



Proposed Material Alterations

to the

Draft County Donegal Development Plan 2024-2030

March 2024

Population Targets	
Population Target 2030 ⁵	Housing Target 2030(Units) % of Total ⁶
29357	3
8783	7.5
7218	7.5
4255	6.0
1660	1.0
1649	1.0
23564	26.0
3057	
3226	
2704	
1935	
1480	
1862	
1398	
15662	
29498	
91696	



Material Alterations – Athruithe Áshartha Beartaithe
 Boundary – Tíoraimh Lonnachóidh
 Opportunity – As supported by Objective CS-0-7(C) – Deis Athruachana - le Tacaíocht

Community Development and
Planning Services Directorate



Comhairle Contae
Dhún na nGall
Donegal County Council

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1 Introduction

1.1 Background

The Draft County Donegal Development Plan 2024-2030 including Area Plans for Buncrana, Ballybofey/Stranorlar and Bundoran and Environmental Reports were published for a period of consultation from 4th August to the 13th October 2023 and written submissions and observations were invited in relation to it. A total of 281 submissions were received and a Chief Executive's Report in relation to the submissions was prepared in December 2023 and submitted to the Elected Members of Donegal County Council for their consideration.

In accordance with Section 12(5)(a) of the Planning & Development Act 2000 (as amended) the Members of Donegal County Council considered the Draft Plan and the Chief Executive's Report, (and other associated documents) at their Special Plenary Meeting on 6th February, 2024 (adjourned to 12th February 2024) and decided to amend the Draft Plan.

The amendments include a total of **185 Proposed Material Alterations**, and these are contained in:

- Part A (Proposed Material Alterations in respect of Part A, Chapters 1 to 16 inclusive of the Draft Plan): (refer also to Map 9.1: 'Wind Energy' Material Alterations; and Map 11.1: 'Scenic Amenity' Material Alterations);
- Part B (Proposed Material Alterations in respect of Part B, Area Plans for Buncrana, Ballybofey/Stranorlar and Bundoran); (refer also to Maps 18.1; 18.2; 19.1; 19.2; 20.1; and 20.2) and
- Part C (Proposed Material Alterations in respect of Chapter 21: 'Settlement Frameworks' of the Draft Plan).

Please also refer to Section 1.3 'Strategic Environmental Assessment' (noting the preparation of an Environmental Report) and 'Appropriate Assessment' (noting the preparation an Natural Impact Report) below.

Please note that digital interactive versions of all of the maps prepared as part of the Proposed Material Alterations are also available at: www.donegaldevplan.ie and consult.donegal.ie

1.2 Consultation Period

The Proposed Material Alterations are now available for public consultation during the period 8th March to 5th April 2024 (inclusive).

Submissions and observations in relation to the Proposed Material Alterations and associated environmental reports are invited during this time. **Note that matters outside of the Proposed Material Alterations cannot be considered.**

Submissions can be made –

- In writing to the Planning Authority at: The Central Planning Unit, Donegal County Council, County House, Lifford, F93 Y622
- via the Council's online consultation portal at consult.donegal.ie; or
- via email to donegaldevplan@donegalcoco.ie please insert following in 'Subject Title' bar: Draft CDP Material Alterations) Submissions made via email must include the full name and address of the person making the submission.

1.3 Strategic Environmental Assessment and Appropriate Assessment

Pursuant to section 12(7)(aa) of the Planning & Development Act 2000 (as amended), the Planning Authority determined that a Strategic Environmental Assessment (SEA) was required to be carried out in respect of a number of Proposed Material Alterations. The Determination in relation to SEA can be viewed on the Council's website. In view of the foregoing, an Environmental Report accompanies this document. Submissions or observations may also be made in relation to that Report.

