



Issues and Options Paper

**Pre-Draft
Public Consultation**
(7th to 28th February 2025)

Proposed Variation (No. 1) to the County Donegal Development Plan 2024-2030

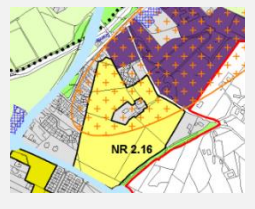
(including)

- 1. New Area Plans** for:
An Clochán Liath (Dungloe), Ballyshannon, Bridgend, Carndonagh, Donegal Town, and Killybegs.
- 2. Residential Rezoning at Cockhill, Buncrana.**
- 3. Potential Residential Zoned Land Tax Rezonings.**

**Community Development and
Planning Services Directorate**



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





Why is the Development Plan Being Varied?

Donegal County Council is proposing to vary/amend the County Development Plan 2024-2030 for 3 reasons:

1

Include **new Area Plans** for **An Clochán Liath (Dungloe), Ballyshannon, Bridgend, Carndonagh, Donegal Town, and Killybegs.**

2

Amend the zoning of site **NR2.16 at Cockhill, Buncrana** – from ‘New Residential Phase 2’ to ‘New Residential Phase 1’.

3

Amend land use zonings on foot of **Residential Zoned Land Tax (RZLT)** related **landowner submissions.**

What will be in the New Area Plans?

The Area Plans will set out planning policies/objectives and a spatial development framework for each town to:

- Support **housing delivery.**
- Revitalise our **town centres.**
- Provide **transport/sustainable mobility solutions.**
- Support **employment** growth.
- Provide new **community facilities**/enhance quality of life and protect the built and natural **heritage.**
- Aid **climate** mitigation and adaption.

Proposed Variation (No. 1) to the County Donegal Development Plan 2024-2030

Pre-Draft Public Consultation



Public Drop-In Events

Settlement	Venue	Date and Time
Donegal Town	Council Chamber, Donegal Public Services Centre	Monday 17 th February, 3pm-8pm
Ballyshannon	Ballyshannon Library	Monday 17 th February, 3pm-8pm
Carndonagh	Council Chamber, Carndonagh Public Services Centre	Tuesday 18 th February, 3pm-8pm
Killybegs	Bayview Hotel	Tuesday 18 th February, 3pm-8pm
An Clochán Liath (Dungloe)	Council Chamber, Dungloe Public Services Centre	Wednesday 19 th February, 3pm-8pm
Bridgend	St. Aengus' National School	Wednesday 19 th February, 3pm-8pm

Adoption Process

- The Variation will be **adopted in 3 Stages**: Pre-Draft, Draft, and Amendments.
- Each stage involves public consultation, reports to, and decisions by Councillors.
- The **public can have their say on Proposed Variation from the 7th to the 28th of February 2025**
- It is intended to publish a Draft Variation for Public consultation in August 2025.



Pre-Draft Public Consultation 7th to 28th February 2025

Make a **written submission** on the Proposed Variation by **4:30pm Friday 28th February**:

- **Online:** consult.donegal.ie
- **Email:** planningcpu@donegalcoco.ie
- **Post:** Central Planning Unit, Donegal County Council, County House, Lifford, Co. Donegal, F93 Y622



An Clochán Liath (Dungloe) Area Plan

Issues and Options



Housing

- Providing an adequate supply/mix of quality housing units at serviced/accessible locations to meet a range of housing needs.
- Refurbishing/reusing vacant and derelict properties to provide new residential accommodation.
- Providing town centre living options on brownfield sites.



Town Centre/Regeneration

- Safeguarding/sensitively developing the Town Centre's character.
- Town Centre Regeneration (e.g. new/enhanced civic spaces, at the Carnmore Road junction, improving the public realm in the Shorefront Area).
- Sustaining the town centre as a retail and tourism/hospitality destination.



Transport/Sustainable Mobility

- Improving pedestrian/cycling/public transport facilities (e.g. new, pedestrian crossings, footpaths/linkages/walkways/cycleways, and bus set down).
- Easing traffic congestion and improved access to and from parking facilities (e.g. exploring one ways system on the Carnmore Road and pedestrian access to parking at Shorefront).



Economic Development/Opportunity Sites

- Safeguarding and facilitating key existing businesses (small enterprise).
- Capitalizing on An Clochán Liath's potential as an employment centre.
- Developing tourism.



Recreation/Natural Heritage

- Fulfilling the tourism potential of Dungloe and its hinterland (e.g. new riverside walkways/cycleways, ecotourism).
- Protecting and promoting the linguistic heritage of this Gaeltacht area.



