



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

Project Information

Construction of 21no. Social Housing Units at
Barrack Hill, Carndonagh, Co. Donegal (Phase 1)

October 2023

Housing Authority:	Donegal County Council	DCC Project Ref:	HCI 06/22
Project Name:	Barrack Hill, Carndonagh Phase 1	Total number of units in the scheme:	21



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1.0 INTRODUCTION

Donegal County Council lands at Carndonagh comprise a greenfield site of 8.7 hectares, located to the southeast of Carndonagh town centre within the settlement boundary (Phase 1 is 1.0 hectare). The site is well located and close to the town park and community gardens at Barrack Hill. The site is readily serviced and is accessible via a partly constructed road. Refer to Context and Location Map attached in **Appendix 1**.

Carndonagh is a designated Layer 2A (Strategic town) in the County Donegal Development Plan (CDP) 2018-2024, as varied. With respect to the core strategy as set out in Part A of CDP, it is noted that 34% of the proposed population uplift would be within Strategic towns. Considering the sites location with the urban settlement framework of Carndonagh, the land lends itself favourably to this residential proposal.

The overall site is zoned as an 'Opportunity Site' in the 'Seven Strategic Towns Local Area Plan 2018-2024, as varied'. Under the Donegal County Development Plan 2018-2024 as varied, a portion of the site is zoned as 'Residential'. **Appendix 2** highlights in red the extend of the site within the ownership of the Donegal County Council and zoning of lands. Images of the site are attached in **Appendix 3**.

2.0 ANALYSIS OF HOUSING NEED

The table below outlines the current social housing need for Carndonagh.

Accommodation Need Type:	Number of Approved Applicants:
One bed	09
Two beds	69
Three beds	35
Four beds	6
Total:	119

Table 1: Current Social Housing Need in Carndonagh (July 2023)

The Donegal County Development plan 2018-2024, as varied estimates that the population of Donegal will increase to 173,000 by 2024 and consequently reach upwards of 209,000 people by 2038. Of these figures, the targeted distribution growth for Carndonagh has been identified, as 460 people by 2024.

The current social housing need for Carndonagh is expected to continue to increase over the coming years. This proposed development of lands at Barrack Hill will begin to meet this need however, Carndonagh is still facing a shortage of housing to meet the needs of the towns growing population.

Current Social Housing Supply

Donegal County Council is trying to meet the immediate demand through Casual Vacancies, Long Term Leasing, RAS, Voluntary Housing, house purchases and turnkey acquisitions. However, there remains an acute shortage of social housing in Carndonagh to accommodate the approved housing waiting list of 119 applicants.

This proposal will deliver much-needed social housing in the area and begin to alleviate some current demands.

Existing Housing Developments in Carndonagh

Existing social and private housing development in proximity to the Barrack Hill site in Carndonagh are shown on the table below. A map showing the location of these developments is attached at **Appendix 4**.

Estate Name	DCC / Private Owned	No. of Units	No. of Social Housing units
Millbrae Heights	Private	20	5
Millbrae Meadows	Private	51	8
Ard Bhríde	DCC	20	7
Cill Bhríde	DCC	42	39
Balmain	Private	35	7
Springfield	Private	50	7
TOTAL:		276	73

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3.0 ACCOMMODATION BRIEF

The proposed development will accommodate up to 21no. social housing. The site layout is attached in **Appendix 5**. The target housing mix for the proposed development is detailed below to meet the immediate social housing need:

- 12no. 2B/4P/1S UD units (57%)
- 6no. 3B/5P/2S units (29%)
- 3no. 4B/7P/2S units (14%)

This mix of unit types is proportionate to the required need on the waiting list. A sizeable proportion of the social housing need in Carndonagh area is for 2-bed units. In response to this, the design proposes a total of 12 bed units, representing 57% of the overall development. The Council is satisfied that the proposed development is in keeping with the social housing need in the area.



Photo: Typical Image of DCC Social Housing Scheme

4.0 DESIGN BRIEF

The development will provide a high-quality housing scheme and senior citizen housing with good public amenity designed to universal design standards as set out 'Building for Everyone: A Universal Design Approach' and 'Quality Housing for Sustainable Communities' published by the DoHPLG. See criteria below.