It was also determined ('the AA Determination') that Appropriate Assessment was required in respect of the PMAs, in accordance with S.12(7)(aa) of the Act. The published documents therefore include a Natura Impact Report containing an assessment, in view of best scientific knowledge, if the amended Plan, individually or in combination with another plan or project is likely to have significant effect on any European site. The Determination in relation to AA will be published on the Council's website after the plan-making process is concluded. Submissions or observations may also be made in relation to that Report.

A Strategic Flood Risk Assessment Report has also been prepared on the likely effects of implementing the PMAs. Submissions on this Report are also invited.

1.4 Next Steps

Following the completion of the **consultation period**, a Chief Executive's Report shall be prepared in accordance with Section 12(8) of the Act in order to give the response of the Chief Executive to the issues raised in the submissions. The Members will consider the report and shall, by resolution make the plan with or without the Proposed Material Alterations or subject to a modification which is minor in nature and therefore not likely to have significant effects on the environment or adversely affect the integrity of a European site. Further modifications shall not be made to material alterations where it refers to an increase in the area of land zoned for any purpose, or an addition to or deletion from the Record of Protected Structures.

Part A

(Proposed Material Alterations in respect of Part A: 'Chapters 1 to 16' inclusive of the Draft Plan).

Chapter 2 – Vision and Ambition

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
2.1	2.4: Key Strategic Objectives of the County Development Plan	Insert additional Key Strategic Objective: ' S-O-xx To retain, promote, and drive Donegal's position as a premier domestic and international tourism destination, with a focus on developing green, regenerative and sustainable tourism'.
2.2	2.4: Key Strategic Objectives of the County Development Plan	Insert additional Key Strategic Objective: ' S-O-xx : To maintain the strategic function, capacity and safety of the national roads network, and to ensure that the existing extensive transport networks, discrete sections of which have been enhanced are maintained to a high level to ensure quality levels of service, safety, accessibility and connectivity to transport users.'

Chapter 3 – Core Strategy

(existing text in black; new text in blue; text to be deleted in strikethrough)