Ballyshannon Area Plan

Issues and Options



Housing

- Providing an adequate supply/mix of quality housing units at serviced/accessible locations to meet a range of housing needs.
- Refurbishing/reusing vacant and derelict properties to provide new residential accommodation.
- Providing town centre living options on brownfield sites (e.g. Ballyshannon Bakery and Millstone Hotel sites).



Town Centre/Regeneration

- Safeguarding/sensitively developing Ballyshannon's rich built heritage.
- Town Centre Regeneration (e.g. new/enhanced civic spaces, at the Market Yard, improving the public realm in the Gables Area).
- Sustaining the town centre as a retail and tourism/hospitality destination.



Transport/Sustainable Mobility

- Improving pedestrian/cycling/public transport facilities (e.g. new, pedestrian crossings, footpaths/linkages, riverside walkways/cycleways, and bus station).
- Easing traffic congestion and providing improved parking facilities (e.g. exploring one ways system on Port/Rock Road and additional parking at Market Yard).
- Providing new/enhanced disabled access facilities.



Economic Development/Opportunity Sites

- Realizing potential of key opportunity sites through heritage led regeneration (e.g. Heiton's – residential/tourism, Mall Quay – marine recreation/tourism, Workhouse – heritage/small enterprise).
- Capitalizing on Ballyshannon's strategic location by providing new economic development opportunities at accessible locations.



Recreation/Natural Heritage

- Fulfilling the River Erne's tourism potential (e.g. new Riverside walkways/cycleways).
- Protecting Ballyshannon's natural and scenic riverside setting.



Bridgend Area Plan

Issues and Options



Housing

- Refurbishing/reusing vacant and derelict properties and developing brownfield sites to provide new residential accommodation.
- Developing new housing in tandem with upgraded wastewater services



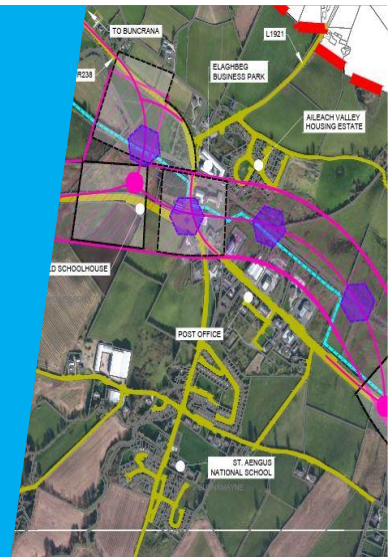
Town Centre/Regeneration

- Exploring opportunities to develop a pedestrian friendly streetscape and enhanced public realm, which will be achievable by the redirection of major traffic flows from the town by the proposed realignment of the N13 .
- Exploring opportunities for town centre regeneration through refurbishing/reusing vacant and derelict properties.



Transport/Sustainable Mobility

- Preserving the proposed N13 Bridgend to County Boundary By-Pass Route. This realignment will redirect major traffic flows and create better opportunities to develop a pedestrian friendly streetscape, upgraded footpaths, cycleways and formalization of car parking along the main street.
- Roads Central are currently working with the National Transport Authority on the informalisation of bus stops in the town.
- Preserving the route for the proposed new Greenway to provide a scenic, safe and sustainable recreational/transport corridor.



Economic Development/Opportunity Sites

- Capitalising and safeguarding Bridgend's strategic border location as the gateway to the North-West City Region.
- Realising the potential of Bridgend's strategic cross border location by facilitating new economic development at key accessible opportunity sites.



Recreation/Natural Heritage

- Maximising Bridgend's potential as a key tourism location serving as a border location and gateway to the Northwest, and proximity to key attractions such as; Wild Ireland, Inch Trail, An Grianan of Aileach Fort, Fort Dunree.



Carndonagh Area Plan

Issues and Options



Housing

- Providing an adequate supply/mix of quality housing units at serviced/accessible locations to meet a range of housing needs.
- Refurbishing/reusing vacant and derelict properties to provide new residential accommodation particularly in the town centre.
- Addressing the defective concrete block crisis.



Town Centre/Regeneration

- Developing the town centre as Carndonagh's economic, social, and tourism hub.
- Socially and physically regenerating the town centre including tackling vacancy/dereliction, providing new amenities, enhancing the public realm, and improving the pedestrian environment.
- Sustaining residential population within the urban core.



Transport/Sustainable Mobility

- Improving pedestrian/cycling infrastructure including providing new/improved footpaths, active travel linkages, pedestrian crossings, and traffic calming, and improving urban permeability.
- Easing traffic congestion and providing improved parking facilities in the town centre including exploring potential one way system.
- Improving east to west connectivity including between Station Road/Ballyliffen Road.



