

# Draft County Donegal Development Plan

## 2024-2030

### Draft Plan Public Consultation

### 4th August to 13th October 2023

[www.donegaldevplan.ie](http://www.donegaldevplan.ie)



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

*Your Plan*

*Your Future*

*Your Say*





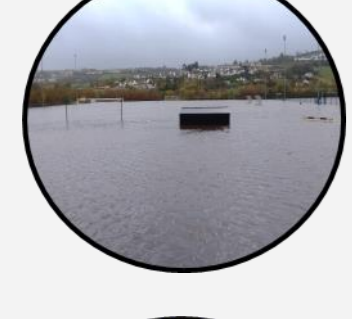



# Draft County Donegal Development Plan 2024-2030 Public Consultation



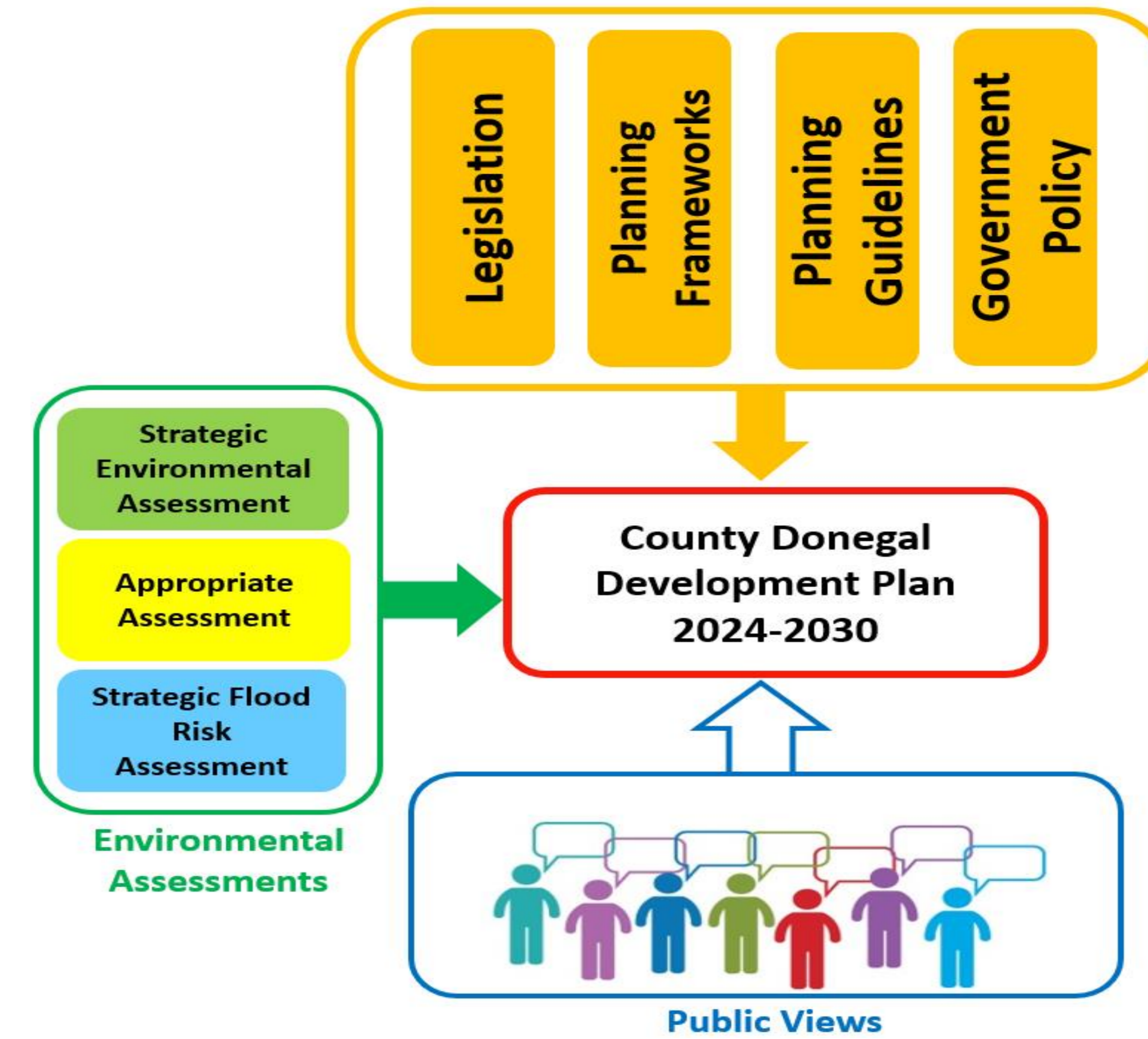
## What is a Development Plan?

- The plan sets out an overall strategy for the proper planning and sustainable development of Donegal from 2024-2030.
- It includes development objectives, policies and zonings.
- It also include Area Plans (with detailed policies and zonings) for Buncrana, Ballybofey/Stranorlar and Bundoran.

## Why do we Need a Development Plan?

-  Quality housing at sustainable locations.
-  Regenerate our towns and villages.
-  Mitigate and adapt to climate change.
-  Enable economic growth and employment.
-  Facilitate strategic transport projects and sustainable mobility.
-  Sustainably develop our renewable energy resources.
-  Protect our Natural and Built Heritage.

## What Informs the Development Plan?



**Draft Plan Public Consultation**  
**Friday 4th August to Friday 13th October**



- Make a written submission by:
- **Online:** at [consult.donegal.ie](https://consult.donegal.ie)
  - **Email:** [donegaldevplan@donegalcoco.ie](mailto:donegaldevplan@donegalcoco.ie)
  - **Post:** Central Planning Unit, Donegal County Council, County House, Lifford, Co. Donegal, F93 Y622

## How is the Plan Made?

The plan is made in 3 stages over 2 years. Each stage involves consultations, and reports to, and decisions by, Councillors (see left).





## Core Strategy

### Distributing Growth

Support Letterkenny as the key driver of population and economic growth.



Support County Growth Drivers and Service Towns.

Support Rural Settlements and the Rural Countryside.



Deliver key infrastructure projects (e.g. TEN-T PRIPD).



Provide for sequential development.



Align infrastructure and growth.

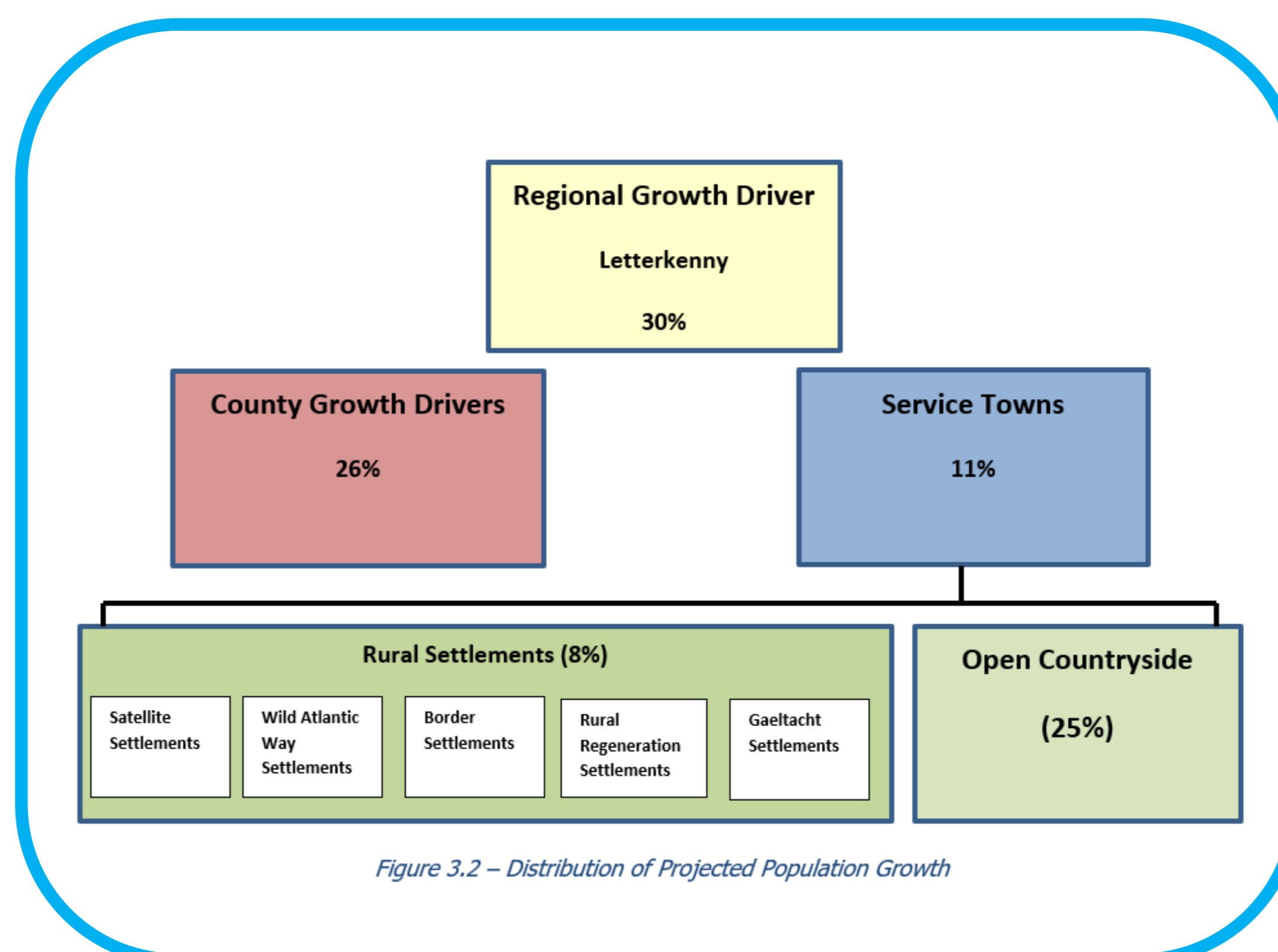


Figure 3.2 – Distribution of Projected Population Growth



## Climate Change

### Mitigating and Adapting



Allocating 80% of the core strategy growth to built up areas (e.g. Letterkenny, County Growth Drivers and other settlements).