3.1(a) Figure 3.2 Distribution of Projected Population Growth

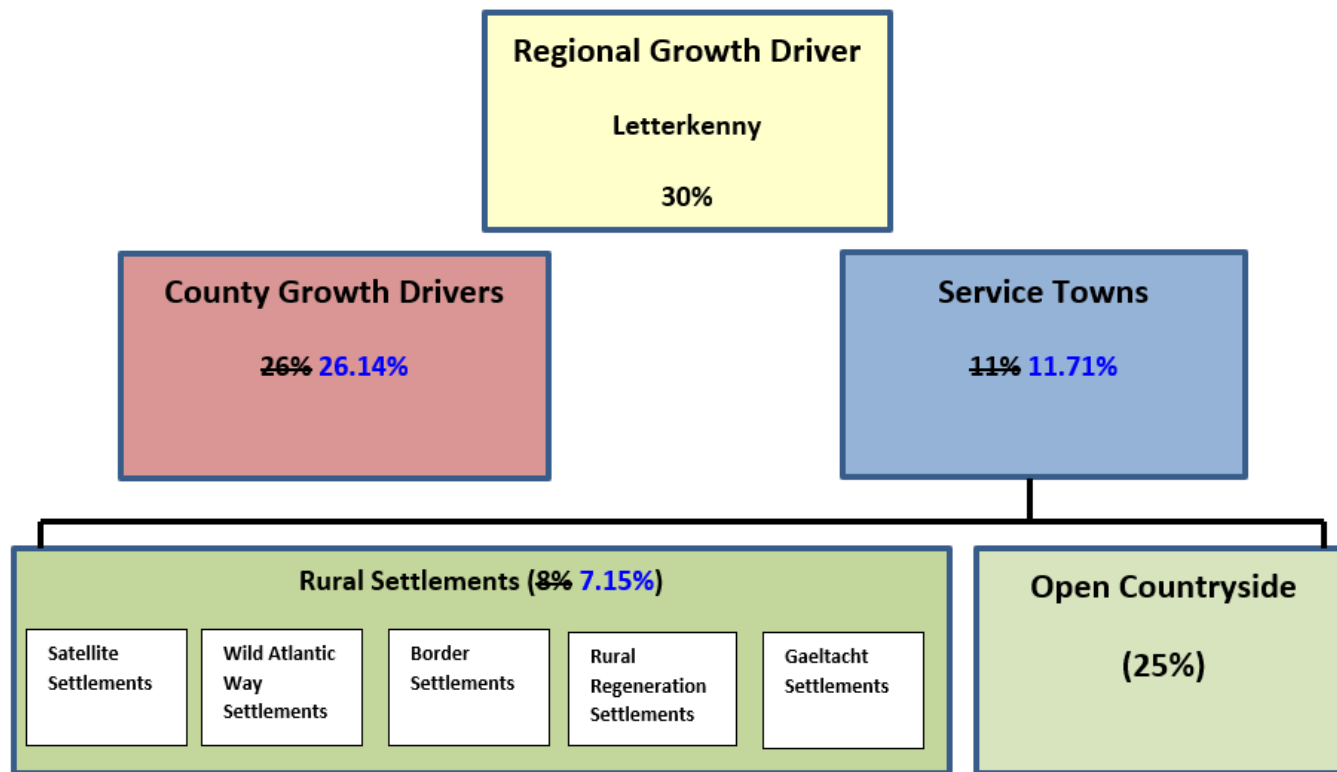


Figure 3.2 – Distribution of Projected Population Growth

3.1(b) Table 3.5: 'Core Strategy Table', Section 3.6: 'Population Projections and Housing Supply Target Methodology Guidelines for Planning Authorities'

Revised Core Strategy Table Post Application of Proposed Material Alterations

Settlement Type / Layer in Settlement Structure	Settlement Name	Existing Population		Housing and Population Targets			Land Zoning Required to Meet Housing Targets				Land Zoned in Plans	
		Census 2022 Population	Census 2022 (%)	Housing Target 2030 (Units)	Population Target 2030 ⁵	Housing Target 2030(Units) % of Total ⁶	Target Residential Density (units per Ha)	Gross Zoned land Required (Ha) ⁸	Potential Brownfield Yield (units)	Net Zoned Land Required(Ha) ¹¹	Land Zoned for Residential Dev (Ha) ¹²	Shortfall/ Excess of Zoned Land(Ha)
Regional Growth Driver (30%) ~2559 units												
	Letterkenny	22549	13.50	2559 ¹	29357	30	35	73.12	300 ⁹	64.55	148.27 ¹³	83.72
County Growth Drivers/Self Sustaining Growth Towns (~26.14%) ~2230 unit												
	Buncrana	6971	4.17	681 ²	8783	7.98	35	19.46	176 ¹⁰	14.43	47.95 ¹⁴	33.52
	Ballybofey-Stranorlar	5406	3.24	681 ²	7218	7.98	35	19.46	85 ¹⁰	17.03	35.41 ¹⁵	18.37
	Donegal Town	2749	1.65	566	4255	6.63	35	16.17	Potential Yield to be assessed in forthcoming Local Area Plans	16.17	Land zoned to be decided in forthcoming Local Area Plans	
	Killybegs	1258	0.75	151	1660	1.77	35	4.31		4.31		
	An Clochan Liath (Dungloe)	1247	0.75	151	1649	1.77	35	4.31		4.31		
	Totals for County Growth Drivers	17631		2230	23564	26.14		114.2		56.27		
Service Towns: (~11.71%) ~999 units												
	Bundoran	2599	1.56	172 ³	3057	2.02	25 ⁷	6.89	31 ¹⁰	5.64	23.04 ¹⁶	17.39
	Carndonagh	2768	1.66	172 ³	3226	2.02	25 ⁷	6.89	Potential Yield to be assessed in forthcoming Local Area Plans	6.89	Land zoned to be decided in forthcoming Local Area Plans	
	Ballyshannon	2246	1.34	172 ³	2704	2.02	25 ⁷	6.89		6.89		
	Lifford	1613	0.97	121	1935	1.42	25 ⁷	4.84	Not Applicable	4.84	In general, no specific residential zonings within Settlement Framework areas.	
	Raphoe ¹²	1161	0.69	120	1480	1.41	25 ⁷	4.80		4.80		
	Bunbeg-Derrybeg ¹²	1543	0.92	120	1862	1.41	25 ⁷	4.80		4.80		
	Milford ¹²	1076	0.64	121	1398	1.42	25 ⁷	4.84		4.84		
	Totals for Service Towns	13006		999	15662	11.71		24.5		38.70		
Rural Areas (Settlements): (~7.15%) ~610 units												
		27,875	16.68	610	29498	7.15		N/A				
Open Countryside: (25%) 2133~ units												
		86,023	51.48	2133 ⁴	91696	25		N/A				

