



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

## Project Information

Construction of 9no. Social Housing Units at  
Radharc na Tra Breige, Malin, Co. Donegal (Phase 4)

October 2023

Housing Authority:	Donegal County Council	DCC Project Ref:	HCI 01/23
Project Name:	Radharc na Tra Breige Malin (4)	Total number of units in the scheme:	9



**Rialtas na hÉireann**  
Government of Ireland

**Housing for All**

A new Housing Plan for Ireland

## TABLE OF CONTENTS

1. Introduction.....	3
2. Analysis of Housing Need .....	4
3. Accommodation Brief .....	6
4. Design Brief .....	7
5. Site Capacity.....	9
6. Sustainable Community Proofing .....	10
7. Site Constraints .....	11
8. Conclusion .....	13
Appendices .....	14

## 1.0 INTRODUCTION

The proposed greenfield site comprises of 5.97 hectares and is located to the North of Malin town centre within the settlement boundary (Phase 4 is only 0.4 hectares). The site is well located and close to the community school. The site is readily serviced and is accessed via an existing estate access road, serving phases 1-3 of the Radharc na Tra Breige estate. Refer to Context and location Map attached in **Appendix 1**.

Malin village is a designated Layer 2B (Strategic town) in the County Donegal Development Plan (CDP) 2018-2014, 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 Malin lends itself favourably to this residential proposal.

The overall site has no prescribed residential zoning (As per the CDP Part A - Strategic layer 2B) to provide robustness & flexibility in the approach. Other policies of the Plan will guide the sustainable & incremental growth of towns identified as layer 2B in the County Development Plan. A portion of the Malin site in red Appendix 2, highlights the extend of this development site within the ownership of the Donegal County Council. Images of the site are attached in **Appendix 3**.

The site (aside from phases 1-3) has remained undeveloped. It is therefore a priority that the site is developed to provide long term suitable housing to assist with the demand of the current and future housing need in Malin.

## 2.0 ANALYSIS OF HOUSING NEED

The table below outlines the current social housing need for the Malin area.

Accommodation Need Type:	Number of Approved Applicants:
Two beds	2
Three beds	7
Four beds	1
<b>Total:</b>	<b>9</b>

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

The Donegal County Development plan 2018-2024, as varied estimates that the population of Donegal is projected to increase by approximate 173,000 people by 2024 and consequently reach upwards of 209,000 people by 2038. Of these figures, the combined targeted distribution growth for Category 2B Strategic Towns has been identified as 556 people by 2024. Malin is included within this combined total. To meet this demand and sustain this population growth at this time, a total of 9 housing units have been identified on the housing waiting list for Malin.

### 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 Malin to accommodate the approved housing waiting list of 9 applicants. An ongoing review by the Housing Area Manager and the Area Housing Engineering team has encountered considerable difficulties in identifying and acquiring alternative means of meeting the housing need in the Malin. The Housing Area Manager has reported that there are currently no other properties available in the area. This proposal will deliver much-needed social housing in the area and begin to alleviate some current demands.

## Existing Housing Developments in Malin

Existing social and private housing development in proximity to the Radharc na Tra Breige site in Malin 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
Drumard	Private	16	0
Drumcarbit Mews	Private	22	0
Drumcardit	Private	5	0
Radharc na Tra Breige (Phases 1-3)	DCC	28	28
	<b>TOTAL:</b>	<b>69</b>	<b>28</b>

Table above: Note: total no. of social housing units includes Housing Assistance Payment [HAP], Rental Assistance Payment [RAS] and LA Acquired. (Does not include Rural Cottages)

## Social Inclusion and Antisocial Behaviour (ASB)

The Council has no recorded history of any Anti-Social Behaviour as a direct result of the existing social housing in the area, therefore the additional 9 units (Phase 4) are not expected to have any adversarial effect on the area in relation to ASB.

### 3.0 ACCOMMODATION BRIEF

The proposed development will accommodate up to 9no. 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:

- 2no. 2B/4P/1S UD units(22%)
- 06no. 3B/5P/2S units (67%)
- 01no. 4B/7P/2S units (11%)

This mix of unit types is proportion to the required need on the waiting list. Most of the social housing demand in Malin area is for family 3-bed units. In response to this, the design proposes mostly 3-bed units. The Council is satisfied that the proposed development is in keeping with the social housing need in the area.



Photo: Typical DCC Housing Scheme (Phase 3)

## 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. The proposed development will be to the North of the existing phases 1-3 of the Radharc na Tra Breige estate.