Total Site Area in DCC Ownership	14.6 acres / 5.908 ha
Area of Site (Phase 1)	2.96 acres / 1.2 ha
Total no. of Housing Units	21
Density (Phase 1)	17.5 DPH
Carparking provided	57
Open Green Space	0.422 acres (17%)

Design

The development will consist of standard design types and will provide terraced dwellings in keeping with 'Quality housing for Sustainable Communities, 2007'. All older people's units will be designed to Universal Design standards with the concept of life-time adaptability at its core, meeting the relevant requirements set out in 'Building for Everyone: A Universal Design Approach' and the DoHPLG Sustainable Urban Housing: Design Standards for New Apartments.

Parking

Parking will be provided in accordance with the minimum requirements as set out in the County Donegal Development Plan 2018-2024 (as varied) - 1.5 per terraced house, 1.5 per 2 bed apartment and 1.25 per 1 bed apartment. Parking spaces will be landscaped and planted with trees to minimise their visual impact where appropriate.

Roads and Footpaths

All proposed gradients for footpaths and roads will be in accordance with County Donegal Development Plan 2018-2024 (as varied) and DCC design guidelines. All roads and junctions will be designed and constructed to the current NRA / DMURS standards.

Green Spaces

Provision has been made for 0.422 acres (17%) of public green amenity space (Phase 1) which slightly exceeds the minimum requirement of 15% on greenfield sites as set out in the County Donegal Development Plan 2018-2024 (as varied).

The public amenity space will have a clear function and will incorporate soft and hard landscaping with durable and minimal maintenance materials. Existing trees will be retained where possible. Landscaping will be integrated with sustainable urban drainage systems (SUDS) and storm water management.

Consideration will also be given to the proposed road and streetscape through the site with greening, planting, and its proposed new joint cycle lane / pedestrian route along the proposed linear park. This will enhance the proposed cycling and walking infrastructure, encourage community interaction and provide easy and safe connections to the town.



Photo: Sample SUDS Pond

Mass and Height

The Barrack Hill area is characterised as a residential and industrial area with private one-off dwellings, community park and gardens as well as several industrial businesses. Consideration will be given to the proposed height and mass is sympathetic to the distinct character of the area. The height of the proposed development will be scaled at 2 storeys. Consideration will be given to a high-quality design that has regard to the vernacular character of the buildings within the town centre.

5.0 SITE CAPACITY

The overall development of phase 1 is 1.0 hectares (Including flood risk area). In the 'Design Manual for Quality Housing, 2022' the recommended density for small towns and villages (400 - 5,000 persons) at the edge of a centre is approximately 20-35 dwellings per hectare.

The proposed development of 21no. social housing units achieves a total of 17.5 dwellings per hectare (including the flood risk area) which is slightly less than the recommended density for the site area however it is worth noting that a portion of site is considered unbuildable due to potential flood risk. The proposal (excluding the flood risk) area achieves a total of 17.5 dwellings per hectare which is in keeping with the recommended density in respect to the DoHPLG guidelines. Therefore it can be concluded that the site development is optimised.

6.0 SUSTAINABLE COMMUNITY PROOFING

One of the key aims is to deliver a sustainable community by reducing, as far as possible, the necessity to travel for the purposes of services, recreation, and amenities for the residents. A site location map showing the proximity of all services and facilities is attached in **Appendix 6**.

Places of Worship

The Sacred Heart Church is located 550m [6 min walks] and Carndonagh Presbyterian Church is located 2.4km from the site.

Education

Carndonagh Community School is located 1.3m [16 min walks], St. Patricks Boys National school is located 1.1m [14min walk], St. Patricks Girls National school is located 550m [6 min walks] and Little Acorns nursery is located 550m [6 min walks] from the site.

Doctors

The Carndonagh Health Centre / JCM Hospital and Nowdoc are located 550m [6 min walks] 1.9km and Millbrae Surgery and Pharmacy is 350m [5min walk] from the site.

Local Amenities

Barrack hill town park, community gardens and boxing club are located 200m [2 min walk] from the site.

Shops

The nearest convenience store is located 550m [6min walk] from the site. There is also a range of shops including the local post office, bank and coffee shops along Carndonagh Main Street that is located 900m [11min walk] from the site.