Prioritizing compact growth to assist walking, cycling, and public transport.



Facilitating renewable energy in non sensitive areas.



Re-utilizing existing building stock by tackling vacancy and dereliction.



Requiring use of sustainable water management solutions in new developments.



Avoiding development in present and future flood risk areas.





## Urban Regeneration

### Revitalising Our Town and Villages



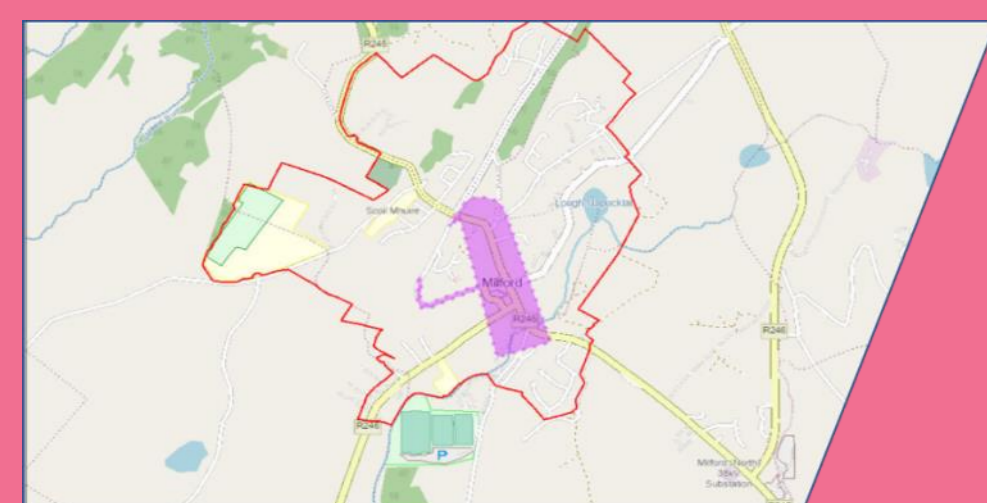
Supporting regeneration of key sites (e.g. Ballybofey town Centre, Barrack Hill Carndonagh, and Bakery Site Ballyshannon).

Supporting small scale residential development in small towns and villages.



Design standards promoting high architectural quality and public realm, strong streetscapes and adaptable/accessible design.

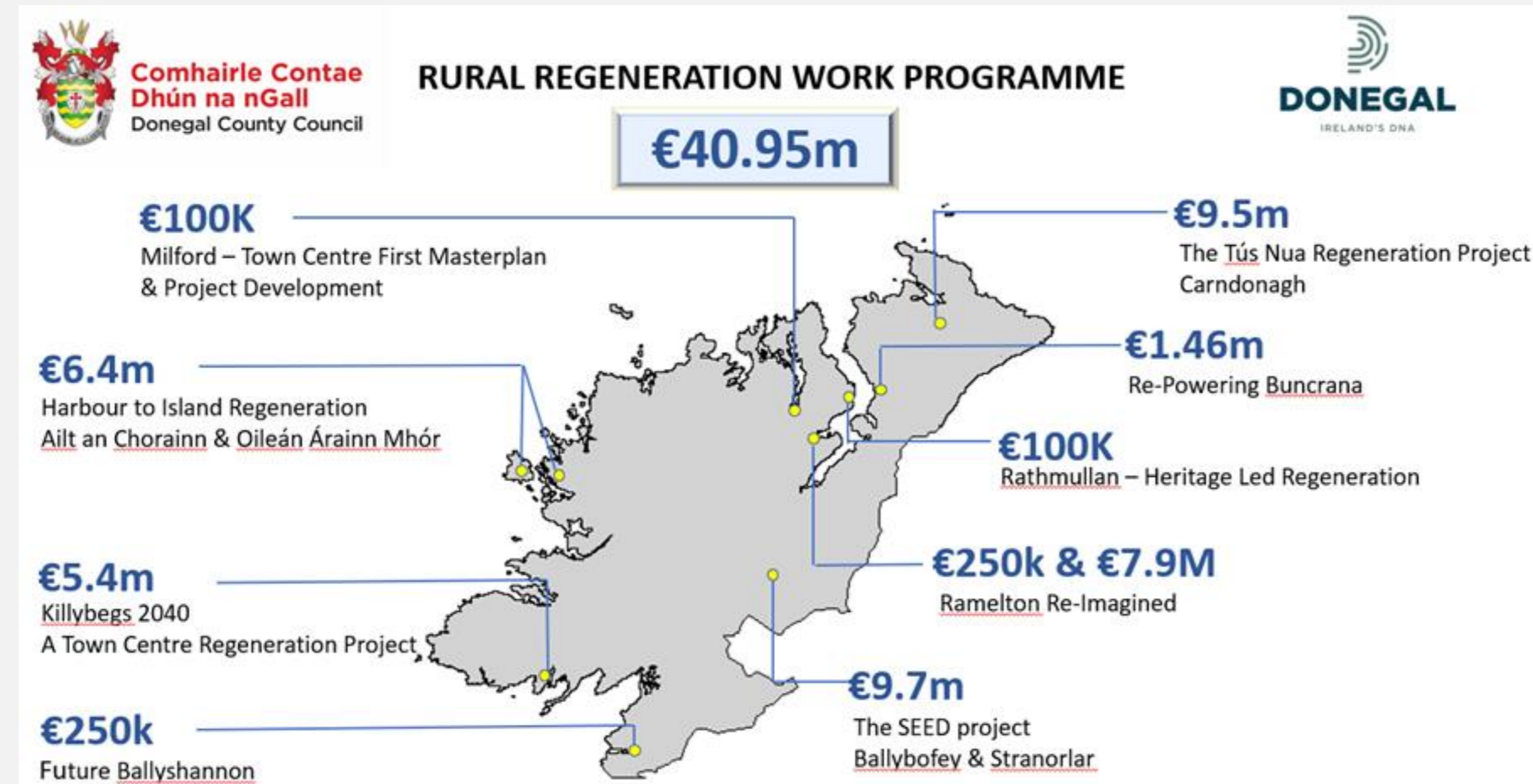
High quality shopfronts that respect architectural character and existing streetscapes.



Identifying regeneration priority areas in towns and villages throughout Donegal.

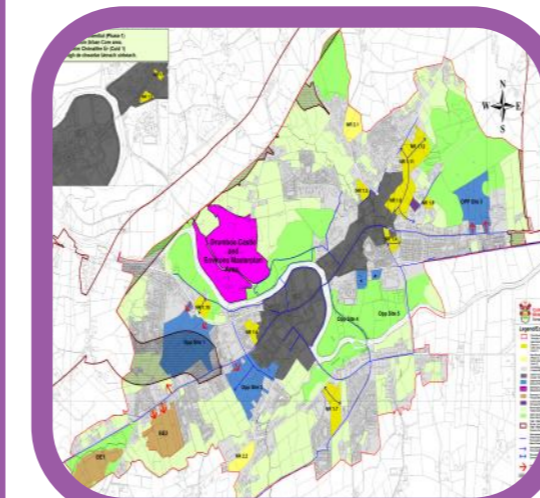
#### KEY FACT

The Council has secured €40.95m in funding for Regeneration Projects throughout Donegal



## Housing

### Quality Housing at Sustainable Locations



Sufficient Serviced and accessible residential zonings



Support for serviced sites for people to build their own homes.



Managing rural housing in areas under urban and holiday home pressures.



Quality design, public realm, connectivity and mix of units in new housing developments.