Overall Explanatory Note

The elected Members resolved to amend the Core Strategy by:

- Allocating an **additional 3%** to the **County Growth Drivers layer** with the allocation going equally to **Buncrana and Ballybofey/Stranorlar** resulting in an **additional 115 units each for said towns**.
- Allocating an **additional 2%** to the **Service town layer** with the allocation going equally to Ballyshannon, Bundoran, and Carndonagh, resulting in an **additional 52 units for each for said towns**.
- **Retaining the Open Countryside layer allocation at 25%**
- **Retaining the Letterkenny allocation at 30%**.
- Revising all narrative, associated tables and images accordingly.

The elected members also resolved to amend the Buncrana, Ballybofey/Stranorlar and Bundoran Area Plans to insert a potential yield from urban core and established development brownfield and infill development and vacant and derelict opportunities (including Brownfield Opportunity Sites in Buncrana) as follows.

- **Buncrana:** 176 units. This resulted in a net adjusted required greenfield housing target of 505 units and a revised housing land allocation of 14.43ha (i.e. 505 units / 35 units per hectare).
- **Ballybofey/Stranorlar:** 85units. This resulted in a net adjusted required greenfield housing target of 596 units and a revised housing land allocation of 17.03ha (i.e. 596 units / 35 units per hectare).
- **Bundoran:** 31units. This resulted in a net adjusted required housing greenfield target of 141 units and a revised housing land allocation of 5.65ha (i.e. 141 units / 25 units per hectare).

Individual Explanatory Notes For Revised Core Strategy Table (See references beside individual figures/headings).

- 1) Revised housing target for Letterkenny (2559 units) based on 30% of revised core strategy housing target of 8531 units.
- 2) Revised housing targets for Buncrana and Ballybofey/Stranorlar based on the original allocation of 566 units plus an additional allocation of 3% of the original core strategy (7678) divided equally over Ballybofey/Stranorlar and Buncrana (i.e. an additional 115 units each).
- 3) Revised housing target for Bundoran based on the original allocation of 121 units plus an additional allocation of 2% of the original core strategy (7678) divided equally over Bundoran, Carndonagh and Ballyshannon (i.e. an additional 51 units each).
- 4) Revised housing target for the Open Countryside layer (2133) based on 25% of the revised core strategy housing target of 8531 units.
- 5) Revised population targets based on updated Census 2022 Population + (Revised housing target * 2.66(Average household occupancy rate Census 2022)).
- 6) Revised housing target percentages have been based on abovementioned additional 3% allocation to County Growth Drivers and 2% allocation to Service Town Settlements.
- 7) Revised target residential density for Service Towns (25 units per ha) to be consistent with residential density in Bundoran Area Plan based on P.13 of the OPR's Submission on the Draft CDP 2024 and the new Sustainable Residential Development and Compact Settlement Guidelines (DoHLGH 2024).
- 8) Gross Zoned land required based on revised housing target units divided by target residential density (e.g. Letterkenny 2559 units / 35 units per ha).