Transport facilities

There is a local link bus stop from Carndonagh to Buncrana, Malin Head, Quigleys point, and Shrove on the Main Street located 900m [11min walk] from the site.

Given its proximity to the town center, numerous retail, educational, recreational, and healthcare facilities located close-by will facilitate and support the local community in accordance with national and local statutory planning policy and raises no concerns as to sustainable community proofing.

7.0 SITE CONSTRAINTS

Planning History

There are no previous planning applications on record for this site. The site is greenfield, so no ground contamination is anticipated.

Development on Identified Opportunity Site

Policy CN-MP-1 of the Seven Strategic Towns Local Area Plan 2018 - 2024 (SSTP), states that proposals on the Barrack Hill opportunity site shall not be over a maximum area of 1 hectare. The initial development of phase 1 is 1.0ha.

Flood Risk Assessment

The subject lands have been identified by the Office of Public Works as a potential location for flood attenuation works and accordingly the development proposal would have to take account of potential location, extent and nature of any flood relief works. In addition, a portion of the lands are themselves within a flood risk zone and as such a flood risk assessment report has been procured. Refer to OPW flood Risk Map in **Appendix 7**. The current sketch design has taken account of the suggested flood line. Amenity areas such as the linear park has been strategically located adjacent to stream that runs the entire length of the site. Any adjustments required to the site layout because of the site-specific flood risk will be incorporated into the scheme. Careful consideration will be given to the drainage of the site, and it is believed that attenuation will be required on site, under / in the communal amenity space.

Statutory Environmental

Under the National Parks and Wildlife Service's [NPWS] map viewer the site is not identified as a Special Area of Conservation [SAC], Special protection Area [SPAs], or a Natural Heritage Area [NHA] or a Proposed Natural Heritage Area [PNHA].

A screening report has been produced and it is confirmed that this development does not require an Environmental Assessment [EIA] as set out in part 1 or part 2, schedule 5 of the Planning and Development Regulations 2001 as amended.

Archaeological

There are no records of any recorded monuments on the site from the National Monuments Service of Ireland and Archaeological Survey of Ireland. An archaeological assessment has been completed July 2023, with nothing to declare.

Infrastructural Constraints

The north-western portion of lands will accommodate Phase 1 of a residential development. The lands are readily serviceable and accessed via a partly constructed road. The Council is actively engaging with other Council services with the aim of enabling further development of the lands in later phases.

Services

All existing services such as storm, foul, ESB and water supply are available along the partly constructed road into Barrack Hill. Proposed connections can be made and therefore, service provisions do not pose a constraint to the development of this site. A pre-connection enquiry has been issued and a confirmation of feasibility received from Uisce Éireann, for both Water and Wastewater connections, "they are Feasible without infrastructure upgrade by Uisce Éireann."

Renewable Measures

To ensure compliance with NZEB requirements and revised Part L regulations, measures such as heat pump systems, increase levels of fabric insulation, airtight construction, building services controls and demand control ventilation will be required. The implementation of such measures will deliver long term savings throughout the life cost of the building.

Ground Conditions

Preliminary trial holes have been conducted. Initial investigations did not present any evidence of unsuitable or contaminated soil types, and or any evidence of penetrating ground water.

Topography

From a visual inspection, the subject lands slopes from the north to south and falls from all boundaries in differing degrees towards the stream that runs along the entire edge and boundary of the site in a southeast - southwest direction. A topography survey has been conducted to determine the site levels which will determine if any abnormal costs should be present. It is likely that retaining walls will be required between terraced blocks to make the best use of the site.

8.0 CONCLUSION

The development of the Barrack Hill site presents an opportunity to enhance the character of the area and contribute to the quality of the surrounding area. The development will enhance the area and provide a pleasant and safe living environment that is aesthetically pleasing and human in scale for the residents and neighbours.

Given its proximity to the town centre, with retail, educational, and recreational options located close-by the development of the site for residential use will offer an appropriate location for social housing and help sustain the local community as well as economic development.