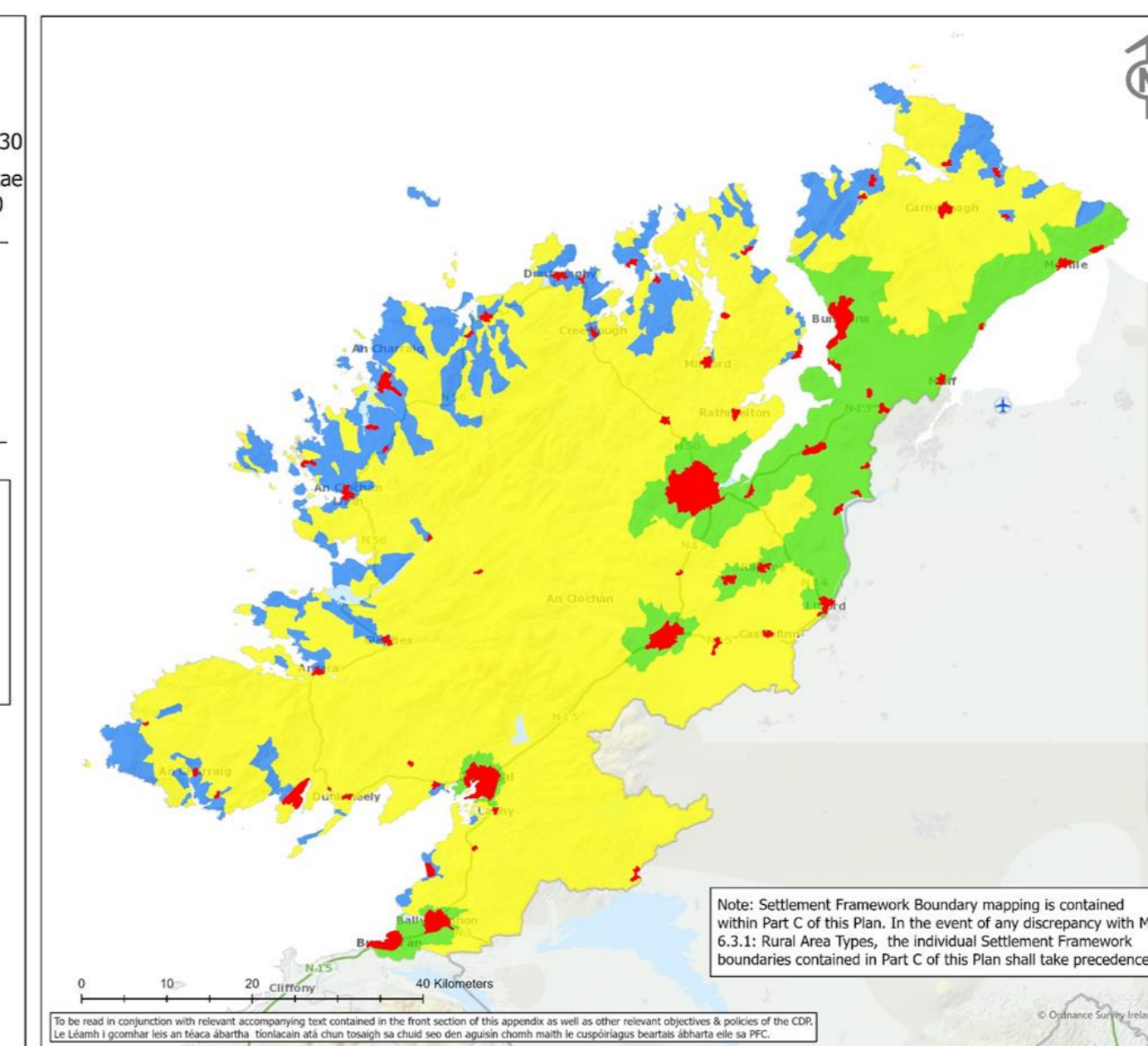
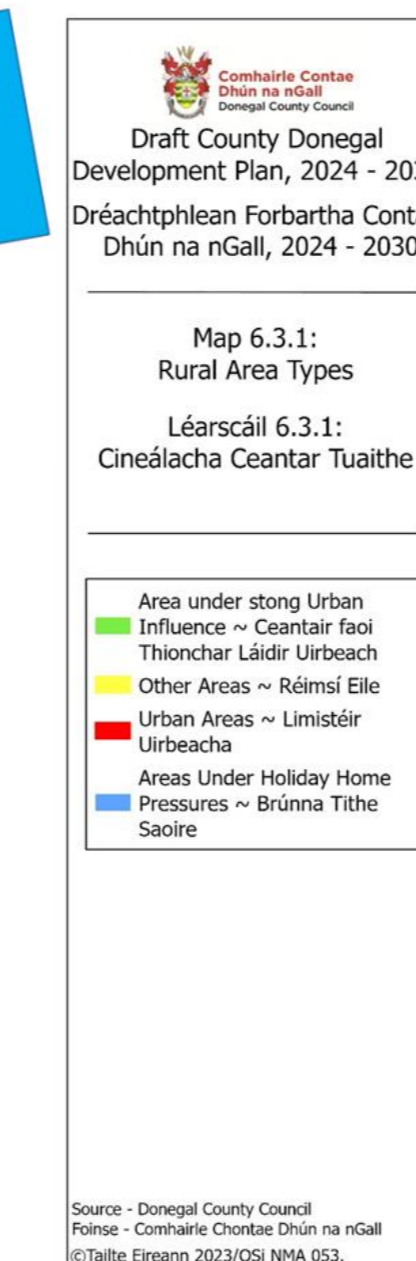
Universal design in 30% of new units in new housing schemes.



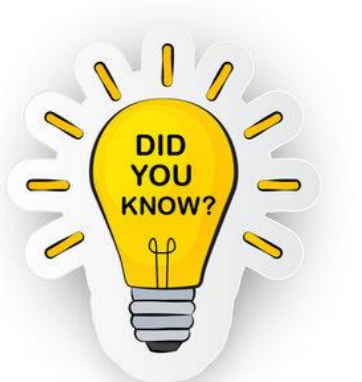
15% Open Space Requirement in new housing developments

#### KEY FACT

The plan manages rural housing differently in specific areas



Between 2018 and Q3 2022 the Council granted 2,148 One Off Houses





## Economic Development

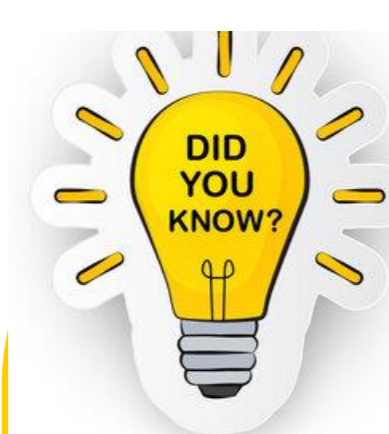
### Enabling Growth and Employment

- Aligning job creation with areas identified for Growth in the Core Strategy and supporting the North West City Region
- Providing adequate enterprise lands at serviced and accessing locations.
- Encouraging new enterprise and employment developments in our town and villages
- Support new and existing public transport services
- Delivering critical strategic enabling infrastructure

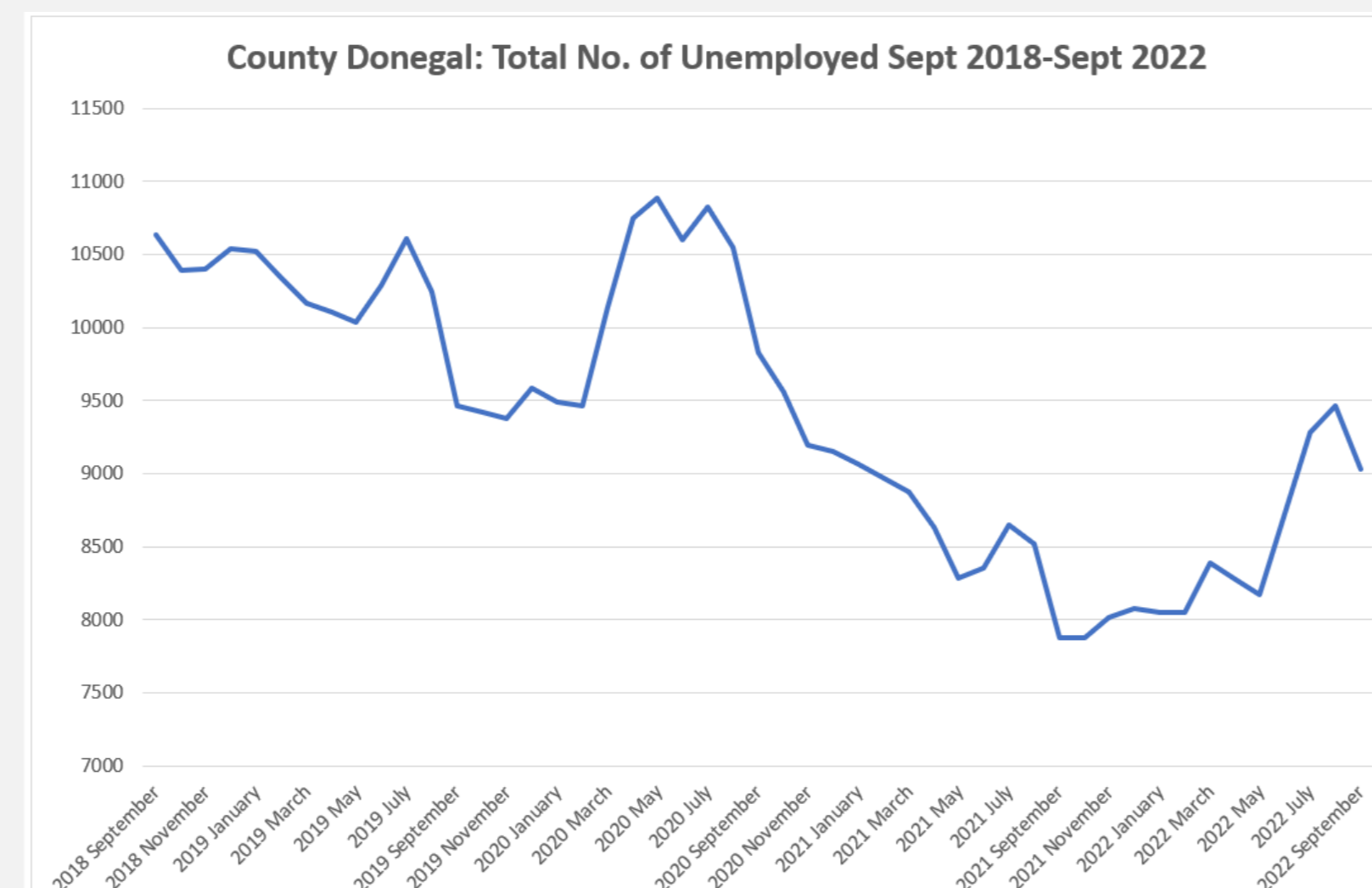


#### KEY FACT

The plan supports home based businesses, ICT micro enterprises, professional services and expansion of existing enterprises in rural areas.



Unemployment in Donegal is on a downward trend since 2018.