Total Site Area in DCC Ownership	11.65 acres / 4.71 ha
Area of Site (Phase 4)	0.9 acres / 0.4 ha
Total no. of dwellings	9
Density (Phase 4)	22.5 DPH
Carparking required	20
Carparking provided	26

### 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.

### 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.

Parking will be provided in accordance with the minimum requirements as set out in the County Donegal Development Plan 2018-2024 (as varied) - 2.0 per dwelling house, 1.5 per terraced house , 1.5 per 2 bed apartment and 1.25 per 1 bed apartment. The proposed development provides for 26 parking spaces which exceeds the minimum requirements.

## 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 0.212 acres (23.5%) of public green amenity space (Phase 4) which 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 works will be integrated with sustainable urban drainage systems and water management.

Consideration will also be given to the proposed road and streetscape within the site with greening and planting. This will enhance the infrastructure in the area, encourage community interaction and provide easy and safe connections between phases of this estate.



Photo: Sample Green area from Radharc na Tra Breige Phase 1

## Mass and Height

The Radharc na Tra Breige area is characterised as a residential with private estates located opposite its main entrance. Consideration will be given to ensure that the proposed height and massing is sympathetic to the distinct character and scale of the area.

## 5.0 SITE CAPACITY

The overall development of phase 4 is 0.4 hectares. 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 9no. LA dwellings achieves a total of 22.5 dwellings per hectare which is within the recommended density for the site area. Therefore it can be concluded that the site development is optimised.



Photo: Layout / Density Radharc na Tra Breige Estate Malin

## 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 Malin Village which contains all necessary services and facilities is attached in **Appendix 6**.

### Places of Worship

The Church of Ireland is located 850m away in the village, while St Patricks Chapel Aughaclay is located 4.95km from the site.

### Education

Malin Community School is located 100m from the site. Carndonagh Community (Secondary) School is located 6.8km away, and there is a school bus stop outside the main estate entrance.

### Doctors

The Malin Health Centre is located 800m from the site.

### Local Amenities

The Radharc na Tra Breige estate in Malin is 850m from the local GAA and boxing club.

### Shops

The nearest convenience store is in Malin Village 850m from the site. There is also a range of shops including the local post office, coffee shops, supermarket, hairdressers, and fast-food properties in Malin village.

### Transport facilities

There is a local link bus stop from Malin to Carndonagh and further, located at the entrance to this estate and another on located 900m from the site, in Malin village.

Given its proximity to the centre of Malin village, the retail, educational, recreational, and healthcare facilities located close-by the development of the site for residential use will offer an appropriate location for social housing and would contribute to the creation of a sustainable 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 (Phase 4). The site is greenfield, so no ground contamination is anticipated.

### Statutory Environmental

The proposed 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.

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]. The site is however (1km) upstream from an SPA; therefore a screening report has been completed, with no burdens on the project.

### Services

All existing services such as storm, foul, ESB and water supply are on site at Radharc na Tra Breige estate. It is proposed to upgrade the existing wastewater pumping station to allow for increased capacity and pump effluent to the mains gravity sewerage system. A pre-connection enquiry has been issued and we are awaiting a confirmation of feasibility from Uisce Éireann, for both Water and Wastewater.

### 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 are relatively flat for some 30 meters then there's a fall Northwards towards a stream that runs along the entire northern edge and boundary of the site. A topography survey has been conducted to determine the site levels which will determine if any abnormal costs should be present. It is believed there will be a requirement for additional fill and rear garden retaining walls to make the best use of the site.

## 8.0 CONCLUSION

The development (Phase 4) of the Radharc na Tra Breige Malin site presents an opportunity to further enhance the character of the area. The scheme will respond appropriately to its context so that the development will contribute and provide a pleasant and safe living environment that is aesthetically pleasing and human in scale for the new and existing residents and neighbours.

Given its proximity to Malin town, with retail, educational, and recreational options located close-by the development of the site for residential use offers an appropriate location for social housing and will contribute to the creation of a sustainable community.

