takes place from 16<sup>th</sup> July 2015 to 11<sup>th</sup> September 2015 inclusive, during which time written submissions or observations can be made.

To this end, I enclose a copy of the public notice together with a series of Information Booklets to inform the consultation process. The series of Information Booklets consist of (i) A general Information Booklet and (ii) 7 other booklets- one per town.

Mise le meas,

Sinead Harkin,  
Executive Planner,  
Central Planning Unit.  
SH/MMcE  
Encs





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



## **Preliminary consultation – Preparation of a draft Local Area Plan**

Donegal County Council intends to prepare a draft Local Area Plan in respect of the following Towns/settlements in County Donegal:

- **Ballybofey- Stranorlar,**
- **Ballyshannon,**
- **Bridgend,**
- **Carndonagh,**
- **Donegal Town,**
- **Dungloe and**
- **Killybegs.**

The Local Area Plan will be prepared in accordance with section 20 of the Planning & Development Acts 2000 (as amended).

The legislation requires that the draft Local Area Plan shall be consistent with the Core Strategy of the County Development Plan 2012- 2018 (as varied) and that it may include:

- Objectives for the zoning of land or,
- Other objectives for the proper planning and sustainable development of the towns including the objective of development of land on a phased basis, details of community facilities and amenities and on standards for design of developments and structures.

To inform the preparation of the draft Local Area Plan, the Council is carrying out a preliminary consultation exercise as provided for by section 20(1) of the Planning & Development Act 2000 (as amended). It is within that context that Submissions or observations regarding the preparation of the draft Local Area Plan are being invited and should be made either:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford to be received not later than 5pm on 11<sup>th</sup> September 2015.

Further information on the purpose and content of the draft Local Area Plan, together with an information booklet, can be accessed at [www.donegalcoco.ie](http://www.donegalcoco.ie).

A copy of the information booklet may be inspected during normal office hours, Monday to Thursday (9.00am to 12.30pm and 1.00pm to 5.00pm) and Friday (9am to 12.30pm and 1pm to 4.30pm) from 16th July 2015 to 11th September 2015 (both dates inclusive) at the following Council offices:

- The Planning Office, Donegal County Council, County House, Lifford.
- Letterkenny Public Services Centre, Neil T. Blaney Road, Letterkenny.
- Milford Public Services Centre, Main St., Milford.
- Dungloe Public Services Centre, Gweedore Road, Dungloe.
- Carndonagh Public Services Centre, Malin Road, Carndonagh.
- Donegal Public Services Centre, Drumlonagher, Donegal Town.

The information booklet may also be inspected at the library facilities in the County during their respective normal opening hours.

### **Strategic Environmental Assessment**

As required by section 14B of the Planning & Development (Strategic Environmental Assessment) Regulations 2004-2011, prior to publication of the draft Local Area Plan, an Environmental Report shall be prepared, of the likely significant effects on the environment of implementing the Local Area Plan.

### **Appropriate Assessment**

As required by section 177U of the Planning & Development Act 2000 (as amended), screening for Appropriate Assessment of the draft Local Area Plan shall be carried out to assess, in view of best scientific knowledge, if the Local Area Plan, individually or in combination with another plan is likely to have a significant effect on the European site.

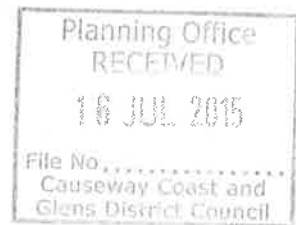
Michael Heaney,  
Director of Services,  
Community, Culture & Development Planning,  
County House,  
Lifford,  
County Donegal.

**DATED THIS 16TH DAY OF JULY 2015**

*'Serving the people of Donegal'*



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



## **Réamh-Chomhairliúchán Dréachtphlean Ceantair Áitiúil a Ullmhú**

Tá sé i gceist ag Comhairle Contae Dhún na nGall Dréachtphlean Ceantair Áitiúil a ullmhú i dtaca leis na Bailte/lonnaíochtaí seo a leanas i gContae Dhún na nGall:

- **Bealach Féich - Srath an Urláir,**
- **Béal Átha Seanaidh,**
- **Ceann an Droichid,**
- **Carn Domhnach,**
- **Baile Dhún na nGall,**
- **An Clochán Liath agus**
- **Na Cealla Beaga.**

Ullmhófar an Plean Ceantair Áitiúil de réir Alt 20 de na hAchtanna um Pleanáil agus Forbairt 2000 (arna leasú).

Éilíonn an reachtaíocht go mbeidh an Dréachtphlean Ceantair Áitiúil i gcomhréir le Croí-Straitéis an Phlean Forbartha Contae 2012 - 2018 (arna leasú) agus go bhféadfadh na nithe seo a leanas a bheith san áireamh:

- Cuspóirí i dtaca le talamh a chríosú nó,
- Cuspóirí eile le pleanáil chuí agus forbairt inbhuanaithe a dhéanamh ar na bailte, ar a n-áirítear forbairt talún ar bhonn céimnithe, mionsonraí i dtaca le háiseanna pobail, agus caighdeáin i dtaca le forbairtí agus struchtúir a dhearadh.

Le bonn eolais a chur ar fáil d'ullmhú an Dréachtphlean Ceantair Áitiúil, tá réamhchomhairliúchán ar bun ag an Chomhairle, mar a fhoráiltear dó in Alt 20(1) den Acht um Pleanáil agus Forbairt 2000 (arna leasú). Is laistigh den chomhthéacs sin atáthar ag lorg aighneachtaí agus barúlacha i dtaca le hullmhú an Dréachtphlean Ceantair Áitiúil, agus ba chóir iad a dhéanamh chuig:

- Trí ríomhphost chuig [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) nó,
- Trí phost chuig: An Lár-Aonad Pleanála, Comhairle Contae Dhún na nGall, Teach an Chontae, Leifear, lena fháil faoi 5pm, ar a mhóille, ar an 11 Meán Fómhair 2015.

Is féidir tuilleadh eolais ar chuspóir agus ar ábhar an Dréachtphlean Ceantair Áitiúil, chomh maith le bileog eolais, a fháil ar [www.donegalcoco.ie](http://www.donegalcoco.ie).

Is féidir cóip den bhileog eolais a scrúdú le linn gnáthuaireanta oifige Luan go Déardaoin (9.00am go dtí 12.30pm agus 1pm go dtí 5.00pm) agus Dé hAoine (9am go dtí 12.30pm agus 1pm go dtí 4.30pm) ón 16 Iúil 2015 go dtí 11 Meán Fómhair 2015 (an dá dháta sin san áireamh) sna hoifigí seo a leanas de chuid na Comhairle:

- An Oifig Pleanála, Comhairle Contae Dhún na nGall, Áras an Chontae, Leifear.
- Ionad Seirbhísí Pobail Leitir Ceanainn, Bóthar N. T. Uí Bhléine, Leitir Ceanainn
- Ionad Seirbhísí Pobail Bhaile na nGallóglach, An Phríomhshráid, Baile na nGallóglach.
- Ionad Seirbhísí Pobail an Chlocháin Léith, Bóthar Ghaoth Dobhair, An Clochán Liath.
- Ionad Seirbhísí Pobail Charn Domhnach, Bóthar Mhálanna, Carn Domhnach.
- Ionad Seirbhísí Pobail Dhún na nGall, Droim Lonachair, Baile Dhún na nGall.

Is féidir an bhileog eolais a scrúdú chomh maith i leabharlanna sa Chontae le linn a gcuid gnáthuaireanta oscailte.

### **Measúnacht Straitéiseach Timpeallachta**

Mar a éilíonn Alt 14B de na Rialacháin um Pleanáil agus Forbairt (Measúnacht Straitéiseach Timpeallachta) 2004-2011, ullmhófar Tuarascáil Timpeallachta, i dtaca leis na héifeachtaí suntasacha a d'fhéadfadh tarlú don timpeallacht de bharr an Plean Ceantair Áitiúil a chur i bhfeidhm, sula bhfoilseofar an Dréachtphlean Ceantair Áitiúil.

### **Measúnú Cúí**

Mar a éilíonn Alt 177U den Acht um Pleanáil agus Forbairt 2000 (arna leasú), déanfar scagadh i dtaca le Measúnacht Iomchuí ar an Dréachtphlean Ceantair Áitiúil, i bhfianaise an eolais is fearr eolaíochta atá ar fáil, más dócha go mbeidh tionchar suntasach ar shuíomh Eorpach ag an Phlean Ceantair Áitiúil, leis féin nó i gcompháirt le plean eile.

Mícheál Ó hÉanaigh,  
Stiúrthóir Seirbhísí,  
Pobal, Cultúr agus Pleanáil Forbraíochta.  
Teach an Chontae,  
Leifear,  
Contae Dhún na nGall.

**ARNA DHÁTÚ INNIU an 16ú DE MHÍ IÚIL 2015**

*'ag freastal ar mhuintir Dhún na nGall'*





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

## **Information Booklet on the Preparation of a draft Local Area Plan in respect of Tier 2 Towns**

**The towns to be covered by the draft Local Area Plan are:**

**Ballybofey- Stranorlar**

**Ballyshannon**

**Bridgend**

**Carndonagh**

**Donegal Town**

**Dungloe**

**Killybegs**

# General Information

Donegal County Council is commencing the preparation of a Local Area Plan for seven 'Tier 2' towns in the County, namely Ballybofey- Stranorlar, Ballyshannon, Bridgend, Carndonagh, Donegal Town, Dungloe & Killybegs.

In developing this draft Local Area Plan, the Council is seeking your views. This booklet gives some information on what a Local Area Plan is and how the Council will go about preparing it and it also gives a snapshot of the types of issues that are occurring in each of the towns.

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## What is a Local Area Plan (LAP)?

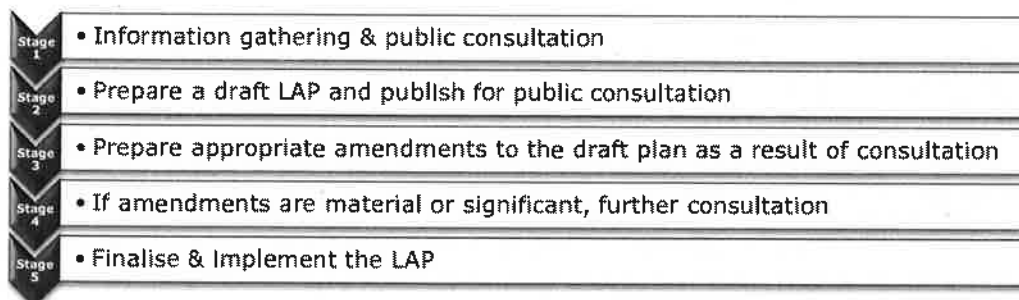
It is a Plan to set out the way in which a place will be developed into the future and is a material planning consideration in making decisions on planning applications. It can cover areas such as:

- The zoning of land for various uses such as housing and recreation;
- Regeneration of town centres
- Details of community facilities
- Design standards
- The location of the boundary of the town

## What is the process to prepare it?

There is a legal process that is to be followed to prepare the Local Area Plan and it is set out in section 20 of the Planning & Development Act 2000 (as amended) and consultation is at the centre of the process. The current phase is stage 1: Information gathering and public consultation. For more detailed information on the process and timescales, appendix (i) to this Information Booklet shows a Gant chart entitled, 'Key Stages and Timelines in Preparation of Local Area Plans' as contained in the DECLG Guidelines to Planning Authorities on Local Area Plans, June 2013.