APPENDICES

Appendix 1: Site Location Map

Appendix 2: Site and Development Boundary

Appendix 3: Images of Site

Appendix 4: Existing Housing Developments

Appendix 5: Site Layout

Appendix 6: Sustainable Community Proofing

Appendix 7: Extent of Flood Risk Assessment OPW

APPENDIX 3 - IMAGES OF THE SITE



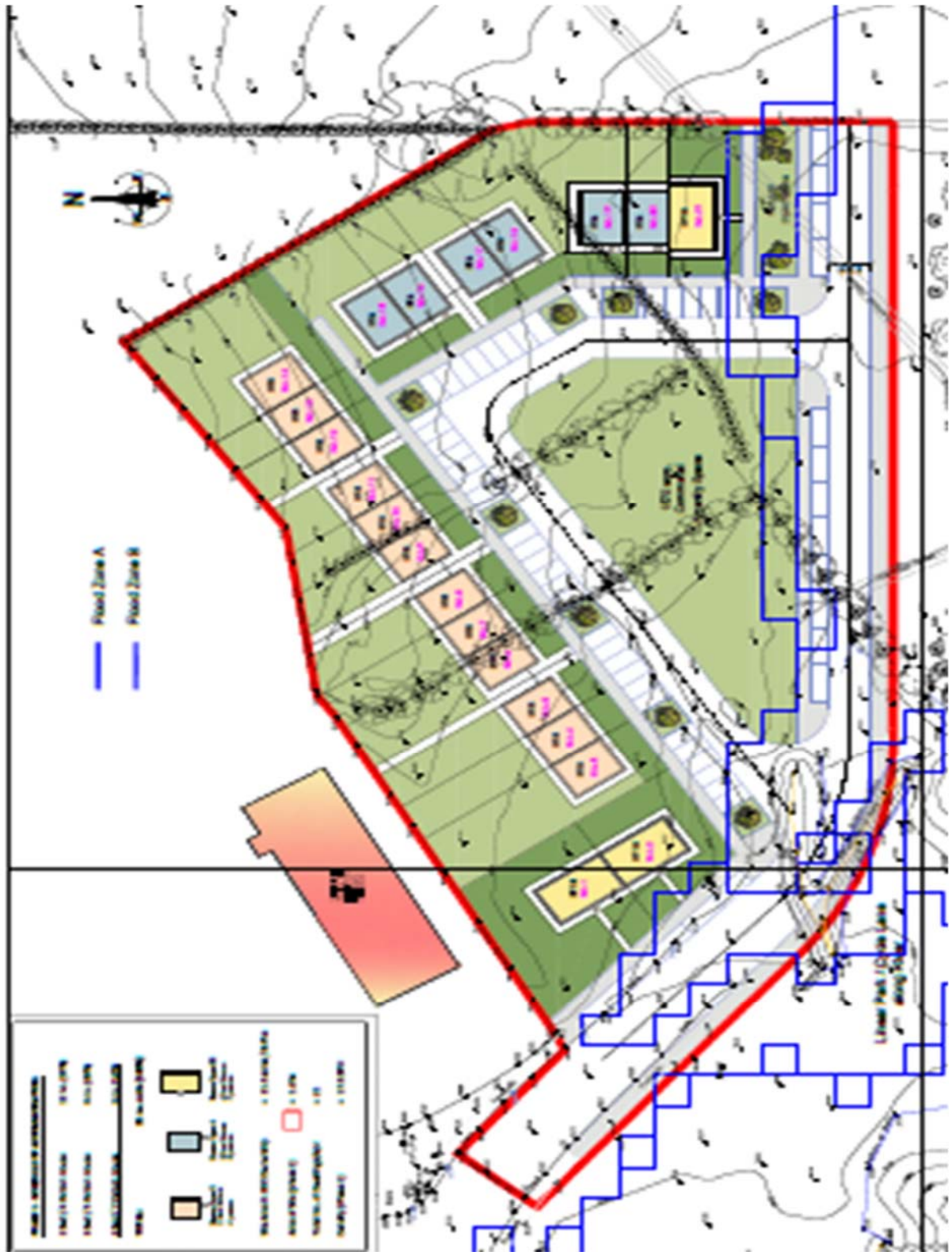
Photos of Barrack Hill; Wet Grass lands / Hedge rows, Typical site Habitat and topography