## Transport

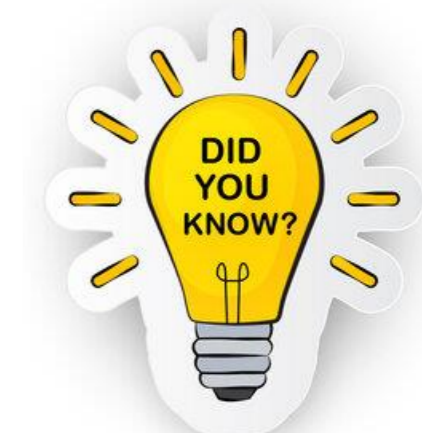


### Enabling Transport Solutions

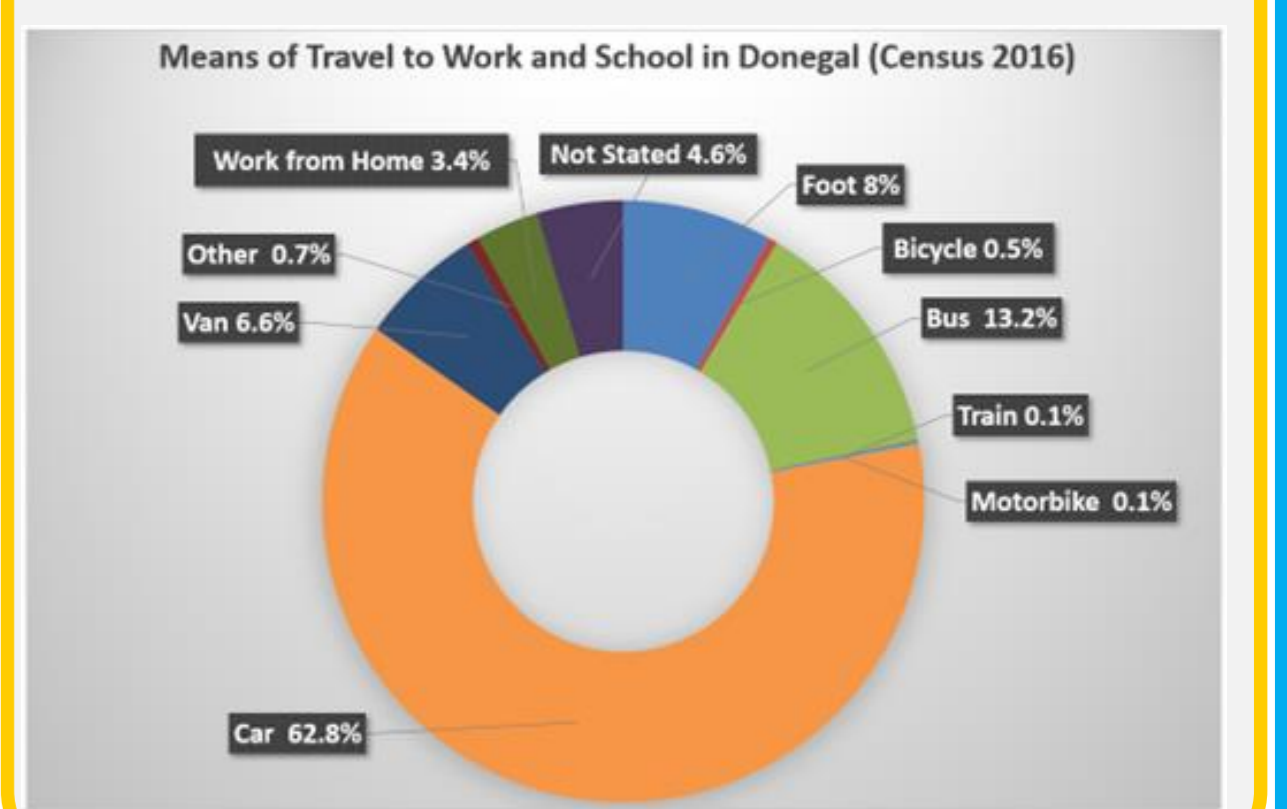
- Support strategic transport projects.
- Protect National Roads functionality (exemption for One-Off Houses on N56).
- Compact growth to support active travel.
- Support new and existing public transport services.
- Secure rail links between Letterkenny and Derry and Sligo.



LK Green Connect

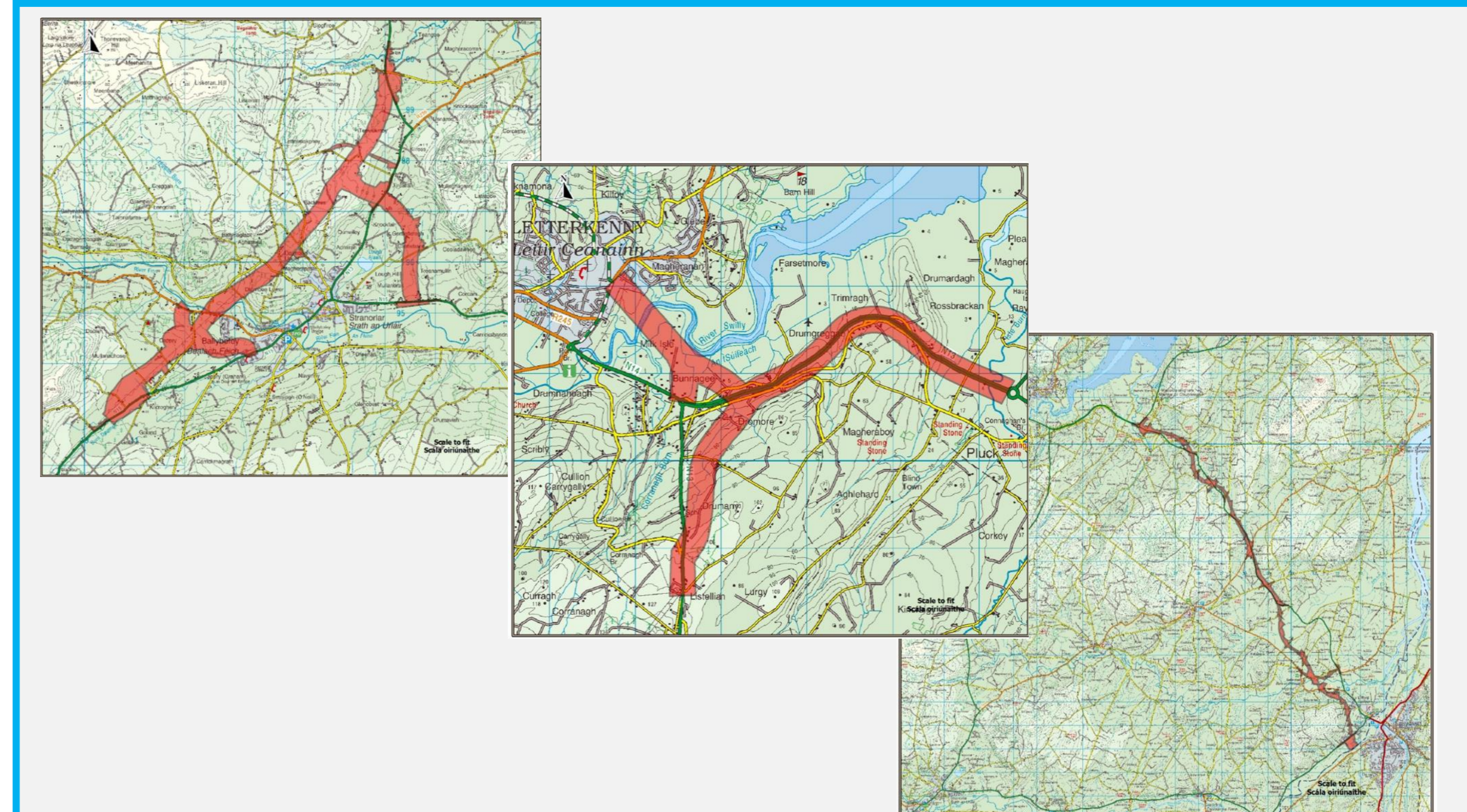


62.8% of people travel to work and school by private car in Donegal



#### KEY FACT

The plan reserves and protects corridors for key strategic transport projects (e.g. TEN-T Priority Route Improvement Project, Donegal)