## APPENDICES

**Appendix 1:** Site Location Map

**Appendix 2:** Site Boundary

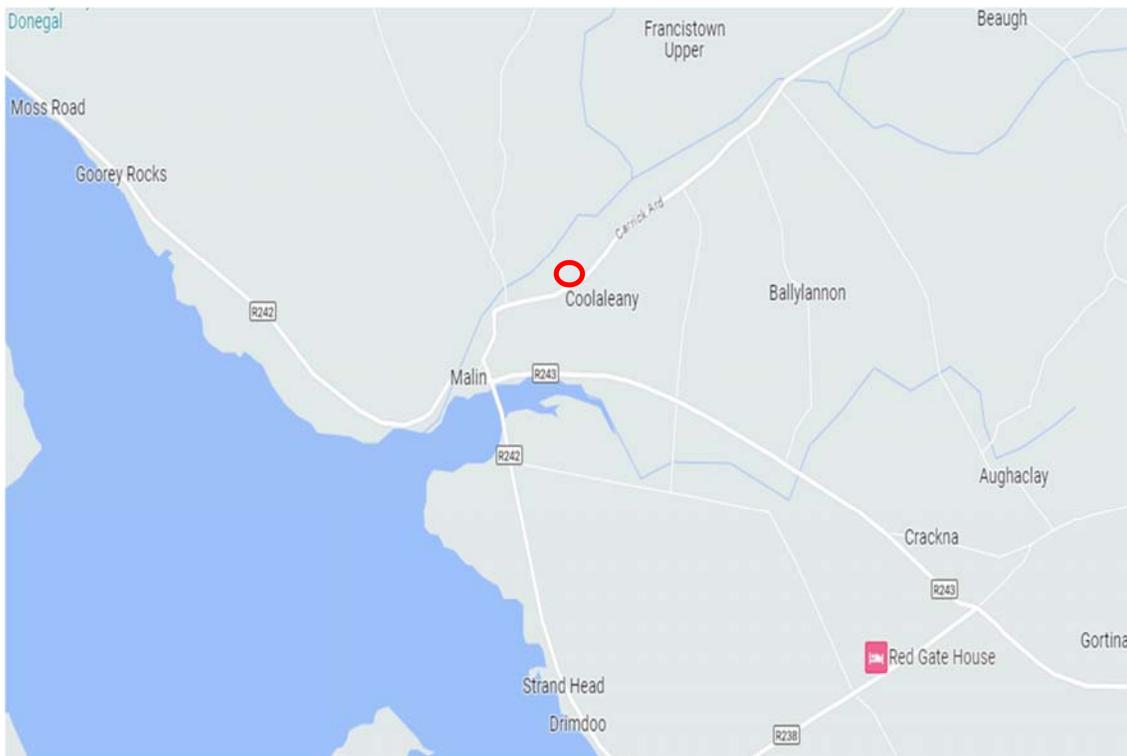
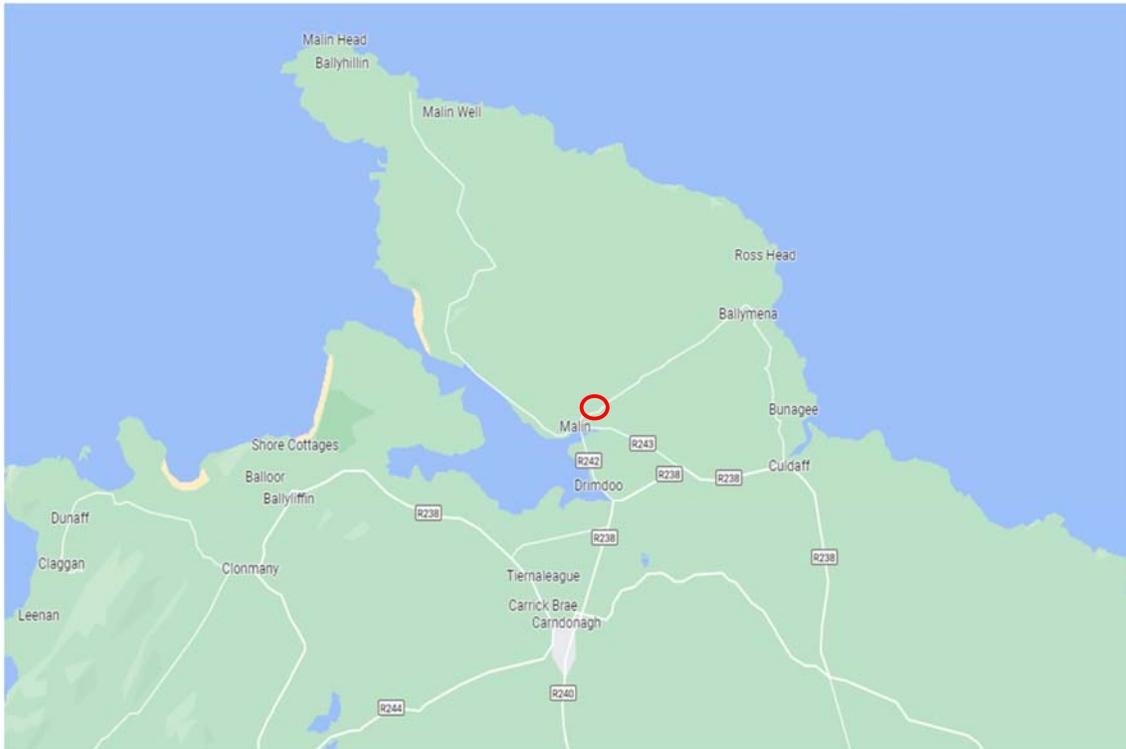
**Appendix 3:** Images of Site