Economic Development

- Providing suitable lands for new commercial development and facilitating the expansion of existing enterprises.



Community/Recreation/Heritage

- Providing additional amenities at Barrack Hill Town Park.
- Developing new/enhancing existing recreational/active travel linkages and green spaces (e.g. Riverside walkways).
- Reserving lands for new/facilitating expansion of existing community uses at accessible locations.
- Safeguarding Carndonagh architectural and archaeological heritage.



Donegal Town Area Plan

Issues and Options



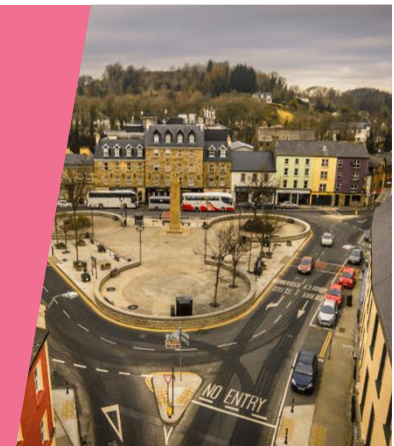
Housing

- Providing an adequate supply/mix of quality housing units at serviced/accessible locations to meet a range of housing needs.
- Refurbishing/re-using vacant and derelict properties to provide new residential accommodation.
- Providing options for town centre living such as 'living over the shop', utilising first and above floor space for residential use, and on brownfield sites.



Town Centre/Regeneration

- Regeneration of the town centre (including The Diamond, and the Shore Front as examples).
- Sustaining the town centre as a retail, tourism, and hospitality destination.
- Safeguarding historical structures of areas identified on the Record of Monuments and Places, most notable the Old Abbey and Donegal Castle, and areas of archaeological importance.
- Safeguard/sensitively develop Donegal Towns Built Heritage.



Transport/Sustainable Mobility

- Improving pedestrian/cycling/public transport facilities (including fully 'Accessible' footpaths, linkages, walkways, and bus facilities as examples).
- Easing traffic congestion and improving parking facilities.
- Providing new/enhanced accessible disabled and age friendly facilities.
- Supporting the development of 'Active Travel'.



Economic Development/Opportunity Sites

- Realising the potential for the expansion of economic and commercial growth.
- Capitalizing on Donegal Town's strategic location as the principal urban centre in South Donegal.
- Supporting the further development of tourism and hospitality opportunities.



Recreation/Natural Heritage

- Safeguard/sensitively develop Donegal Town's natural and scenic riverside and coastal areas.
- Providing an expansion of recreational and community space and facilities.
- Support the extension of the Greenways and development of walkways.



Killybegs Area Plan

Issues and Options



Housing

- Providing an adequate supply/mix of quality housing units at serviced/accessible locations to meet a range of housing needs.
- Refurbishing/reusing vacant and derelict properties to provide new residential accommodation.
- Providing town centre living options on brownfield sites.



Town Centre/Regeneration

- Safeguarding/sensitively developing Killybegs's built heritage.
- Town Centre Regeneration (e.g. development of key sites such as the Coal Yard, improving the public realm, tackling vacancy and dereliction).
- Sustaining the town centre as a retail and tourism/hospitality destination.



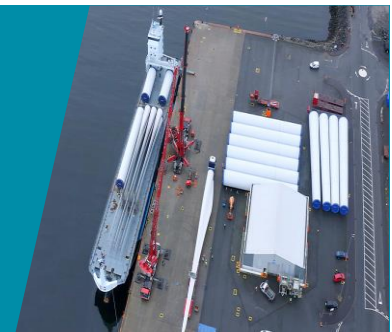
Transport/Sustainable Mobility

- Improving pedestrian/cycling/public transport facilities (e.g. new, pedestrian crossings, footpaths/linkages/walkways/cycleways).
- Easing traffic congestion and providing improved access to parking facilities (e.g. exploring one-way systems on Bridge Street and provision of car parking at the Council Yard).
- Providing enhanced access to schools.



Economic Development/Opportunity Sites

- Realizing potential of key opportunity sites and thus facilitating key industry sectors,
- Preparing for Offshore Renewable Energy drive,
- Capitalizing on Killybegs deep port strategic advantage by providing new economic development opportunities at accessible locations.



Recreation/Natural Heritage

- Capitalising on tourism potential (e.g. new walkways/cycleways/ecotourism).
- Protecting scenic areas of natural beauty.
- Balancing industry with amenity and the natural environment.