## Water and Wastewater

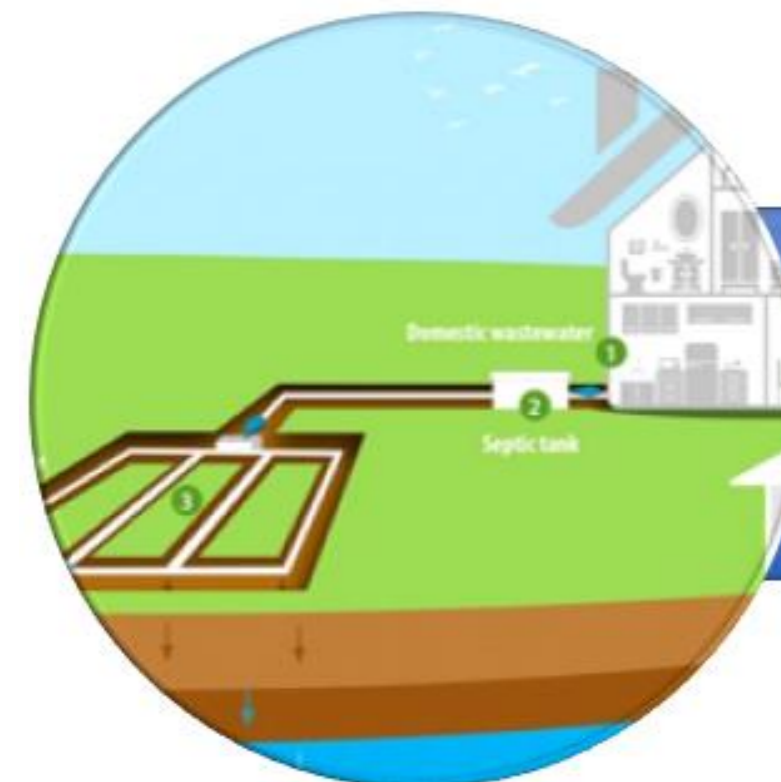
### Protecting Water Quality



Supporting and facilitating new water and wastewater infrastructure



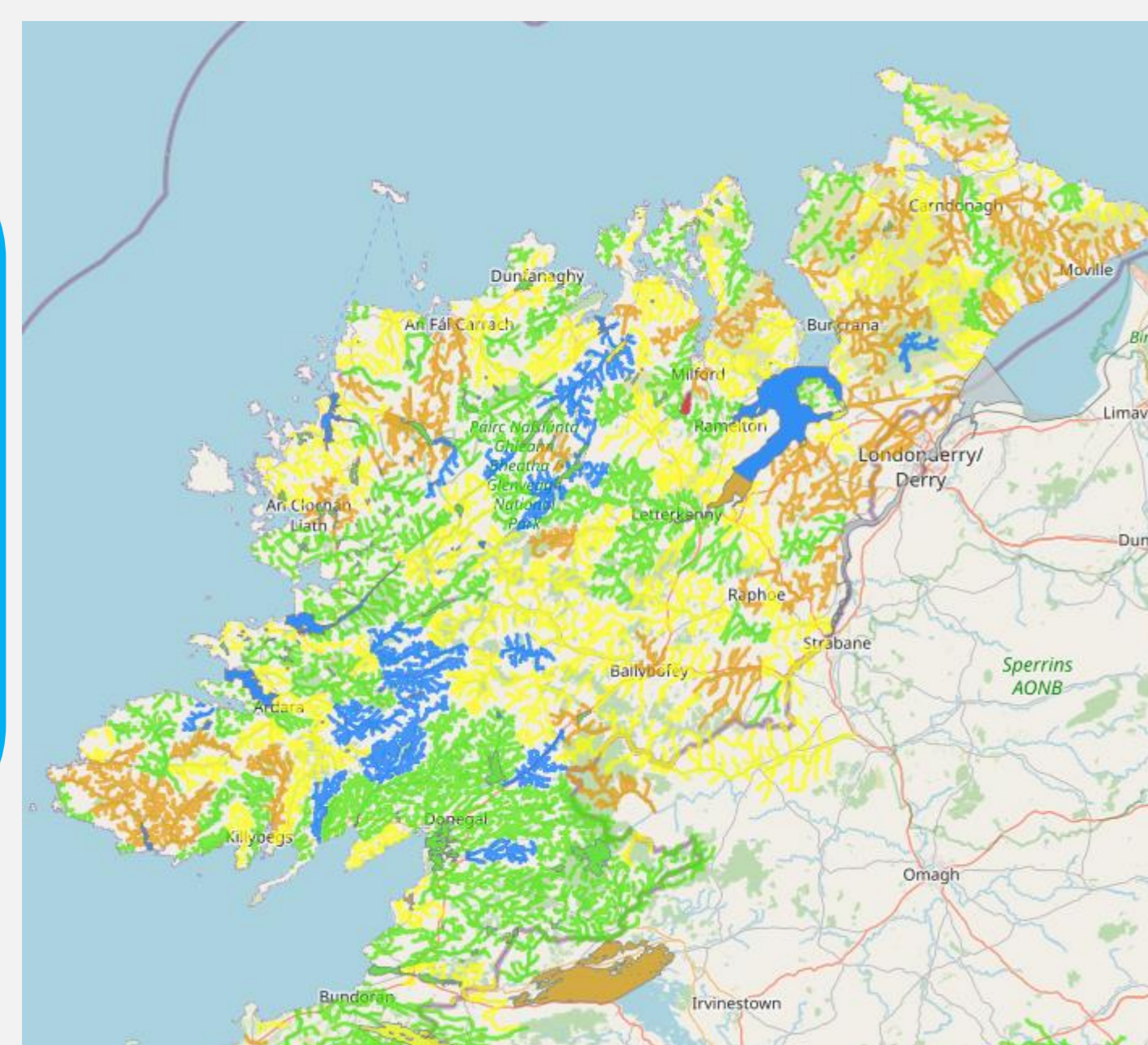
Requiring adequate wastewater treatment capacity for new developments in urban areas.



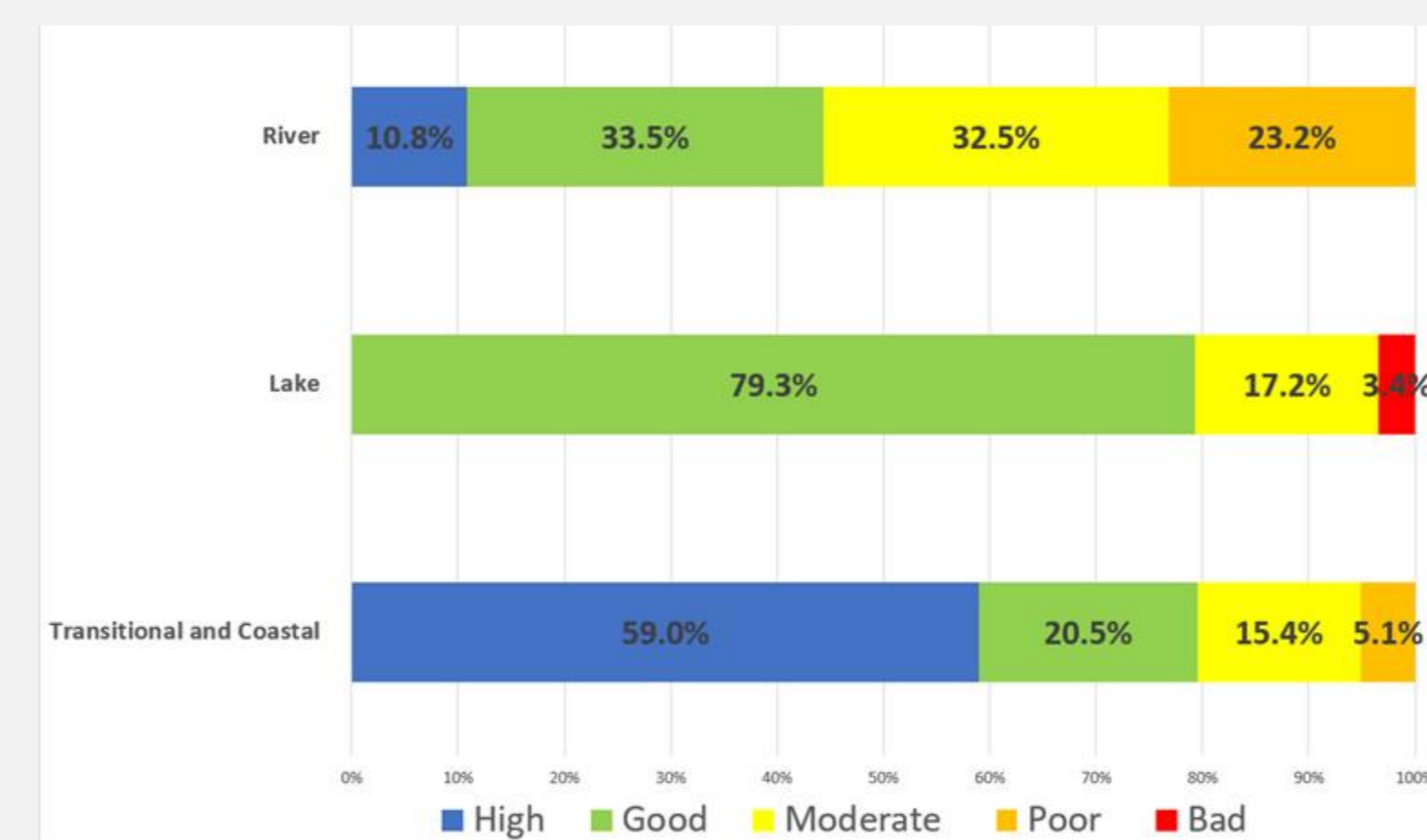
Requiring effluent treatment in accordance with EPA Code of Practices in unsewered areas

#### KEY FACT

The majority of Donegal 's Rivers have a Moderate or Poor Water Quality Status



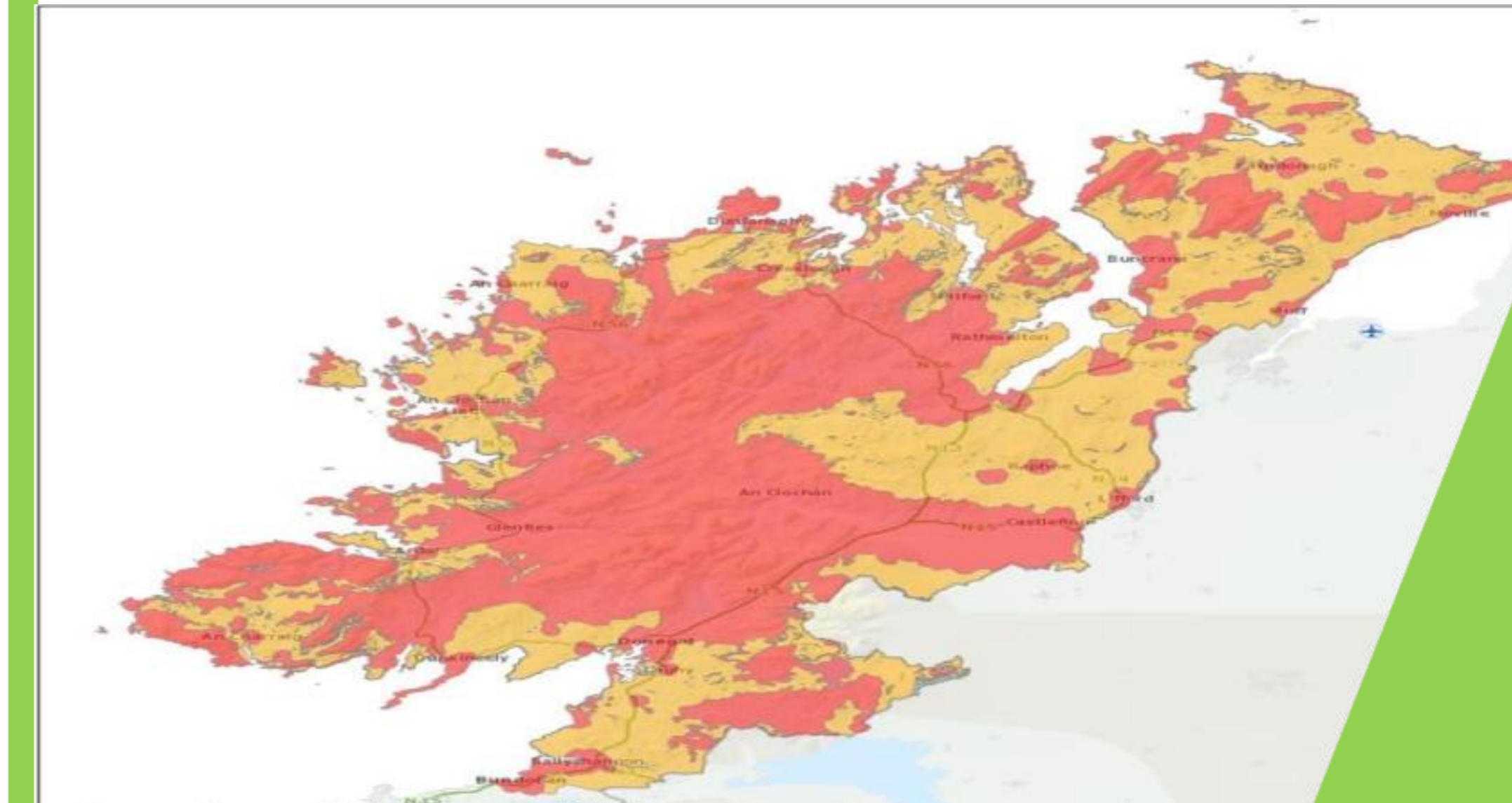
Water Framework Directive Ecological Status of Water Bodies in Donegal 2016-2021



## Renewable Energy



### Sustainably Develop Our Renewable Energy Resources



Wind Energy Zoning Map zones areas:

- 'Not Normally Permissible'
- 'Open to Consideration'
- 'Acceptable in Principle' for wind energy development.