**Figure 1: Stages in the process**



### Overall Planning Context

The towns that will be covered by the Local Area Plan are described in the Core Strategy of the County Development Plan (CDP) 2012- 2018 (as varied) as 7 of the towns that make up the Tier 2 Strategic Support Towns; Buncrana and Bundoran are also identified as Tier 2 towns but as they have existing Development Plans in place they are not therefore to be covered by this LAP. Figure 2 shows the settlement hierarchy of the CDP 2012- 2018 where Letterkenny is the Tier 1 town (it is also a 'Gateway' Settlement within the National Spatial Strategy). In general terms, the emphasis of the settlement hierarchy is focused on the role of the Gateway as the primary driver of growth in the County, followed by a network of 'Strategic Support Towns', which play an important role as self-sufficient service centres within the county that provide for the social, economic and community needs of the wider population within their respective surrounding areas and where support for their further development will provide for significant community and economic benefits.

**Figure 2: Settlement hierarchy**

(Source: CDP 2012- 2018 (as varied), Core document, page 13)



The Core Strategy of the CDP 2012- 2018 outlines that the Council will continue to manage the growth of the Tier 2 towns so as to continue to support and grow their strong population base and to sustain existing vibrancy and vitality of these towns. Therefore, the Core Strategy directs 50% of projected future population growth to the Tier 2 towns and specifies the particular growth in respect of each town. Figure 3 is an extract from Table 7 of the CDP 2012- 2018 (page 21 of the Core Document) and it shows the population allocation for Tier 2 Towns together with the resultant zoning of land provided for in the existing planning framework of the CDP 2012- 2018 and identification of where there is a shortfall in zoned land. The draft LAP has to be consistent with the overall Core Strategy of the CDP

2012- 2018 and it will deliver the overall quantum of land identified within table 7 (figure 3 below) as being necessary to facilitate the projected growth for each settlement.

**Figure 3: Core Strategy in respect of Tier 2 Towns as contained in the CDP 2012- 2018 (as varied)**

(Source: Extract from Table 7 of the CDP 2012- 2018 (as varied), Core document, page 21)

Location	Core Strategy Population allocation	Number of housing units required	Housing Land Requirement (HLR) (HA)	Existing zoning @ 30/03/12 (HA)	Proposed zoning (Primarily residential lands) (HA)	Housing yield (Primarily residential lands) (units)	Housing yield (Not primarily residential land) (units)	Shortfall / excess (HA)
<b>Strategic Support Towns</b>	<b>5114</b>	<b>1826</b>	<b>228</b>	<b>773</b>	<b>163</b>	<b>2472</b>	<b>276</b>	<b>-65</b>
Buncrana	1381	493	62	430	62 <sup>1</sup>	672	72	0
Bundoran	460	164	21	136	21 <sup>2</sup>	228	24	0
Ballybofey-Stranorlar	971	347	43	0	11	468	48	-32
Ballyshannon	614	219	27	96	27 <sup>3</sup>	288	36	0
Donegal Town	562	201	25	0	7	276	24	-18
Carndonagh	460	164	21	0	12	228	24	-9
Killybegs	307	110	14	111	14 <sup>4</sup>	144	24	0
Dungloe	256	91	11	0	5	120	12	-6
Bridgend	102	37	5	0	4	48	12	-1

#### Strategic Environmental Assessment and Appropriate Assessment

As part of the process to prepare the draft LAP, it will be necessary to consider the potential effects that the Plan is likely to have on the environment. There are two assessments required in this regard. Firstly, a Strategic Environmental Assessment is required which will assess the effects on the environment of implementing the Plan across a number of areas such as water quality, climate change, biodiversity, human health, cultural heritage, material assets. Secondly, it is necessary to screen the plan for the need for an Appropriate Assessment, under the Habitats Directive, which considers whether the Plan individually or in combination with other plans is likely to have a significant effect on our designated European sites. European sites are described as forming part of a Natura 2000 Network and this is made up of Special Areas of Conservation (SAC's) and Special Protection Areas (SPA's). These are important processes in identifying all of our rich environmental assets and ensuring that our Plan will have a positive interaction with our environment.

#### How can you take part in the consultation?

To inform the preparation of the draft Local Area Plan, the Council is carrying out a preliminary consultation exercise as provided for by section 20(1) of the Planning & Development Act 2000 (as amended). You can make a submission or observation regarding the preparation of the draft Local Area Plan in either of the following ways:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford to be received not later than 5pm on 11th September 2015.

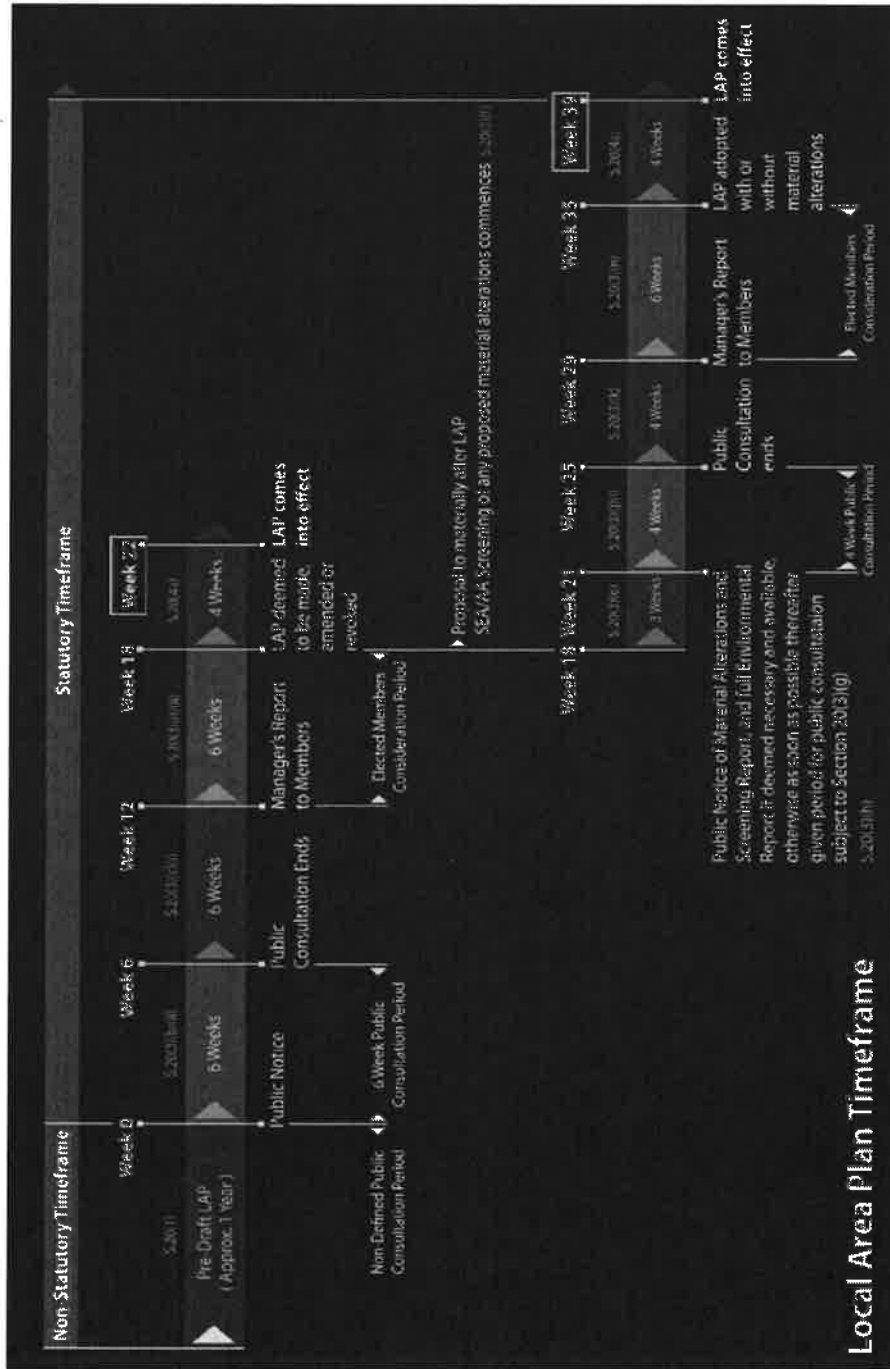
<sup>1</sup> To be delivered through Variation to Buncrana Town & Environs Development Plan required.

<sup>2</sup> To be delivered through Variation to Bundoran & Environs Development Plan required.

<sup>3</sup> To be delivered through amendment to Ballyshannon & Environs Local Area Plan.

<sup>4</sup> To be delivered through amendment to Killybegs Local Area Plan.

**Appendix (ii) Key Stages & Timelines in Preparation of Local Area Plan**  
 (Source: DECLG Guidelines to Planning Authorities on Local Area Plans, June 2013)







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

**Information Booklet in respect of  
Ballybofey - Stranorlar**

# Ballybofey - Stranorlar

## Context

The twin towns of Ballybofey/Stranorlar collectively comprise the 3rd largest urban centre in Donegal and are 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 McElhinneys Stores); prominent sports facilities such as McCumhaill Park and Finn Park, and significant social and cultural venues such as the Balor Theatre. The presence of schools, churches, restaurants and shops contribute to the diversity of land use. 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. (Source: Draft LCA, Settlement Character Assessment, Donegal County Council, 2015. Full text of draft Settlement Character Assessment regarding Ballybofey-Stranorlar can be accessed by clicking the link below)

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/landscapecharacterassessmentofcountydonegal/draftsettlementcharacterassessment/Tier%20%20Settlements.pdf>

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## Some facts

The population of Ballybofey-Stranorlar in Census 2011 was 4,852 persons and this has grown by 16.2% over the period 2006 - 2011 compared to population growth in the County as a whole of 9.4%. This evidences a strong and growing population base driving the further development of the town as a strong urban centre in the east of the County. Of the total labour force in Ballybofey-Stranorlar, 70.5% were at work which is slightly lower than the equivalent county figure of 73.8%. The unemployment rate for Ballybofey-Stranorlar was 29.5% in 2011 and this was higher than the County unemployment rate (26.2% 2011) demonstrating a differential between the strong population base and the employment capacity of the local economy.