**Appendix 4:** Existing Housing Developments

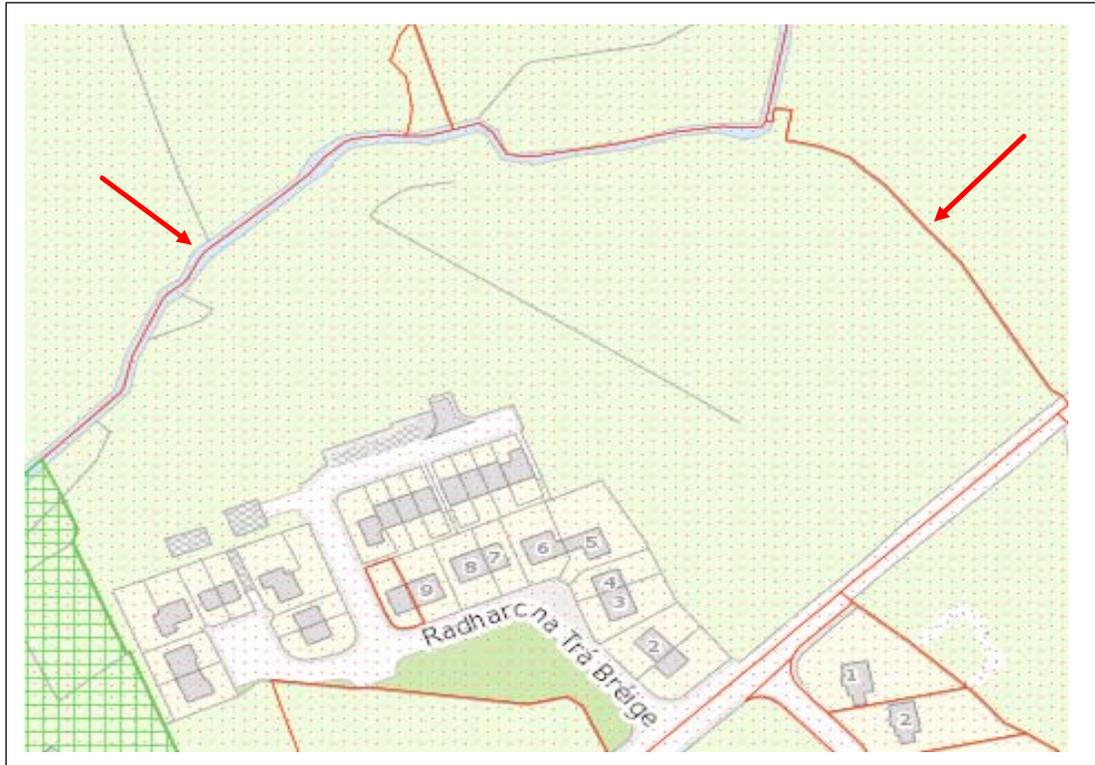
**Appendix 5:** Site Layout

**Appendix 6:** Sustainable Community Proofing

# APPENDIX 1 - SITE LOCATION MAP

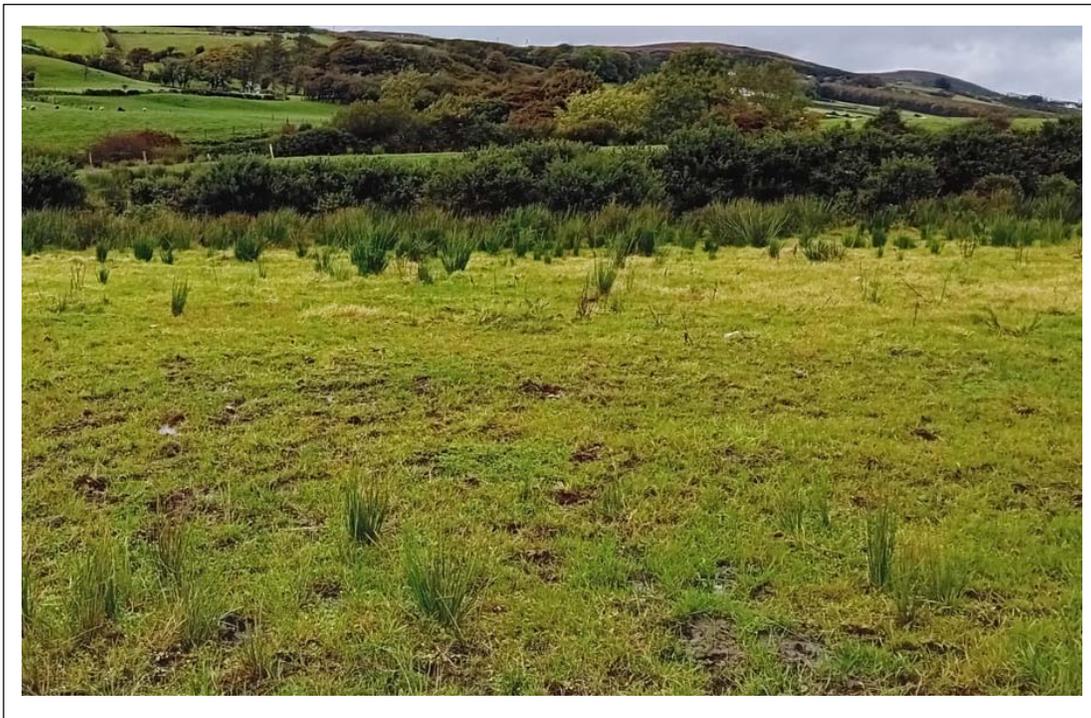
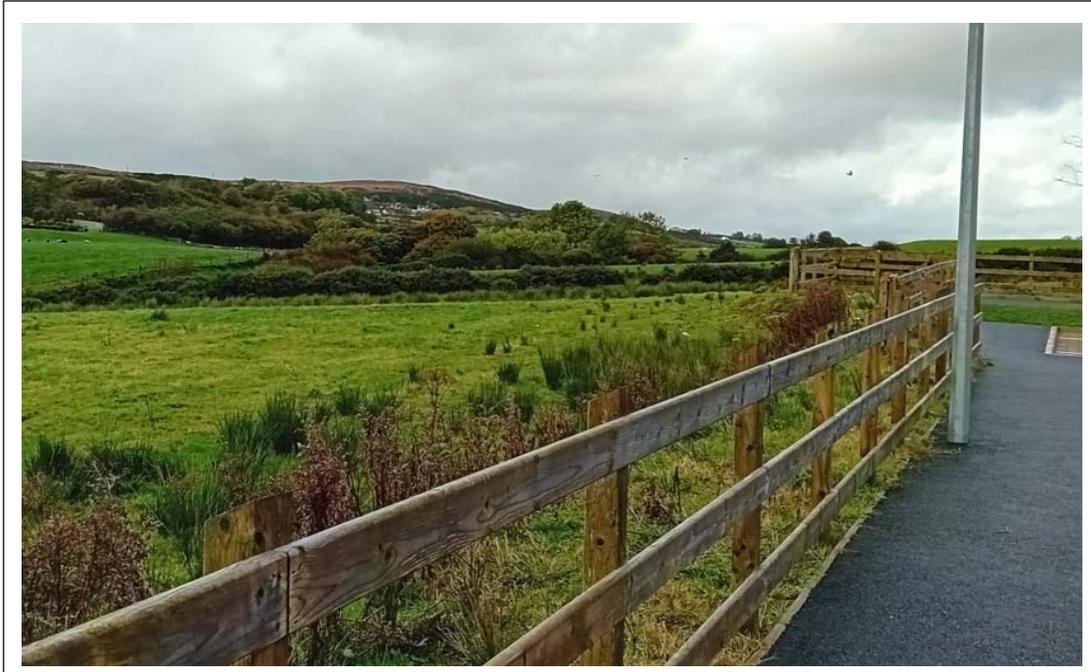


# APPENDIX 2 - SITE BOUNDARY



# APPENDIX 3 - IMAGES OF THE SITE

Photos of Radharc na Tra Breige Malin; Grass lands / Hedge rows, Typical site Habitat and topography



# APPENDIX 4 - EXISTING HOUSING DEVELOPMENTS



# APPENDIX 5 - SITE LAYOUT



# APPENDIX 6 - SUSTAINABILITY COMMUNITY