Wind Energy developments not permissible in:

- Zone Visual Influence of Glenveagh National Park.
- Gweebarra River Basin.
- Areas of Especially Scenic Amenity.
- St John's Point.



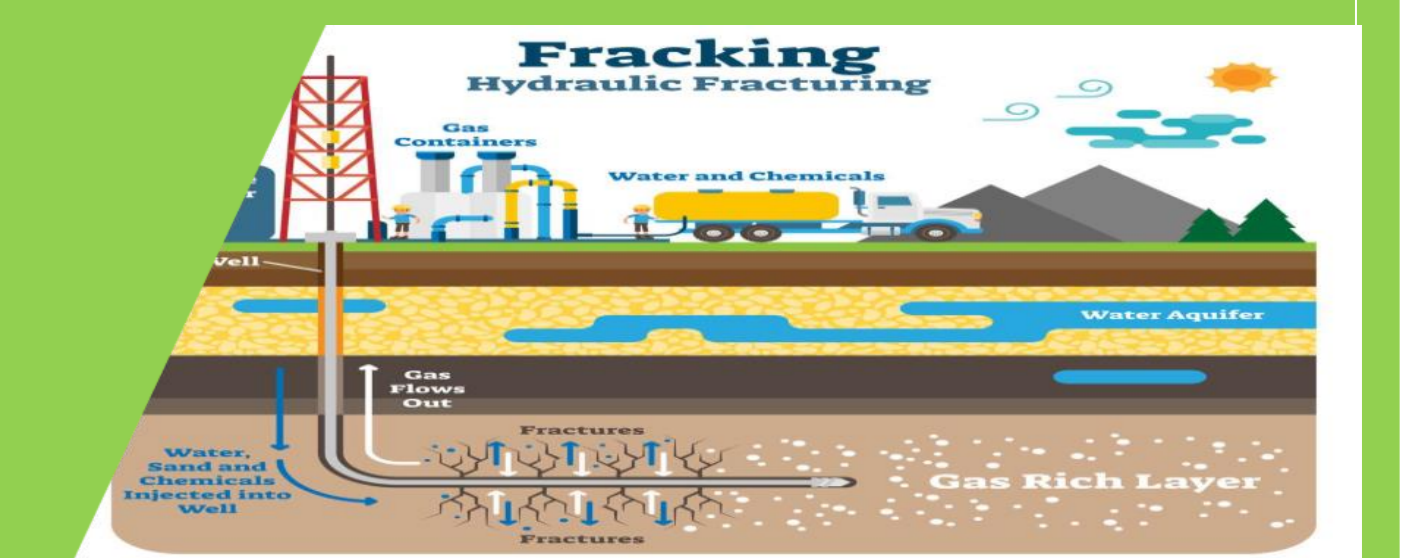
Support wind energy development by auto/micro producers for community, agricultural or small businesses.

Support renewable energy and energy storage for hydro, ocean, hydrogen, bioenergy, solar, and geothermal.



Facilitate the development of grid reinforcements including grid connections and transboundary energy networks.

Prohibit hydraulic fracturing for oil and gas





## Tourism

### Sustainably Developing Our Tourism Product

Facilitate signature/strategic tourism experience and attractions consistent with the brand identity of the Wild Atlantic Way.



Prohibit developments that would detract from the visual/scenic amenities of the Wild Atlantic Way or tourist attractions.

Support resource related activity based tourism developments and ancillary accommodation and retailing.



Support holiday resorts with high quality recreational facilities

## Natural & Built Heritage

### Protecting Our Biodiversity



Require All developments to comply with the Habitats and Birds Directive.



Protect Ramsar Sites, Nature Reserves, Natural Heritage Areas and Species protected under the Wildlife Act.



Protect, where justified, features of local biodiversity value (e.g. hedgerows/field boundaries, trees, woodlands, and wetlands).

### Protecting Our Built and Archaeological Heritage

Protect structures on, and extend, the Record of Protected Structures.



Protect Architectural Conservation Areas in Ardara, Ballyshannon, Buncrana, Bundoran, Letterkenny, Ramelton, Raphoe and Moville.



Protect vernacular structures which are intrinsic elements of the character of a place.



- Conserve all forms of archaeological heritage.
- Protect and improve access to archaeological heritage.



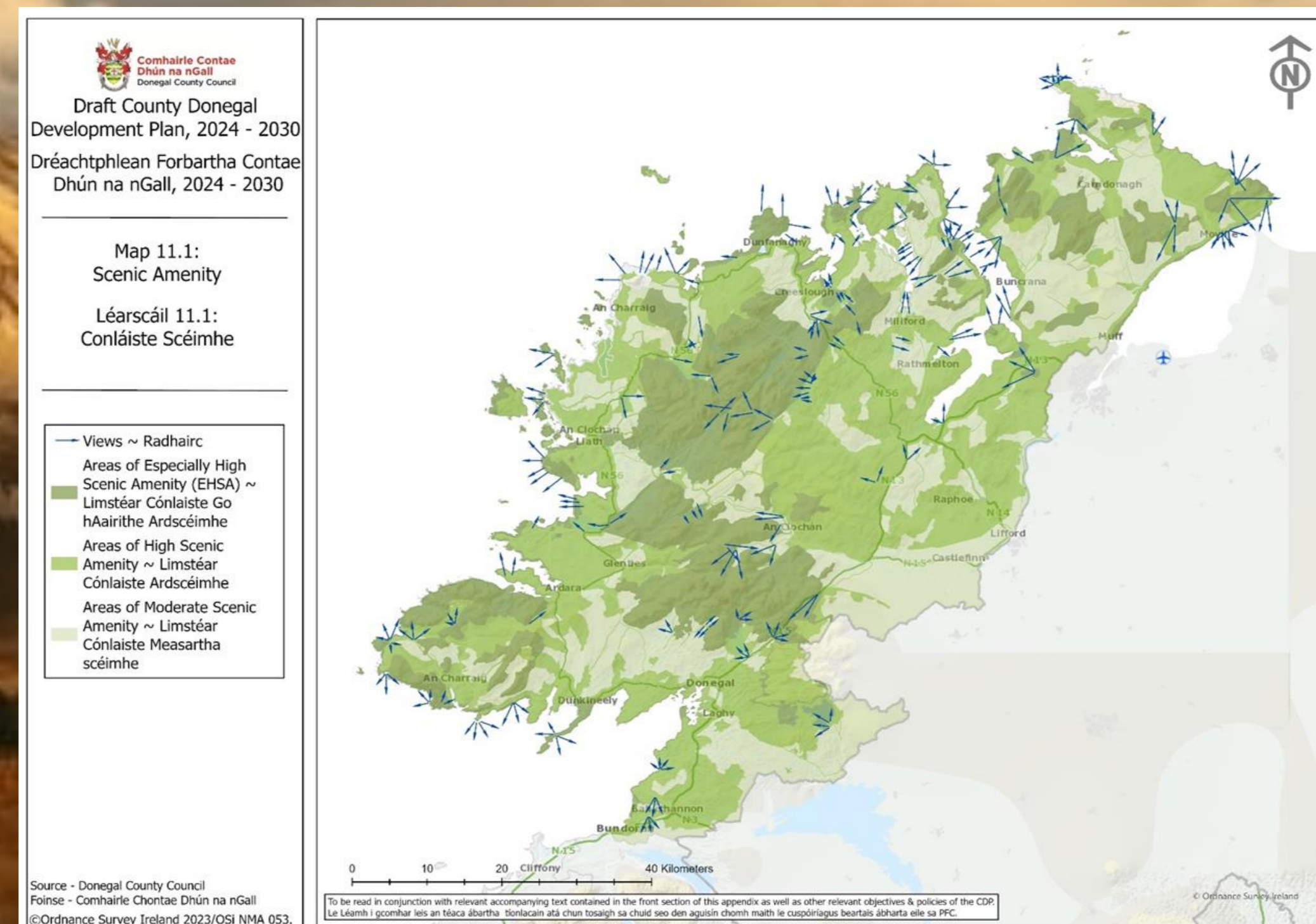
## Protecting Our Landscape

Protect Especially High Scenic Amenity Areas

Only facilitate development which integrates with High and Moderate Scenic Amenity areas

Protect Designated View and Prospects

Protect views between the road and the sea





## Community Development

### Healthy, Inclusive, and Culturally Vibrant Communities

Support new social and community infrastructure at sustainable locations.



Require childcare facilities in tandem with large scale residential development and in compliance with government guidelines.



Ensure that new developments do not hinder expansion of existing education facilities.



Provide high quality, green, active and recreational infrastructure at sustainable and socially inclusive locations.



Support strategic cultural projects (e.g. Donegal Town library, archives centre, County Museum redevelopment).



Incorporate space for art and cultural events into new urban placemaking and regeneration projects.



## An Ghaeltacht

### Sustain and Strengthen An Ghaeltacht



Support development proposals and actions related to Gaeltacht Language Plans and Gaeltacht Service Towns



Reserve a proportion of new Multiple Residential Developments in Gaeltacht areas for Irish Speakers



Support Irish Language related educational, cultural, community, economic, and tourism developments.