Further information on the demographics of Ballybofey-Stranorlar can be viewed at; [http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog\\_Type=ST&Geog\\_Code=33045](http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog_Type=ST&Geog_Code=33045)

The town provides a range of neighbourhood services to its residents and to the wider surrounding hinterland. Neighbourhood services include a number of community and cultural services, Gaelic and soccer grounds, athletics centre, recycling facilities, public services, financial services, community hospital, post office, An Garda Síochána, a fire station as well as primary, post primary and third level education facilities.

Further information on the profile of Ballybofey-Stranorlar can be viewed at; <http://www.spaceialnw.eu/town-profiles/Ballybofey-Stranorlar> as well as other comparative information for the County at <http://www.spaceialnw.eu/>

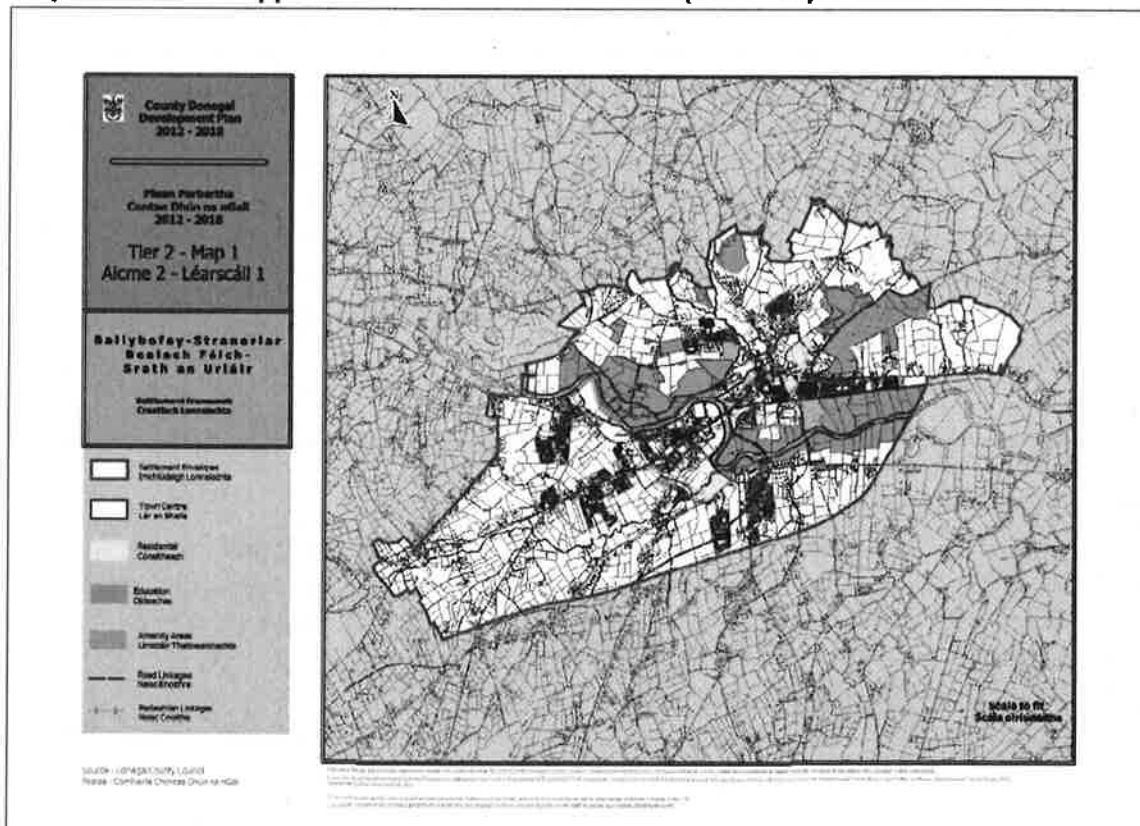


### Current Planning Framework

The current planning framework for Ballybofey-Stranorlar, which will be replaced by the content of the Local Area Plan, is contained within the County Donegal Development Plan 2012- 2018 (as varied). The Core Strategy of CDP 2012- 2018 identifies a need for approximately 347 new housing units to 2018 in Ballybofey-Stranorlar, with 11 hectares identified for primarily residential purposes and a shortfall of 32 hectares to be provided for. The map below is extracted from Appendix A, 'Settlement Frameworks' of the CDP 2012- 2018 and it shows the current land use policy in respect of Ballybofey-Stranorlar identifying:

- The settlement envelop of Ballybofey-Stranorlar.
- The area identified as Town Centre.
- A total of 11 hectares of land zoned for 'Residential' purposes.
- Lands zoned as 'Amenity Areas'.
- Lands zoned as 'Education'.
- A number of road linkages and pedestrian linkages.

### Map extract from Appendix A of the CDP 2012- 2018 (as varied)



In addition, the CDP 2012- 2018, sets out a number of policies specific to Ballybofey-Stranorlar and the full text of the policies can be viewed at; (Pages 2-3)

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/countydonegaldevelopmentplan2012-2018/WrittenText.pdf>

In summary, the policies relate to the protection of the proposed route of the Ballybofey-Stranorlar Bypass, the protection of proposed road linkages, lands zoned for educational use and the River Finn SAC.

### **Issues for consideration through the preparation of the LAP specific to Ballybofey-Stranorlar**

As well as the current planning framework for Ballybofey-Stranorlar that is contained in the CDP 2012- 2018, other examples of the types of issues that are likely to be considered in the Ballybofey-Stranorlar section of the LAP include:

- The retail function of the town and the importance of a defined town centre area.
  - The importance of the rich architectural and streetscape detailing to the retail experience.
  - The importance of the town's recreational, social and sporting resources as key tourism products and therefore forming an essential component of the town's economy.
  - The identification of Ballybofey- Stranorlar as a Centre of Excellence for Sport in the County. In tandem with the preparation of the LAP, an Action Plan is being progressed for Ballybofey-Stranorlar to identify key actions to support and assist in the economic potential of Ballybofey-Stranorlar as a Development Centre, and Sports / Recreation is a key focus area in the Action Plan.
  - The visual quality of the main access routes into and out of the town.
  - The protection of important townscape features and key views and prospects identified in the draft Settlement Character Assessment which forms part of the draft Landscape Character Assessment.
  - The value and economic potential of the built heritage of Ballybofey-Stranorlar.
  - The approach to address the shortfall in zoned land (32ha) for 'residential' purposes that will supply the Core Strategy identification of need for new using units.
  - The approach to the identification of the boundary of the town.
  - The approach to land use zoning in the town for purposes other than housing such as recreational, community and economic uses.
  - The need to safeguard the environmental and visual amenities of the town.
- 

### **How can you take part in the consultation?**

The issues identified are not exhaustive and there are likely to be many more so it is important to have your say on what the issues are as you see them and what the options are to address the issues. To do so, you can make a submission or observation to be received not later than 5pm on 11th September 2015, either:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford



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

**Information Booklet in relation to  
Ballyshannon**

# Ballyshannon

## Context

Ballyshannon is one of the oldest towns in Ireland, having developed along the banks of the River Erne. The town is an area of intense archaeological and historical significance, and has been designated as both a historic and heritage town. As early as the Neolithic Period (4000-2500BC) there is evidence of human settlement and ritual activity has been discovered within the town and wider hinterlands.

Ballyshannon is located along the Northwest Atlantic coast and N15 National Primary Route from Sligo to Lifford (between the two Gateways of Sligo and Letterkenny). It is approximately 6km northeast of Bundoran town centre, 22km south of Donegal, 44km northeast of Sligo and 45km west of Enniskillen adjacent to counties Fermanagh and Leitrim. The recently constructed Bundoran/Ballyshannon By-Pass runs to the south and east of the town. The town centre consists mainly of retail, professional, residential, public/institutional and community/health/educational developments. There are also a number of derelict buildings. The two major tourist resorts of Bundoran and Rossnowlagh are located a few kilometres away with several quality hotels, golf courses, surfing, hiking and fishing amenities.

*(Source: Draft LCA, Settlement Character Assessment, Donegal County Council, 2015. Full text of draft Settlement Character Assessment regarding Ballyshannon can be accessed by clicking the link below)*

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/landscapecharacterassessmentofcountydonesgal/draftsettlementcharacterassessment/Tier%20%20Settlements.pdf>

## Some facts

The population of Ballyshannon Urban and the Environs of Ballyshannon in Census 2011 was 2,503 persons and this has declined by -6.3% over the period 2006- 2011 compared to population growth in the County as a whole of 9.4%. This indicates a weakening population base within the town. Of the total labour force in Ballyshannon, 69.1% were at work which is lower than the equivalent county figure of 73.8%. The unemployment rate in Ballyshannon was 30.9% in 2011 and this was higher than the County unemployment rate (26.2% in 2011). Further information on the demographics of Ballyshannon can be viewed at;

[http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog\\_Type=ST&Geog\\_Code=33003](http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog_Type=ST&Geog_Code=33003)