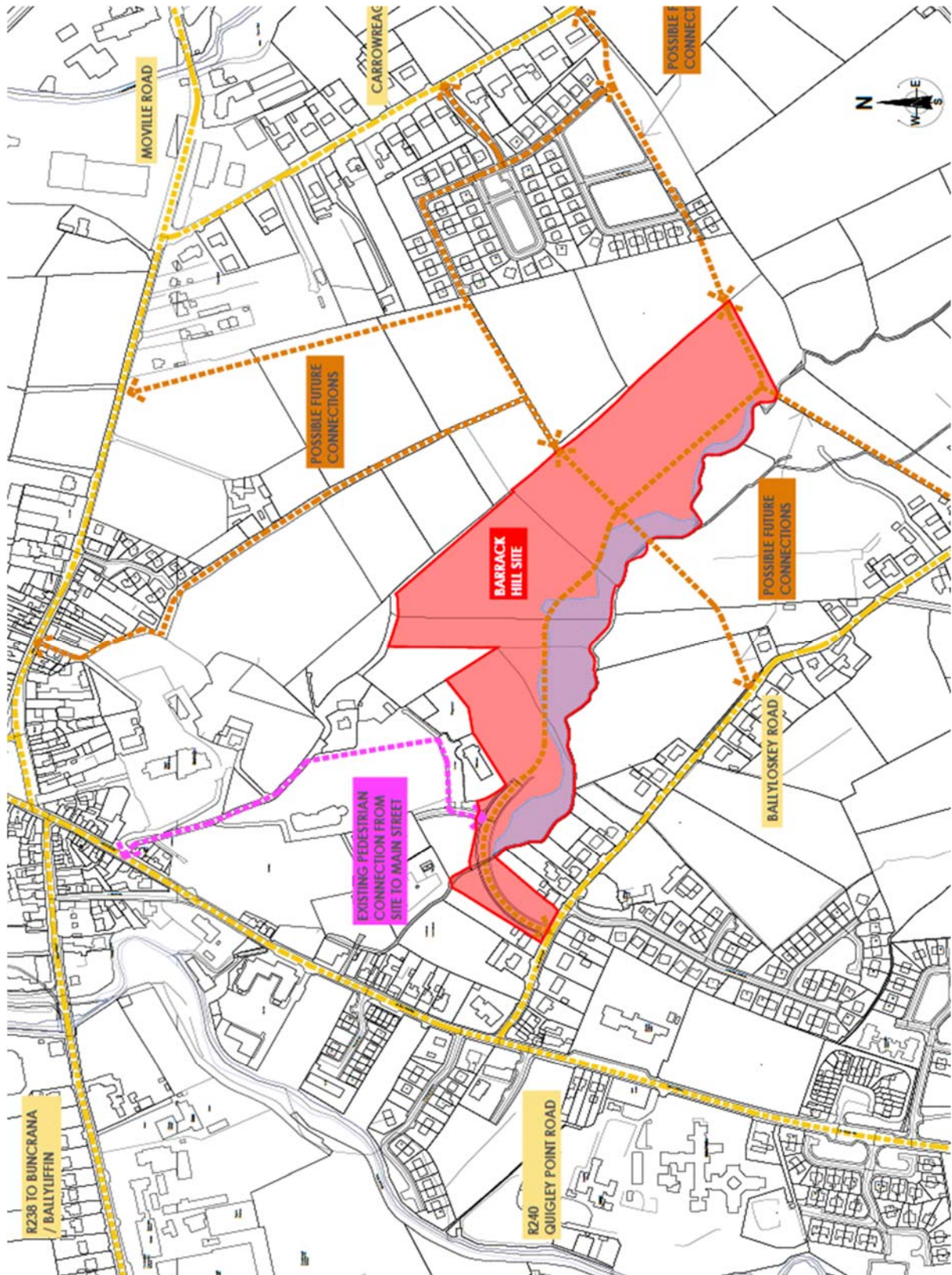
APPENDIX 4 - EXISTING HOUSING DEVELOPMENTS



APPENDIX 5 - SITE LAYOUT



APPENDIX 6 - SUSTAINABILITY COMMUNITY



APPENDIX 7 - OPW FLOOD MAP