Facilitate sustainable single rural housing developments in Gaeltacht areas in accordance with rural housing policies.



## Marine, Coastal & Islands

Support urban regeneration, wastewater capacity upgrades and visitor/recreational infrastructure in coastal/Wild Atlantic Way Settlements.



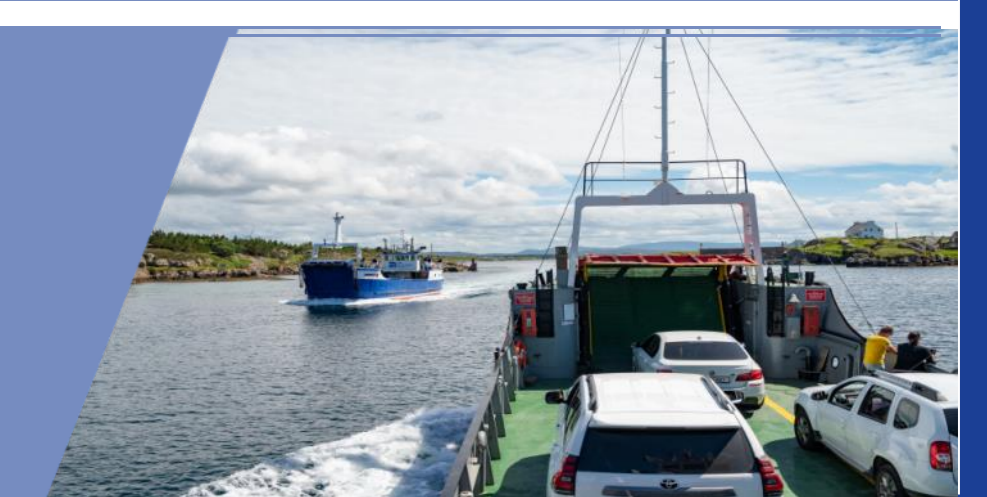
Safeguard and enhance the roles of Killybegs, Greencastle and Burtonport as centres for fishing, seafood processing, and marine services.



Support the development of Killybegs as a centre for Offshore Renewable Energy (ORE).



Support and improve marine access infrastructure, ferry services, tourism, cultural, community, transport, and education facilities for Donegal's Islands.





# Buncrana Area Plan 2024-2030

## Shorefront

Protect/enhance character and setting.

Implement Re-powering Buncrana Project.

Support tourism, public realm, active travel, recreation, and marine infrastructure projects.

Protect Coastal walkways.

Support Flag Ship Tourism Project (e.g. Marine Discovery Centre).

Support redevelopment of Buncrana Leisure Centre.



## Active Travel and Connectivity

### Future Active Travel, Greenway, Walkways Infrastructure



1 New Westbrook bridge pedestrian bridge

2 New Mill Bridge pedestrian bridge

3 Riverside walk along Mill River

Buncrana Inner Relief Road

Aghilly Road: Walking and Cycling Improvements

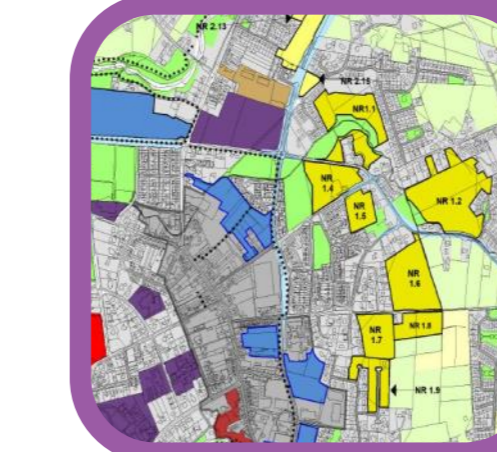
Slavery Road: Footpath Extensions and Improvements

Cockhill Road: Possible introduction of footpaths and cycleways

Causeway Road: Walking and cycling infrastructure

Inishowen Greenway

## Housing

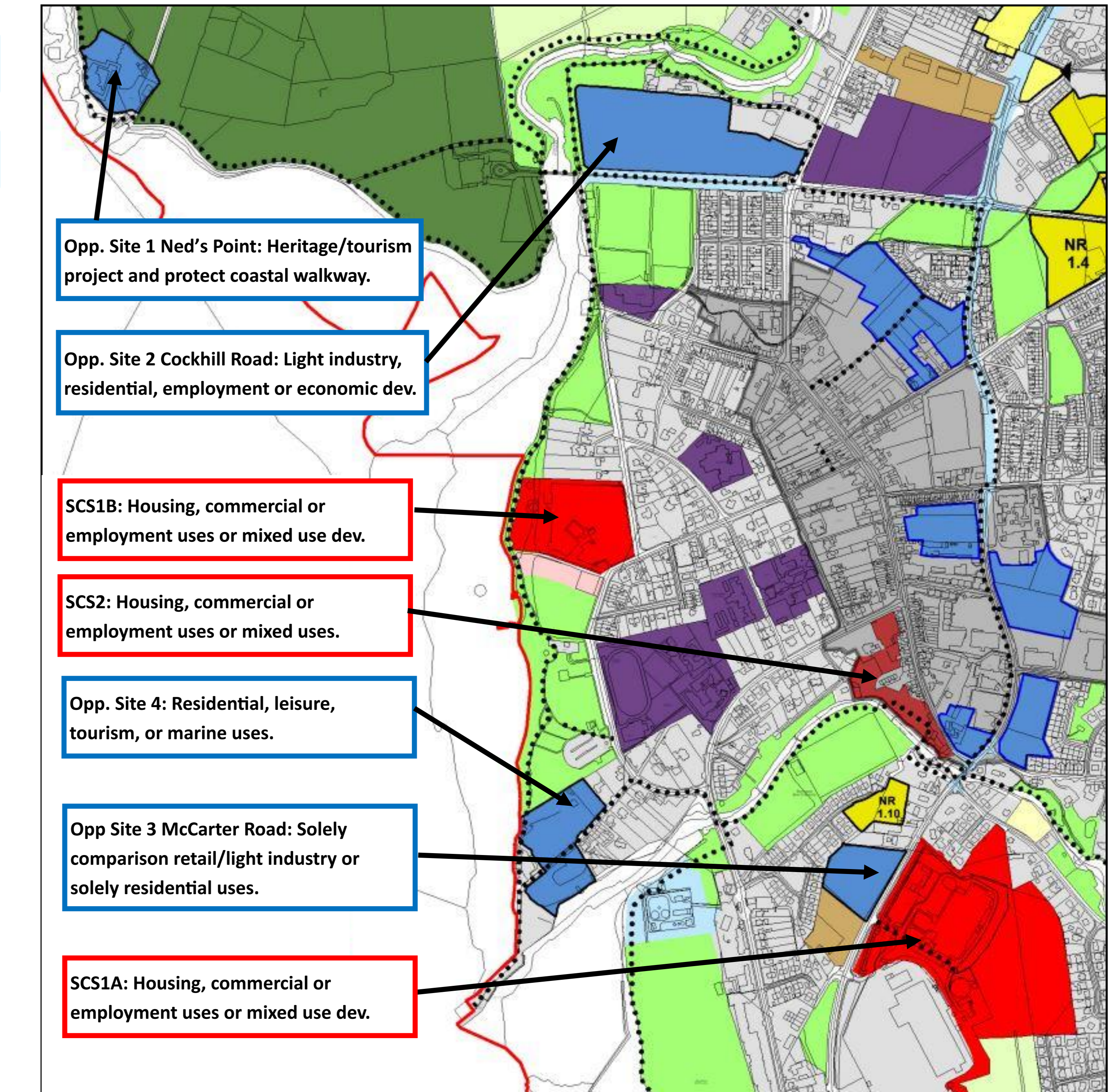


25 hectares zoned for new residential development at compact, serviced and/or accessible locations.



Require new housing developments to provide walking and cycling infrastructure and connectivity to adjoining areas.

## Opportunity and Settlement Consolidation Sites



## Town Centre/Regeneration

Enhance role of Buncrana as the service hub for Inishowen.

Strike a balance between facilitating the commercial sector and enhancement of the streetscape and public realm.

Revitalise the Market Square and develop brownfield sites.

## Natural and Built Heritage

Conserve and protect lands zoned as High Amenity.

Protect the recreational, environmental, and conservation integrity of local beaches.

Protect the Buncrana Architectural Conservation Area and Long Established Residential Areas.

# Ballybofey/Stranorlar Area Plan 2024-2030

## Housing

22 hectares zoned for new residential development at compact, serviced and accessible locations.