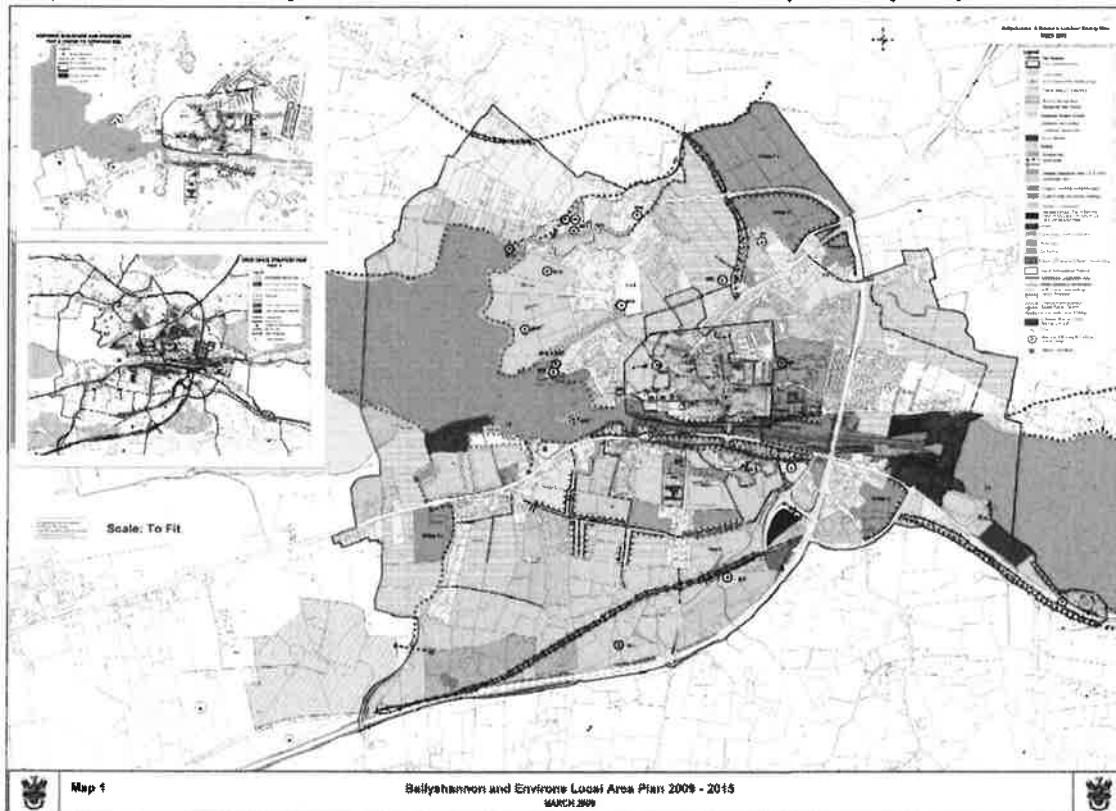
The town provides a range of neighbourhood services to its residents and to the wider surrounding hinterland. Neighbourhood services include a number of community and cultural services, recycling facilities, public services, financial services, post office, An Garda Síochána, Sheil Hospital as well as primary and post primary education facilities and an adult education centre. Further information on the profile of Ballyshannon can be viewed at; <http://www.spaceialnw.eu/town-profiles/ballyshannon> as well as other comparative information for the County at <http://www.spaceialnw.eu/>

### Current Planning Framework

The current planning framework for Ballyshannon which will be replaced by the content of the Local Area Plan is contained within the County Donegal Development Plan 2012- 2018 (as varied). The Core Strategy of CDP 2012- 2018 (as varied) outlines that the identification of lands to supply need for new housing is to be delivered through the preparation of a Ballyshannon Local Area Plan and that to this end, the amount of land to be zoned to meet this need in Ballyshannon is 27 ha. For clarity, the CDP 2012- 2018 (as varied) does not consist of a Settlement Framework map and associated text in respect of Ballyshannon. The last Local Area Plan for Ballyshannon which has now expired (expired March 2015) was entitled, 'The Ballyshannon & Environs Local Area Plan 2009- 2015' and it contained written text of objectives and policies for the proper planning and sustainable development of Ballyshannon together with a land use zoning map. For information purposes, the map below is an extract from the Ballyshannon & Environs Local Area Plan 2009- 2015 showing the land use zoning that had been identified at that time. The Land Use Zoning map of the Ballyshannon & Environs Local Area Plan (now expired) outlined:

- The plan boundary
- Lands zoned for a variety of uses including, but not limited to, residential, opportunity sites, industrial/ employment, community/ health/ education, industry/ employment/ retail warehousing.
- Areas described as the Architectural Conservation Area, Historic Buildings and Streetscape and the views and prospects of Historic Residential buildings.
- A number of road linkages, junctions, cycleways and walkways.

Map extract from Ballyshannon and Environs LAP 2009-2015 (Now expired)



**Issues for consideration through the preparation of the LAP specific to Ballyshannon**

As well as the current planning framework for Ballyshannon that is contained in the CDP 2012- 201B, other examples of the types of issues that are likely to be considered in the Ballyshannon section of the LAP include:

- The retail function of the town.
  - The importance of the tourism sector to the towns' economy. In tandem with the preparation of the LAP, an Action Plan is being progressed for Ballyshannon to identify key actions to support and assist in the economic potential of Ballyshannon as a Development Centre, and tourism is a key focus area in the Action Plan.
  - The strategic location of the town along the Wild Atlantic Way.
  - The performance of the town centre as an important public space.
  - The visual quality of the main access routes into and out of the town.
  - The protection of important townscape features and key views and prospects identified in the draft Settlement Character Assessment that form part of the draft Landscape Character Assessment.
  - The value and economic potential of the rich heritage of Ballyshannon including history, literature, culture, archaeology and built heritage.
  - The approach to the identification of the boundary of the town.
  - The approach to the zoning of lands for housing purposes to meet the identified need of 27ha as established in the Core Strategy of the County Development Plan 2012- 201B (as varied).
  - The approach to land use zoning in the town for purposes other than housing such as recreational, community and economic uses.
  - The need to safeguard the environmental and visual amenities of the town.
- 

**How can you take part in the consultation?**

The issues identified are not exhaustive and there are likely to be many more so it is important to have your say on what the issues are as you see them and what the options are to address the issues. To do so, you can make a submission or observation to be received not later than 5pm on 11th September 2015, either:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford



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

**Information Booklet on the  
Preparation in respect of Bridgend**

# Bridgend

## Context

Bridgend is 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.

Historically a small rural settlement, it has evolved as a result of cross-border influences into a commuter village with a mismatch of functions for a settlement it's size, including a higher than average amount of petrol stations, gambling establishments and amusements.

*(Source: Draft LCA, Settlement Character Assessment, Donegal County Council, 2015. Full text of draft Settlement Character Assessment regarding Bridgend can be accessed by clicking the link below)*

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/landscapecharacterassessmentofcountydonegal/draftsettlementcharacterassessment/Tier%20%20Settlements.pdf>

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## Some facts

The population of Bridgend in Census 2011 was 497 persons and this has grown by 48.8% over the period 2006- 2011 compared to population growth in the County as a whole of 9.4%. This surge in population since 2006 is attributed mainly to the location of the town in proximity to Derry City resulting in a demand for urban generated housing and the resultant establishment of a significant commuter population. Further information on the demographics of Bridgend can be viewed at;

[http://census.cso.ie/sapmap2011/Results.aspx?Geog\\_Type=ST&Geog\\_Code=33053](http://census.cso.ie/sapmap2011/Results.aspx?Geog_Type=ST&Geog_Code=33053)

The town provides a range of neighbourhood services to its residents and to the wider surrounding hinterland. Neighbourhood services include a number of community services, retail services, leisure services, post office, customs and excise and primary education facilities. Further information on the profile of Bridgend as well as other comparative information for the County, can be viewed at <http://www.spaceialnw.eu/>

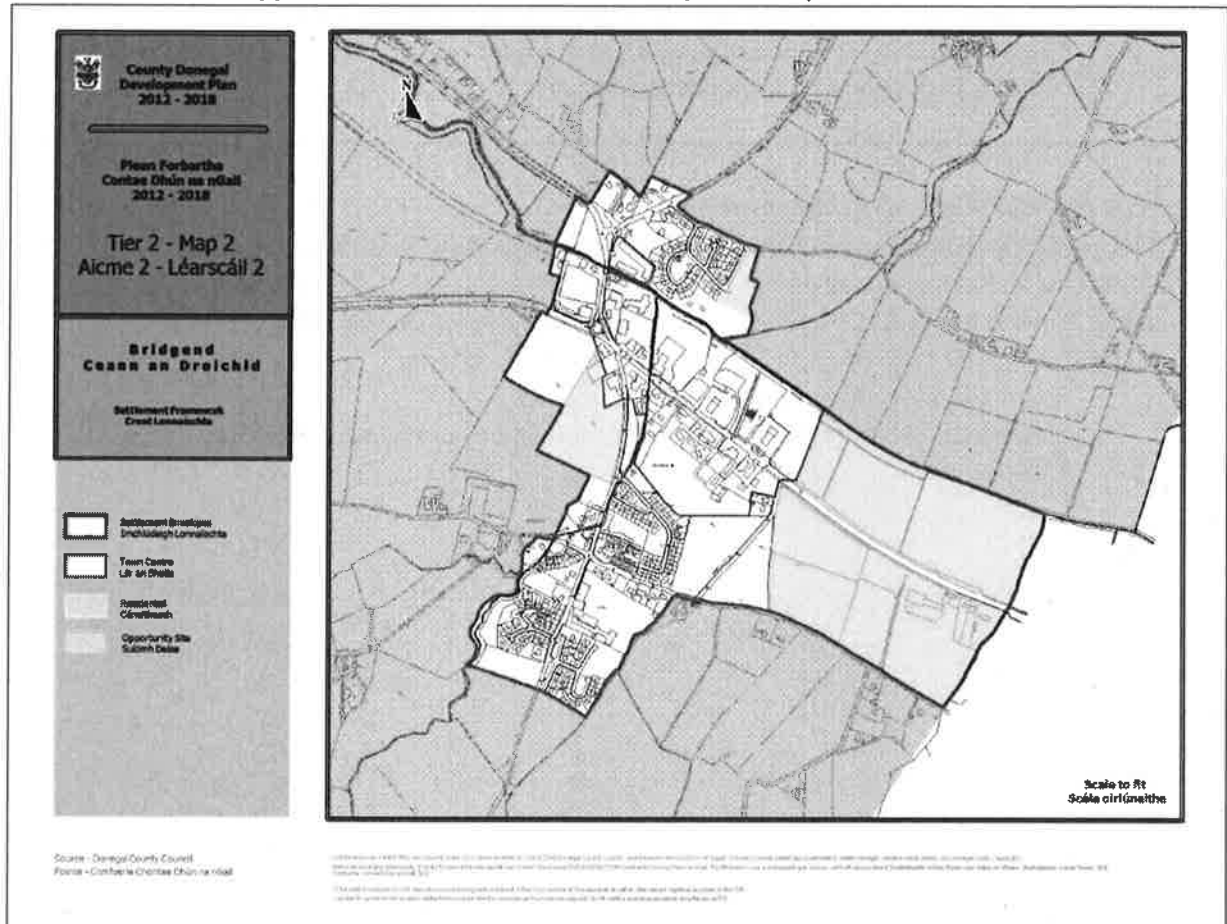
## Current Planning Framework

The current planning framework for Bridgend which will be replaced by the content of the Local Area Plan, is contained within the County Donegal Development Plan 2012- 2018 (as varied). The County Development Plan identifies Bridgend as a smaller sized town which has strategic economic opportunities for internationally traded services among other employment opportunities, due to its border location and proximity to Derry. The Core Strategy of CDP 2012- 2018 identifies a need for approximately 37 new housing units to 2018 in Bridgend, with 4 hectares identified for primarily residential purposes and a shortfall of 1 hectare to be provided for. The map below is extracted from Appendix A, 'Settlement Frameworks' of the CDP 2012- 2018 and it shows the current land use policy in respect of Bridgend identifying:



- The settlement envelop of Bridgend.
- The area identified as Town Centre.
- A total of 4 hectares of land zoned for 'Residential' purposes.
- Lands zoned as 'Opportunity Sites.'

Map extract from Appendix A of the CDP 2012- 2018 (as varied)



In addition, the CDP 2012- 2018, sets out a number of policies specific to Bridgend and the full text of the policies can be viewed at; (Pages 4-5)  
<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/countydonegaldevelopmentplan2012-2018/WrittenText.pdf>

In summary, the policies relate to the density of new housing on residential zoned lands and matters relating to the identified Opportunity sites.

#### Issues for consideration through the preparation of the LAP specific to Bridgend

As well as the current planning framework for Bridgend that is contained in the CDP 2012-2018, other examples of the types of issues that are likely to be considered in the Bridgend section of the LAP include:

- The need for cross border collaboration to promote and strengthen economic activity in Bridgend.

- The importance of Project Kelvin.
  - The visual quality of the main access routes into and out of the town.
  - The protection of important townscape features and key views and prospects identified in the draft Landscape Character Assessment that forms part of the draft LCA.
  - The approach to address the shortfall in zoned land (1ha) for 'Residential' purposes that will supply the Core Strategy identification of need for new using units.
  - The approach to the identification of the boundary of the town.
  - The approach to land use zoning in the town for purposes other than housing such as recreational, community and economic uses.
- 

#### **How can you take part in the consultation?**

The issues identified are not exhaustive and there are likely to be many more so it is important to have your say on what the issues are as you see them and what the options are to address the issues. To do so, you can make a submission or observation to be received not later than 5pm on 11th September 2015, either:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford.



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

**Information Booklet in respect of  
Carndonagh**

# Carndonagh

## 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.

*(Source: Draft LCA, Settlement Character Assessment, Donegal County Council, 2015. Full text of draft Settlement Character Assessment regarding Carndonagh can be accessed by clicking the link below)*

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/landscapecharacterassessmentofcountydonegal/draftsettlementcharacterassessment/Tier%20%20Settlements.pdf>

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## Some facts

The population of Carndonagh in Census 2011 was 2,534 persons and this has grown by 31.8% over the period 2006 - 2011 compared to population growth in the County as a whole of 9.4%. This evidences a strong and growing population base driving the further development of the town as a strong urban centre in the north of the County. Of the total labour force, 63.1% were at work which is lower than the equivalent county figure of 73.8%. The unemployment rate for Carndonagh was 36.9% in 2011 and this was higher than the County unemployment rate (26.2% in 2011) demonstrating a differential between the strong population base and the employment capacity of the local economy. Further information on the demographics of Carndonagh can be viewed at;

[http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog\\_Type=ST&Geog\\_Code=33028](http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog_Type=ST&Geog_Code=33028)

The town provides a range of neighbourhood services to its residents and to the wider surrounding hinterland. Neighbourhood services include a number of community and cultural services, recycling facilities, public service centre, financial services, post office, An Garda Síochána, fire station, Carndonagh Community Hospital as well as primary and post primary education facilities. Further information on the profile of Carndonagh can be viewed at;

<http://www.spaceialnw.eu/town-profiles/carndonagh> as well as other comparative information for the County at <http://www.spaceialnw.eu/>

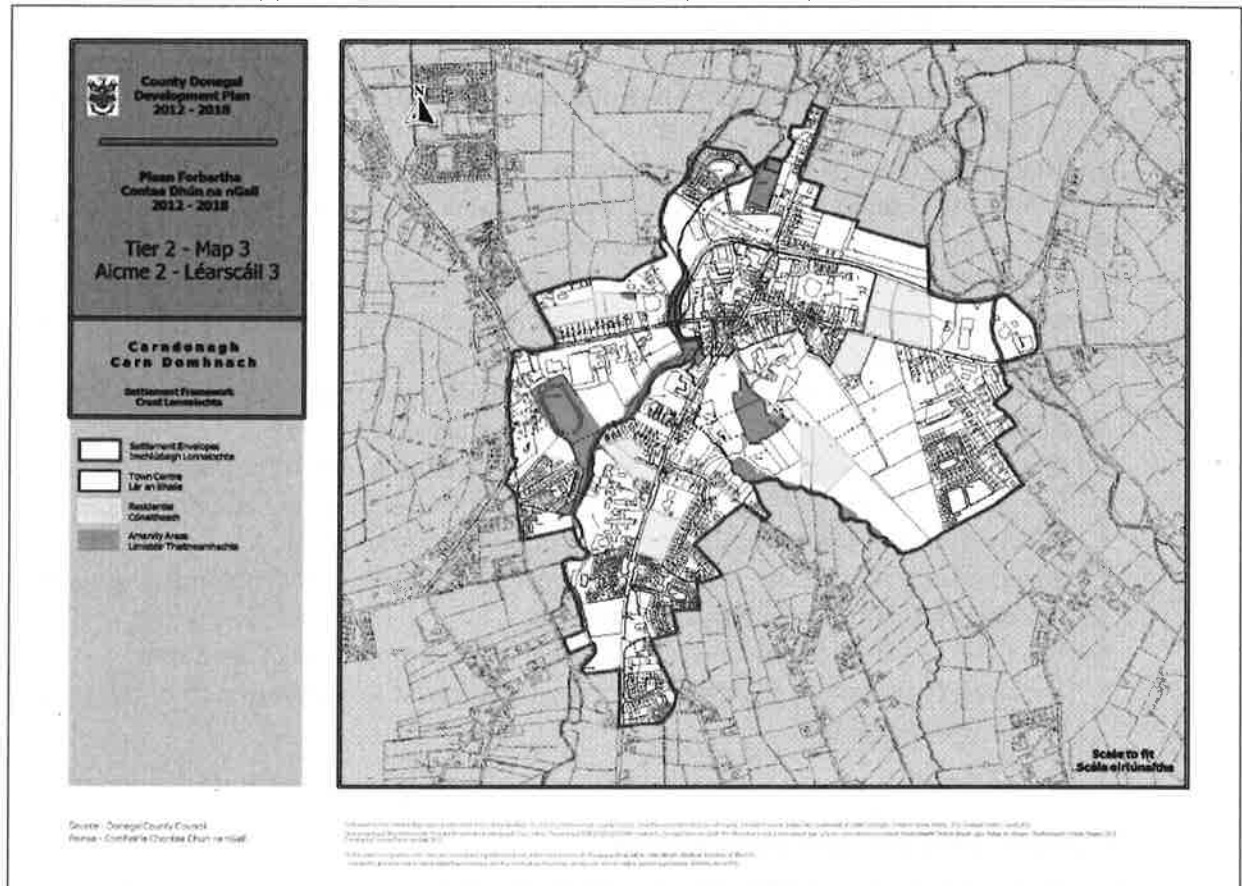
## Current Planning Framework

The current planning framework for Carndonagh, which will be replaced by the content of the Local Area Plan, is contained within the County Donegal Development Plan 2012- 2018 (as varied). The Core Strategy of CDP 2012 - 2018 identifies a need for approximately 164 new housing units to 2018 in Carndonagh, with 12 hectares identified for primarily residential purposes and a shortfall of 9 hectares to be provided for. The map below is extracted from Appendix A, 'Settlement Frameworks' of the CDP 2012- 2018 and it shows the current land use policy in respect of Carndonagh identifying:

- The settlement envelop of Carndonagh.
- The area identified as Town Centre.

- A total of 12 hectares of land zoned for 'Residential' purposes.
- Lands zoned as 'Amenity Areas.'

**Map extract from Appendix A of the CDP 2012- 2018 (as varied)**



In addition, the CDP 2012- 2018, sets out a number of policies specific to Carndonagh and the full text of the policies can be viewed at; (Pages 6-7)

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/countydonegaldevelopmentplan2012-2018/WrittenText.pdf>

In summary, the policies relate to options to revitalise the immediate town centre, the density of new housing on 'residential' zoned lands and measures to create an outer relief road and alleviate town centre congestion.

**Issues for consideration through the preparation of the LAP specific to Carndonagh**

As well as the current planning framework for Carndonagh that is contained in the CDP 2012- 2018, other examples of the types of issues that are likely to be considered in the Carndonagh section of the LAP include:

- The function of Carndonagh as the principal market town for North Inishowen.
- The need to identify measures and opportunities for town centre renewal and regeneration.
- The complementarities between the roles of Carndonagh and Buncrana and the future rural economic development of the wider area.

- The importance of the tourism sector to the towns' economy and associated enabling activity. In tandem with the preparation of the LAP, an Action Plan is being progressed for Carndonagh to identify key actions to support and assist in the economic potential of Carndonagh as a Development Centre, and tourism is a key focus area in the Action Plan.
  - The role of the town as a key centre located along the Wild Atlantic Way linking directly to Malin Head, which is one of three 'Signature Points' in the County along the Wild Atlantic Way.
  - The performance of the town centre as an important public space focussed around an historic Diamond, with strong heritage and architectural character.
  - The visual quality of the main access routes into and out of the town.
  - The protection of important townscape features and key views and prospects identified in the draft Settlement Character Assessment that forms part of the draft Landscape Character Assessment.
  - The value and economic potential of the rich heritage of Carndonagh, particularly in relation to the many surviving archaeological structures.
  - The approach to address the shortfall in zoned land (9ha) for 'Residential' purposes that will supply the Core Strategy identification of need for new housing units.
  - The approach to the identification of the boundary of the town.
  - The approach to land use zoning in the town for purposes other than housing such as recreational, community and economic uses.
  - The need to safeguard the environmental and visual amenities of the town.
  - The need to protect the large aquifer extending from the Northern part of the town to the Trawbeaga Bay.
- 

#### **How can you take part in the consultation?**

The issues identified are not exhaustive and there are likely to be many more so it is important to have your say on what the issues are as you see them and what the options are to address the issues. To do so, you can make a submission or observation to be received not later than 5pm on 11th September 2015, either:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford.



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

**Information Booklet in respect of  
Donegal Town**

# Donegal Town

## Context

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 along the Wild Atlantic Way, 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. In infrastructural terms the town is served, primarily by, the N15 and N56 National routes. The town has two primary and one second level school.

*(Source: Draft LCA, Settlement Character Assessment, Donegal County Council, 2015. Full text of draft Settlement Character Assessment regarding Donegal Town can be accessed by clicking the link below)*  
<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/landscapecharacterassessmentofcountydonesgal/draftsettlementcharacterassessment/Tier%202%20Settlements.pdf>

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## Some facts

The population of Donegal Town in Census 2011 was 2,607 persons and this has grown by 11% over the period 2006- 2011 compared to population growth in the County as a whole of 9.4%. This evidences a strong and growing population base driving the further development of the town as a strong urban centre in the south of the County. Of the total labour force, 77.8% were at work which is slightly higher than the equivalent county figure of 73.8%. The unemployment rate for Donegal Town was 22.2% in 2011 and this was lower than the County unemployment rate (26.2% in 2011). Again this demonstrates a strong urban base and a resilient local economy. Further information on the demographics of Donegal Town can be viewed at;

[http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog\\_Type=ST&Geog\\_Code=33004](http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog_Type=ST&Geog_Code=33004)

The town provides a range of neighbourhood services to its residents and to the wider surrounding hinterland. Neighbourhood services include a number of community services, recycling facilities, public services, financial services, two hotels, post office, An Garda Síochána and fire station.