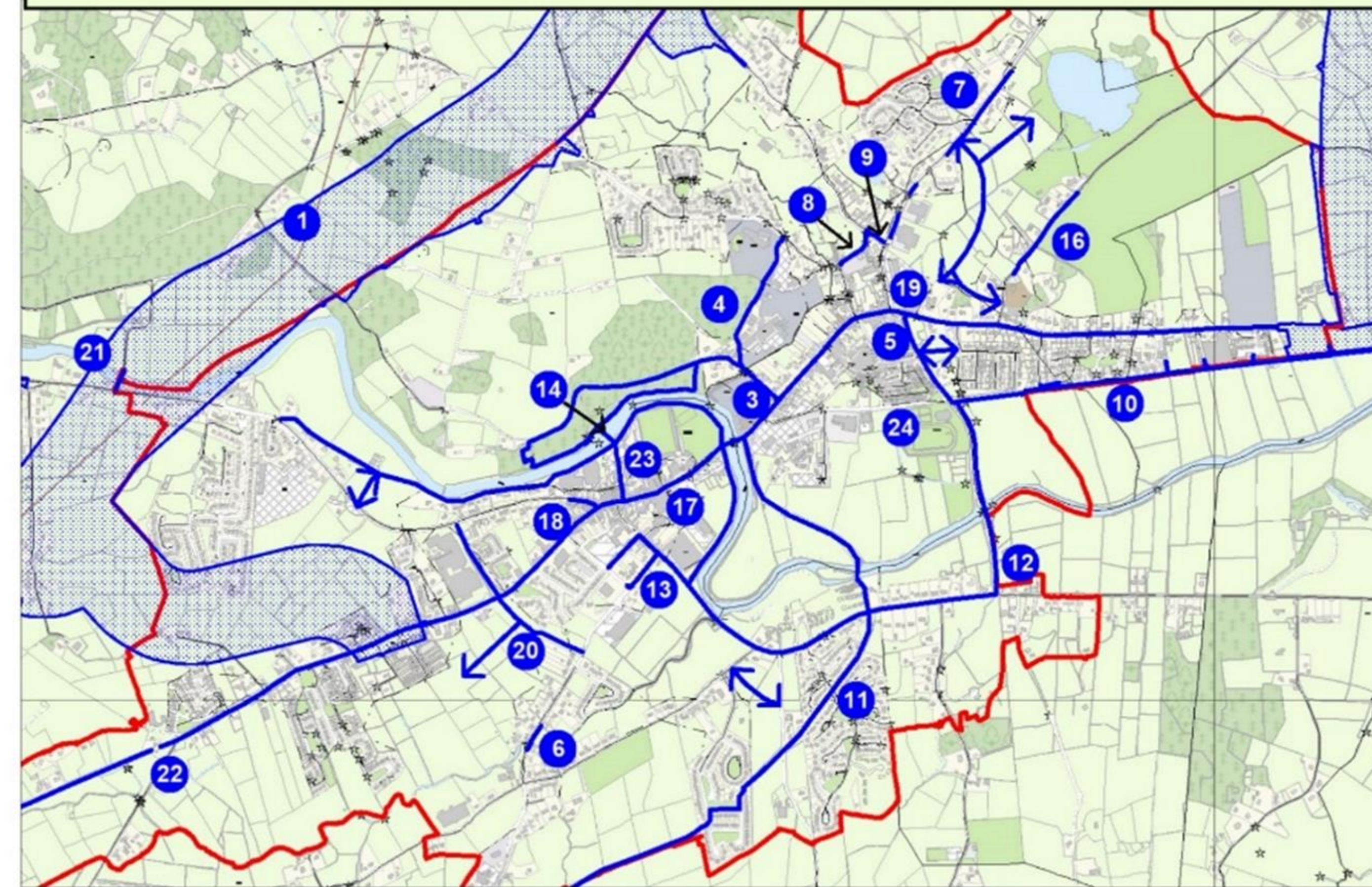
Quality pedestrian and cycling links within new residential developments and to adjoining areas



Integration with placemaking objectives of Ballybofey/Stranorlar Regeneration Strategy on key sites (E.G. at Millbrae/Lifford Road)

## Transport

Transport/Sustainable Mobility Strategy for Ballybofey/Stranorlar Local Area Plan



Supports and facilitates the TEN-T Priority Route Improvement Project

Improved Connectivity between the Glenfinn Road and Donegal Road.

Pedestrian Improvements on Glenfinn Street.

New/improved walking/cycling facilities: Millbrae, Chapel Lane/Dunwiley Road, Letterkenny Road, Navenney Road, Sessiagh O Neill, Finn Valley College etc

New active travel links on old railway lines.

## Regeneration/Town Centre

Fully Implement the SEED Urban Regeneration Project (e.g. Civic Square).

Implement Projects according with placemaking objectives of Ballybofey/Stranorlar Regeneration Strategy and Action Plan in consultation with stakeholders.

Sustain/enhance the town centre as Finn Valley's retail, hospitality, tourism and cultural hub.

## Economic Development

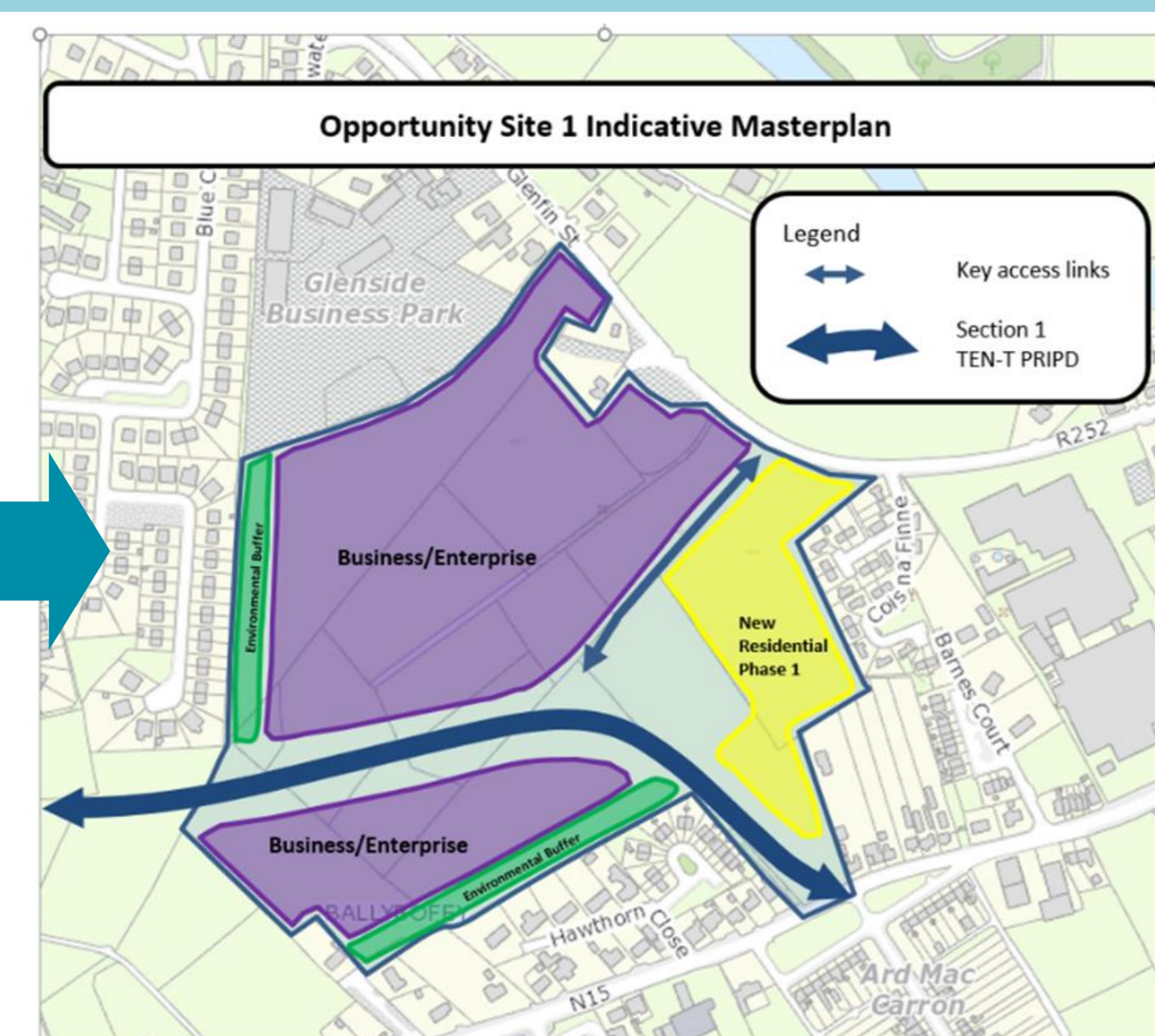
Sufficient, serviced and accessible land for a variety of new economic, employment, and commercial developments.

New social enterprise space to rear of Ritz Cinema as part of the SEED Project.

Future business innovation park on Old Railway Station/Bus Depot as per Ballybofey Regeneration and Action Plan.

Opportunity Site 1 between the Glenfinn Road and Donegal Road provides for:

- Business Enterprise space adjoining the future TEN-T Link Road.
- Environmental Buffers for adjoining residential areas.



## Community & Heritage

Provide a central urban public park with recreational and performance spaces, landscaping and a community garden.

Support proposals according with the Drumboe Woods and Environs Feasibility Study.

Support Donegal Community Stadium and Stranorlar Multi-Use Sports Facility.

Facilitate high quality, age and disabled friendly and environmentally sensitive riverside walks.

New Community/Infrastructure zoning to facilitate expansion of Robertson National School.

# Bundoran Area Plan 2024-2030

## Coastal Zone

Protect and enhance the character and setting of the coastal zone.

Support brownfield, tourism, public realm, community recreation and water based activity developments along the seafront High Amenity Area .

Protect coastal walkways as tourism, recreation and amenity resources for the town.



## Regeneration/Town Centre

Support retailing throughout the town centre both tourism and otherwise.

Strike balance between supporting commercial tourism development and enhancing streetscape and public realm.

Target West End of Bundoran for Regeneration.

## Transport

One way system along main street to allow for public realm, streetscape, active travel and road safety improvements.

Vehicular, walking and cycling linkages between Drumnacrin Road and Bundoran's Urban Core.

Accessible walkway and cycleway along the banks of the Bradoge River

Improved links between Main Street and Atlantic Road.

Require development proposals to provide connectivity between adjoining land parcels.

Protect indicative access routes identified on the land use zoning maps.

## Housing

5 hectares zoned for new residential development at compact, serviced and accessible locations.

Require new residential development to incorporate:

- Sustainable Urban Drainage Systems.
- Connectivity to adjoining roads and lands.

## Opportunity Sites

### Opportunity Site 1: Western Gateway

- Facilitate Office Development, light Industry, medical facilities, community and recreational uses.
- Require Landmark building.

### Opportunity Site 2:

- Facilitate office development, light Industry, nursing home, medical facilities, community and recreational uses.
- Require High Quality landmark development.

### Opportunity Site 3:

- Resolve unfinished housing development.
- Office, light industry, nursing home, medical services, community and recreational use and car show rooms.
- High quality landmark development.



## Built Heritage

Protect the Bayview Architectural Conservation Area and features on the Record of Protected Structures (RPS).

## Caravan Parks

Preclude caravan parks within Urban Core