Further information on the profile of Donegal Town can be viewed at:

<http://www.spaceialnw.eu/town-profiles/donegal-town> as well as other comparative information for the County at <http://www.spaceialnw.eu/>

## Current Planning Framework

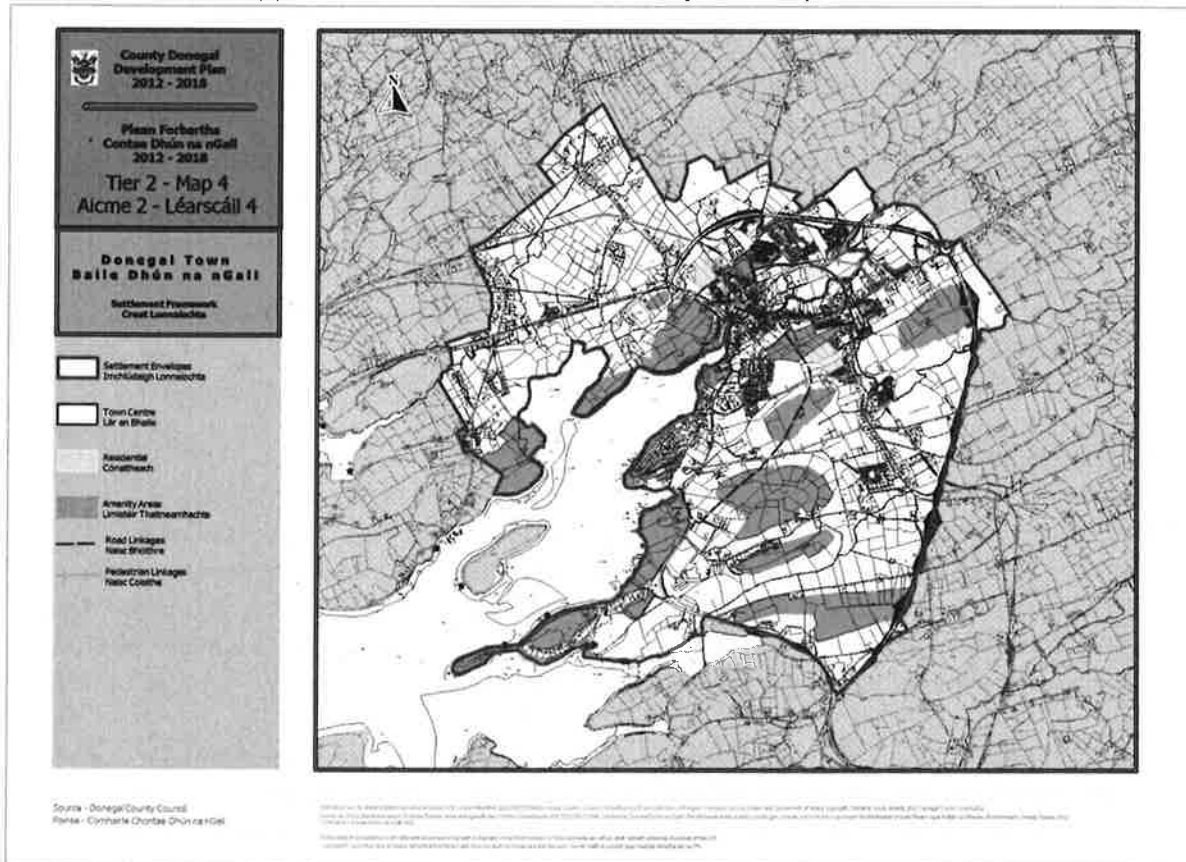
The current planning framework for Donegal Town which will be replaced by the content of the Local Area Plan, is contained within the County Donegal Development Plan 2012- 2018 (as varied). The Core Strategy of COP 2012- 2018 identifies a need for approximately 201



new housing units to 2018 in Donegal Town, with 7 hectares identified for primarily residential purposes and a shortfall of 18 hectares to be provided for overall. The map below is extracted from Appendix A, 'Settlement Frameworks' of the CDP 2012- 2018 and it shows the current land use policy in respect of Donegal Town identifying:

- The settlement envelop of Donegal Town.
- The area identified as Town Centre.
- A total of 7 hectares of land zoned for 'Residential' purposes.
- Lands zoned as 'Amenity Areas.'
- A number of road linkages and pedestrian linkages.

Map extract from Appendix A of the CDP 2012- 2018 (as varied)



In addition, the CDP 2012- 2018, sets out a number of policies specific to Donegal Town and the full text of the policies can be viewed at; (Pages 8-10)

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/countydonegaldevelopmentplan2012-2018/WrittenText.pdf>

In summary, the policies relate to the archaeological and built heritage of the town, heritage features in the town centre, transportation and access matters, the potential of a riverside walkway/ cycleway, the protection of the area of the water treatment works, recreational and community facility matters and protection of Natura 2000 sites.

### **Issues for consideration through the preparation of the LAP specific to Donegal Town**

As well as the current planning framework for Donegal Town that is contained in the CDP 2012- 2018, other examples of the types of issues that are likely to be considered in the Donegal Town section of the LAP include:

- The retail function of the town.
- The importance of the tourism sector to the towns' economy and associated enabling activity. In tandem with the preparation of the LAP, an Action Plan is being progressed for Donegal Town to identify key actions to support and assist in the economic potential of Donegal Town as a Development Centre, and tourism is a key focus area in the Action Plan.
- The performance of the town centre as an important public space.
- The visual quality of the main access routes into and out of the town.
- The protection of important townscape features and key views and prospects identified in the draft Settlement Character Assessment which forms part of the draft Landscape Character Assessment.
- The value and economic potential of the rich heritage of Donegal Town.
- The approach to address the shortfall in zoned land (18ha) for 'Residential' purposes that will supply the Core Strategy identification of need for new using units.
- The approach to the identification of the boundary of the town.
- The approach to land use zoning in the town for purposes other than housing such as recreational, community and economic uses.
- The need to safeguard the environmental and visual amenities of the town.

### **Preparation of a Town Design Statement**

In collaboration with the local community, it is intended to prepare a Town Design Statement in respect of Donegal Town. The purpose of the Town Design Statement is to manage the heritage assets of the town and provide design guidelines to enhance and protect the local distinctiveness of the town and its local heritage features. It is therefore an important tool to strengthen the community, reinforcing a sense of place while supporting and enhancing the heritage related tourism economy in the town.

The Local Area Plan will include information and policies to set the foundations for the Town Design Statement and therefore will ensure that the Town Design Statement is a material consideration in making decisions on planning applications, thereby providing tangible outcomes. This consultation represents the start of the preparation of the Local Area Plan and the Town Design Statement. Therefore, submissions or observations specifically in relation to the Town Design Statement such as key issues to be considered and potential opportunities should also be made through this consultation process.

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### **How can you take part in the consultation?**

The issues identified are not exhaustive and there are likely to be many more so it is important to have your say on what the issues are as you see them and what the options are to address the issues. To do so, you can make a submission or observation to be received not later than 5pm on 11th September 2015, either:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford



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

**Information Booklet in relation to  
Dungloe**

# Dungloe

## Context

Dungloe is strategically positioned in the north-western sub region of the county functioning as a key service centre to the surrounding area. 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.

*(Source: Draft LCA, Settlement Character Assessment, Donegal County Council, 2015. Full text of draft Settlement Character Assessment regarding Dungloe can be accessed by clicking the below link)*

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/landscapecharacterassessmentofcountydonegal/draftsettlementcharacterassessment/Tier%20%20Settlements.pdf>

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## Some facts

The population of Dungloe in Census 2011 was 1,183 persons and this has grown by 10.8% over the period 2006 - 2011 compared to population growth in the County as a whole of 9.4%. This evidences a steady and growing population base that has the potential to drive the further development of the town as the strong urban centre in the west of the County. Of the total labour force, 71.1% were at work which is slightly lower than the equivalent county figure of 73.8%. The unemployment rate in Dungloe was 28.9% in 2011 and this was higher than the County unemployment rate (26.2% in 2011) demonstrating a differential between the strong population base and the employment capacity of the local economy. Further information on the demographics of Dungloe can be viewed at:

[http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog\\_Type=ST&Geog\\_Code=33018](http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog_Type=ST&Geog_Code=33018)

The town provides a range of neighbourhood services to its residents and to the wider surrounding hinterland. Neighbourhood services include a number of community and cultural services, recycling facilities, public service, financial services, post office, community hospital, An Garda Síochána, fire station and provision of secondary level education.

Further information on the profile of Dungloe can be viewed at;

<http://www.spaceialnw.eu/town-profiles/dungloe> as well as other comparative information for the County at <http://www.spaceialnw.eu/>

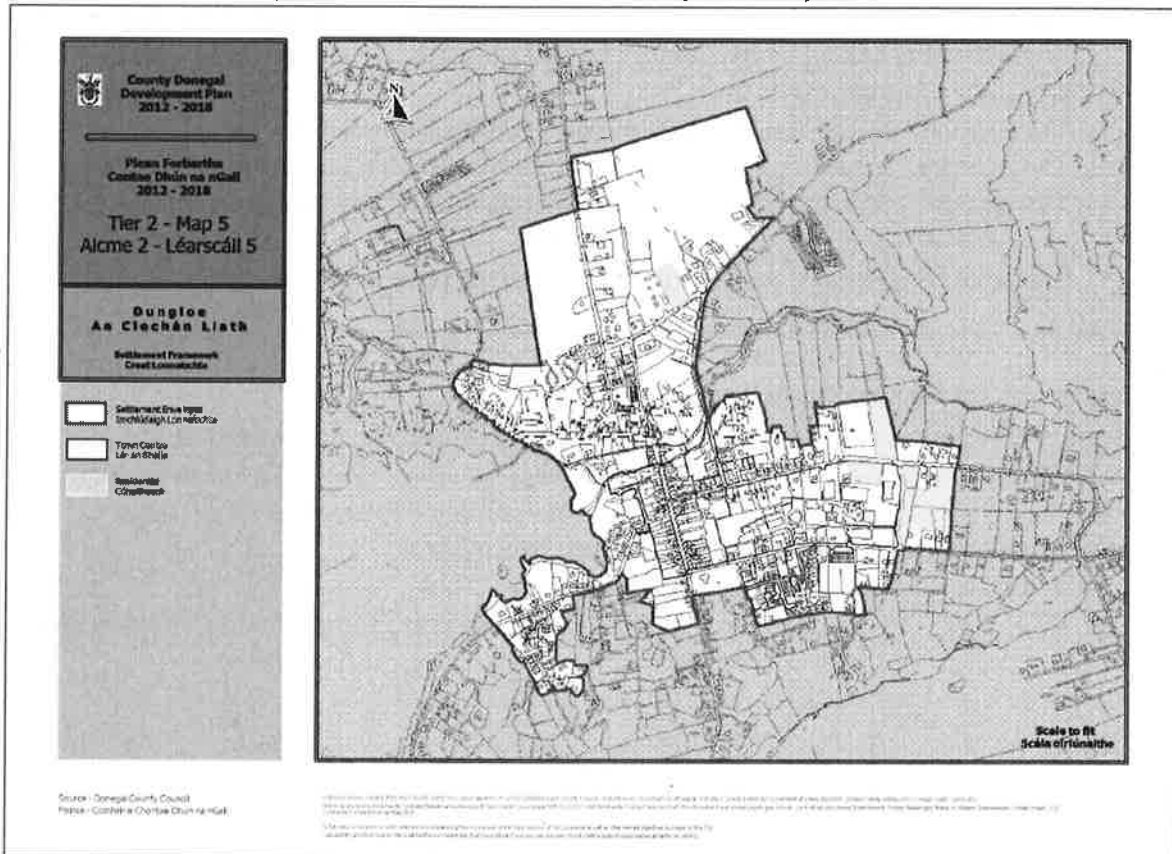
## Current Planning Framework

The current planning framework for Dungloe, which will be replaced by the content of the Local Area Plan, is contained within the County Donegal Development Plan 2012- 2018 (as varied). The Core Strategy of CDP 2012- 2018 identifies a need for approximately 91 new housing units to 2018 in Dungloe, with 5 hectares identified for primarily residential

purposes and a shortfall of 6ha to be provided for. The map below is extracted from Appendix A, 'Settlement Frameworks' of the CDP 2012- 2018 and it shows the current land use policy in respect of Dungloe identifying:

- The settlement envelop of Dungloe.
- The area identified as Town Centre.
- A total of 5 hectares of land zoned for 'Residential' purposes.

**Map extract from Appendix A of the CDP 2012- 2018 (as varied)**



In addition, the CDP 2012- 2018, sets out a number of policies specific to Dungloe and the full text of the policies can be viewed at; (Pages 11-12)

<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/countydonegaldevelopmentplan2012-2018/WrittenText.pdf>

In summary, the policies relate to the density of new housing on 'residential' zoned lands and to the integration of future new development along Main Street.

**Issues for consideration through the preparation of the LAP specific to Dungloe**

As well as the current planning framework for Dungloe that is contained in the CDP 2012- 2018, other examples of the types of issues that are likely to be considered in the Dungloe section of the LAP include:

- The retail function of the town.
- The townscape character of Main Street and importance of the built heritage.

- The visual quality of the main access routes into and out of the town.
  - The protection of important townscape features and key views and prospects identified in the draft Settlement Character Assessment that forms part of the draft Landscape Character Assessment
  - The value and economic potential of the rich heritage of Dungloe, particularly in relation to tourism.
  - The tourism potential of the town as a key service and cultural centre located along the Wild Atlantic Way.
  - The need to safeguard and further promote the linguistic heritage of Dungloe as an important Gaeltacht Service Centre and to further harness the town's rich Irish language culture for tourism.
  - The approach to the identification of the boundary of the town.
  - The approach to address the shortfall in zoned land (6ha) for 'residential' purposes.
  - The approach to land use zoning in the town for purposes other than housing such as recreational, community and economic uses.
  - The need to safeguard the environmental and visual amenities of the town.
- 

#### **How can you take part in the consultation?**

The issues identified are not exhaustive and there are likely to be many more so it is important to have your say on what the issues are as you see them and what the options are to address the issues. To do so, you can make a submission or observation to be received not later than 5pm on 11th September 2015, either:

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- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford



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

**Information Booklet in relation to  
Killybegs**

# Killybegs

## Context

Killybegs is situated along the R263 Regional Road and just off the N56 National Secondary Road. It is located 27km from Donegal Town and 26km from Glencolmcille supporting a far-reaching hinterland. The historic centre of Killybegs retains its original character and recent years have witnessed significant infrastructural and industrial investment, in the main supporting fishing and port activities.

*(Source: Draft LCA, Settlement Character Assessment, Donegal County Council, 2015. Full text of draft Settlement Character Assessment regarding Killybegs can be accessed by clicking the link below:*  
<http://www.donegalcoco.ie/media/donegalcountyc/planning/pdfs/viewdevelopmentplans/landscapecharacterassessmentofcountydonegal/draftsettlementcharacterassessment/Tier%20%20Settlements.pdf>

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## Some facts

The population of Killybegs in Census 2011 was 1,297 persons and this has grown by only 1.3% over the period 2006- 2011 compared to population growth in the County as a whole of 9.4%. This indicates a fairly static population base and only a limited rate of growth. Of the total labour force in Killybegs, 72.6% were at work which is slightly lower than the equivalent county figure of 73.8%. The unemployment rate in Killybegs was 27.4% in 2011 and this was higher than the County unemployment rate (26.2% in 2011). Further information on the demographics of Killybegs can be viewed at;  
[http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog\\_Type=ST&Geog\\_Code=33022](http://census.cso.ie/areaprofiles/areaprofile.aspx?Geog_Type=ST&Geog_Code=33022)

The town provides a range of neighbourhood services to its residents and to the wider surrounding hinterland. Neighbourhood services include a number of community and cultural services, recycling facilities, public service, financial, post office, An Garda Síochána, fire station, Killybegs Harbour, Killybegs Community Hospital as well as primary, post primary and third level education facilities.

Further information on the profile of Killybegs can be viewed at;  
<http://www.spaceialnw.eu/town-profiles/killybegs> as well as other comparative information for the County at <http://www.spaceialnw.eu/>

## Current Planning Framework

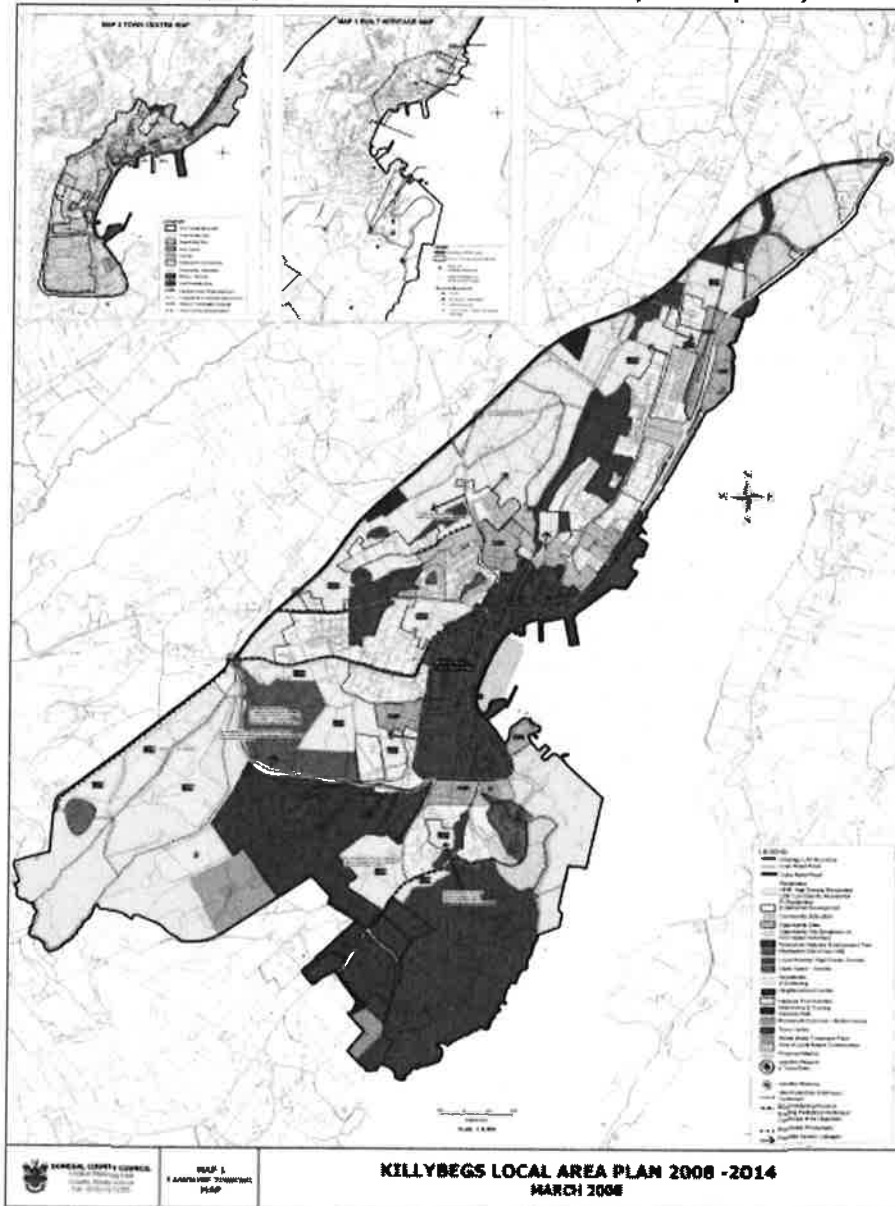
The current planning framework for Killybegs which will be replaced by the content of the Local Area Plan is contained within the County Donegal Development Plan 2012- 2018 (as varied). The Core Strategy of CDP 2012- 2018 (as varied) outlines that the identification of lands to supply need for new housing is to be delivered through the preparation of a Killybegs Local Area Plan and that to this end, the amount of land to be zoned to meet this need in Killybegs is 14 ha. For clarity, the CDP 2012- 2018 (as varied) does not consist of a Settlement Framework map and associated text in respect of Killybegs. The last Local Area Plan for Killybegs which has now expired (expired March 2014) was entitled, 'The Killybegs Local Area Plan 2008- 2014' and it contained written text of objectives and policies for the proper planning and sustainable development of Killybegs together with a land use zoning map. For information purposes, the map below is an extract from the Killybegs Local Area



Plan 2008- 2014 showing the land use zoning that had been identified at that time. The Land Use Zoning map of the Killybegs Local Area Plan (now expired) outlined:

- The plan boundary
- Lands zoned for a variety of uses including, but not limited to, residential, community, education, opportunity sites, open space, amenity areas, harbour/ port activities and enterprise.
- A number of road linkages, junctions, cycleways and walkways.

**Map extract from the Killybegs Local Area Plan 2008- 2014 (now expired).**



**Issues for consideration through the preparation of the LAP specific to Killybegs**

Issues that are likely to be considered in the Killybegs section of the LAP include:

- The importance of the fishing and port- related activities as well as the tourism sector to the towns' economy. In tandem with the preparation of the LAP, an Action

Plan is being progressed for Killybegs to identify key actions to support and assist in the economic potential of Killybegs as a Development Centre including the promotion and development of Killybegs as an Innovation Centre for Marine Resources, Food and Tourism.

- The potential to be harnessed through the cruise ship market and through the location of Killybegs as a gateway along the Wild Atlantic Way.
  - The renewal and regeneration of the town centre.
  - The visual quality of the main access routes into and out of the town.
  - The protection of important townscape features and key views and prospects identified in the draft Settlement Character Assessment that forms part of the draft Landscape Character Assessment
  - The value and economic potential of the rich heritage of Killybegs, particularly in relation to the built and archaeological heritage.
  - The approach to the identification of the boundary of the town.
  - The approach to the zoning of lands for housing purposes to meet the identified need of 14ha as established in the Core Strategy of the County Development Plan 2012- 2018 (as varied).
  - The approach to land use zoning in the town for purposes other than housing such as industry / employment, recreational, community and economic uses.
  - The need to safeguard the environmental and visual amenities of the town.
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#### **How can you take part in the consultation?**

The issues identified are not exhaustive and there are likely to be many more so it is important to have your say on what the issues are as you see them and what the options are to address the issues. To do so, you can make a submission or observation to be received not later than 5pm on 11th September 2015, either:

- By email to [localareaplan@donegalcoco.ie](mailto:localareaplan@donegalcoco.ie) or,
- By post to: The Central Planning Unit, Donegal County Council, County House, Lifford

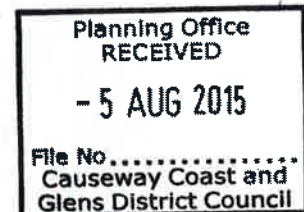


**Ref. No. CPU/152 (VAR. 3)**

31<sup>st</sup> July 2015

To: Each Prescribed Authority

**RE: Variation No. 3 (Rural Housing) to the County Donegal Development Plan 2012-2018 (as varied)**



A Chara,

Donegal County Council has made a Variation to the County Donegal Development Plan 2012-2018 (as varied) in accordance with Section 13 of the Planning and Development Act 2000 (as amended). The Variation took effect on 27<sup>th</sup> July 2015 and may be cited as Variation No. 3 (Rural Housing) to the County Donegal Development Plan 2012-2018 (as varied).

I enclose for your information a PDF version of the Variation (Irish copy to follow) together with a copy of the public notice.

For your information the Variation is also available on [www.donegalcoco.ie](http://www.donegalcoco.ie)

Mise le meas,

Denis Kelly,  
Senior Executive Planner,  
Central Planning Unit.

CB/MF

Enc.

Planning Office  
RECEIVED

- 5 AUG 2015

File No. ....  
Causeway Coast and  
Glens District Council



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

Variation No.3 (Rural Housing) to the County  
Donegal Development Plan 2012-2018 (as  
Varied) – made 27<sup>th</sup> July 2015.

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Amend the text at Chapter 5, section 5.3.3., page 86 at the Core  
Document, in relation to Policy RH-P-5 Area under Strong Urban  
Influence

- Text for deletion is shown in black ~~strike~~through
- Text for insertion is shown in blue lettering

**RH-P-5 Area Under Strong Urban Influence**

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



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

**Notice of Making Variation No. 3 (Rural Housing) to the  
County Donegal Development Plan 2012-2018 (As varied)**

Notice is hereby given Pursuant to Section 13 of the Planning and Development Act 2000 (as amended) that:

1. Donegal County Council has made a Variation to the County Donegal Development Plan 2012-2018 (as varied) in accordance with Section 13 of the Planning and Development Act 2000 (as amended). It may be cited as 'Variation No. 3 (Rural Housing) to the County Donegal Development Plan 2012-2018 (as varied)'. The Variation came into effect on 27th July 2015.
2. The Variation relates to amending the qualifying criteria for new rural housing through changes to Policy RH-P-5 'Areas Under Strong Urban Influence' so as to facilitate person's who's grandparents have resided at some time within that rural area for a period of at least 7 years.
3. A copy of the Variation No. 3 (Rural Housing) may be inspected during normal office hours, Monday to Friday (excluding public holidays) at the following locations:
  - The Planning Office, Donegal County Council, County House, Lifford.
  - Letterkenny Public Services Centre, Neil T. Blaney Road, Letterkenny.
  - Milford Public Service Centre, Main Street, Milford
  - Dungloe Public Services Centre, Gweedore Road, Dungloe.
  - Carndonagh Public Services Centre, Malin Road, Carndonagh.
  - Donegal Public Services Centre, Drumlonagher, Donegal Town.

The Variation can also be inspected online at [www.donegalcoco.ie](http://www.donegalcoco.ie) and at the Council's Library facilities.

4. In accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (as amended), it has been determined that a Strategic Environmental Assessment of the Variation is not required. A copy of the determination including the reasons for it may be inspected at the locations outlined in point 3 above.
5. In accordance with the EU Habitats Directive, it has been determined that an Appropriate Assessment of the Variation is not required. A copy of the determination, including the reasons for it, may be inspected at the locations outlined in point 3 above.

**DATED THIS 6th DAY OF AUGUST 2015**

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Micheál Ó hEanaigh,  
Director of Services,  
Community, Culture and Development Planning,  
County House,  
Lifford,  
County Donegal.

***'Serving the people of Donegal'***

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Guthán/Tel: 074 9153900 Facs/Fax: 0749172812 Ríomhphost/email: [info@donegalcoco.ie](mailto:info@donegalcoco.ie)



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

### **Fógra i dtaca le hAthrú Uimh. 3 (Tithíocht Tuaithe) a dhéanamh ar Phlean Forbartha Contae Dhún na nGall 2012 - 2018 (arna leasú)**

Tugtar fógra leis seo, de bhun Ait 13 den Acht Pleanála agus Forbartha 2000 (arna leasú):

1. Go bhfuil Athrú déanta ag Comhairle Comhairle Contae Dhún na nGall ar Phlean Forbartha Chontae Dhún na nGall 2012-2018 (arna leasú) de réir Ait 13 den Acht Pleanála agus Forbartha 2000 (arna leasú). Is féidir tagairt a dhéanamh dó mar 'Athrú Uimh. 3 (Tithíocht Tuaithe) ar Phlean Forbartha Chontae Dhún na nGall 2012-2018 (arna leasú)'. Tháinig an tAthrú i bhfeidhm ar an 27 Iúil 2015.
2. Bainneann an tAthrú le leasú ar na critéir cháilithe le haghaidh tithíocht úr tuaithe trí athruithe a dhéanamh ar Pholasaí RH-P-5 'Ceantracha faoi Thionchar Láidir Uirbeach' le go n-éascófar do dhuine a bhfuil cónaí ar a sheantuismitheolr sa cheantar tuaithe sin ar feadh tréimhse 7 mbliana ar a laghad.
3. Is féidir cóip d'Athrú Uimh. 3 a scrúdú i rith gnáthuaireanta oibre, Luan go hAoine (seachas laethanta saoire poiblí) ag na hionaid seo a leanas:
  - An Oifig Pleanála, Comhairle Contae Dhún na nGall, Áras an Chontae, Leifear.
  - Ionad Seirbhísí Pobail Leitir Ceanainn, Bóthar N. T. Uí Bhléine, Leitir Ceanainn
  - Ionad Seirbhísí Pobail Bhaile na nGallóglach, An Phríomhshráid, Baile na nGallóglach.
  - Ionad Seirbhísí Pobail an Chlocháin Léith, Bóthar Ghaoth Dobhair, An Clochán Liath.
  - Ionad Seirbhísí Pobail Charn Domhnach, Bóthar Mhálanna, Carn Domhnach.
  - Ionad Seirbhísí Pobail Dhún na nGall, Droim Lonachair, Baile Dhún na nGall.

Is féidir an tAthrú a scrúdú ar líne fosta ag [www.donegalcoco.ie](http://www.donegalcoco.ie) agus i leabharlanna na Comhairle.

4. De réir na Rialachán um Pleanáil agus Forbairt (Measúnacht Straitéiseach Timpeallachta) 2004 (arna leasú), rinneadh cinneadh nach bhfuil gá le Measúnacht Straitéiseach Timpeallachta ar an Athrú. Is féidir cóip den chinneadh, chomh maith leis na cúiseanna fána choinne, a scrúdú sna hionaid atá liostaithe i bpointe 3 thuas.
5. De réir na Treorach maidir le Gnáthóga ón Aontas Eorpach, rinneadh cinneadh nach bhfuil gá le Measúnú Iomchuí ar an Athrú. Is féidir cóip den chinneadh, chomh maith leis na cúiseanna fána choinne, a scrúdú sna hionaid atá liostaithe i bpointe 3 thuas.



**ARNA DHÁTÚ INNIU 27Ú LÁ DE MHÍ LÚNASA 2015.**

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Mícheál Ó hÉanaigh,  
Stiúrthóir Seirbhíse,  
Pobal, Cultúr agus Pleanáil,  
Teach an Chontae,  
Leifear,  
Contae Dhún na nGall.

***'ag freastal ar mhuintir Dhún na nGall'***

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Guthán/Tel: 074 9153900 Facs/Fax: 0749172812 Ríomhphost/email: [Info@donegalcoco.ie](mailto:Info@donegalcoco.ie)



# Causeway Coast and Glens Borough Council

Local Planning Office  
County Hall  
Castlerock Road  
COLERAINE  
BT51 3HS

Donegal County Council  
County House  
Lifford  
Co. Donegal  
Ireland

Contact: Denise Dickson  
Telephone: 028 7034 7137

Date: 1<sup>st</sup> September 2015

Dear Sir/Madam,

**Re: Initial response to preliminary consultation on the preparation of a draft  
Local Area Plan in respect of Tier 2 Towns.**

Thank you for your letter dated 16<sup>th</sup> July 2015 in relation to the above consultation. I have read the papers and wish to make the following, initial comments, as I am conscious of the consultation closing date, however, the documents must be presented to the Planning Committee before a formal Council response can issue;

- Council has no submissions or observations to make in respect of the proposals contained within the document.

I can advise that the consultation will be presented to the next sitting of the Planning Committee, which will be held on Wednesday 26<sup>th</sup> September 2015, following which I will immediately issue a formal reply.

Yours faithfully

Denise Dickson  
Head of Planning