- 9) Potential yield in Letterkenny based on estimated yield of 300 units in Letterkenny Town Centre as per Section 10.2 of Letterkenny Plan.
- 10) Potential brownfield yield in Buncrana, Ballybofey/Stranorlar and Bundoran based on estimated yield from brownfield, infill, vacant and derelict development opportunities within Urban Core and Established Development zonings, and specifically brownfield Opp Sites in Buncrana as per Recommendation 3 of the OPR's submission on the Draft Plan 2024.
- 11) Revised net zoned land required based on overall housing target minus the potential brownfield yield divided by target residential density (e.g. $(681\text{units} - 85\text{ unit}) / 35\text{unit per ha} = 17.03\text{ha}$ for Ballybofey/Stranorlar).
- 12) Land zoned for residential development calculation partially based on designating a specific portion of certain Opportunity Sites which enable residential development.
- 13) Land zoned for residential development in Letterkenny Plan as detailed in Table 10.3 of adopted Letterkenny Plan and Local Transport Plan 2023-2029.
- 14) Land zoned for residential development in Buncrana based on New Residential Phase 1 sites (including any New Residential Phase 1 sites proposed as a Proposed Material Alteration) plus greenfield opportunity site Opp Site 2. Note: Other opportunity sites are accounted for the potential yield figure of 176 opposite.
- 15) Land zoned for residential development in Ballybofey/Stranorlar based on New Residential Phase 1 sites (including any New Residential Phase 1 sites proposed as a Proposed Material Alteration) plus a specific portion of certain opportunity sites enabling residential development.
- 16) Land zoned for residential development in Bundoran based on New Residential Phase 1 sites (including any New Residential Phase 1 sites proposed as a Proposed Material Alteration).

Chapter 4 – Climate Change

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
4.1	Section 4.2 'Legal and Policy Context' and Section 4.3 'Objectives'	<p>a) Insert new narrative re blue/green infrastructure.</p> <p>Green and Blue Infrastructure Green and Blue Infrastructure describes the network of natural and semi-natural spaces and corridors in a given area. These include open spaces such as parks and gardens, but also allotments, woodlands, fields, hedges, lakes, ponds, playgrounds, coastal habitats, footpaths, cycle routes and water courses. It is referred to as 'infrastructure' as it is considered to be as important as other types of infrastructure such as roads, schools and hospitals. Successful green and blue infrastructure planning is also recognised as a natural solution and alternative to 'grey' infrastructure (utilities, transport infrastructure, flood control) that is environmentally friendly and less expensive.</p> <p>b) Insert new Policy CA-P-xx: To integrate Green Infrastructure into new developments, where feasible, to contribute to the County's green infrastructure network by its extension and enhancement and to provide for the environmental resilience of new development.</p> <p>c) Insert new Policy CA-P-xx: To avoid the fragmentation of green spaces in site design and to link green spaces/ greening elements to existing adjacent green infrastructure / the public realm where feasible.</p>

Chapter 5 – Towns and Villages

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
5.1	'Policies'	<p>Insert new Policy TV-P-xx: Protect and enhance the unique physical character of historic town and village centres including other non-structural elements of our towns and village that contribute to their unique character and identify such as historic walls and street furniture.'</p>
5.2	'Policies'	<p>Insert new Policy TV-P-xx:</p> <ul style="list-style-type: none"> • 'Promote heritage -led regeneration in the County's towns and villages • Require that adaptative re-use of older buildings and historic centre heritage-led regeneration adheres to best conservation practice and principles. • There will be a presumption against the demolition of older buildings considered to be intrinsic elements of the character of a place where restoration or adaption is a feasible option.'

Chapter 6 – Housing

Section 6.1 Housing Strategy

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Proposed Material Alteration
6.1.1	'Objectives'	<p>Insert new Sub-section: 'Objectives' and Insert New Objective.</p> <p>Objectives:</p> <p>HS-O-xx: To provide accommodation for travellers, and to identify and use particular areas for this accommodation as and when such a need is identified in consultation with relevant stakeholder.</p>

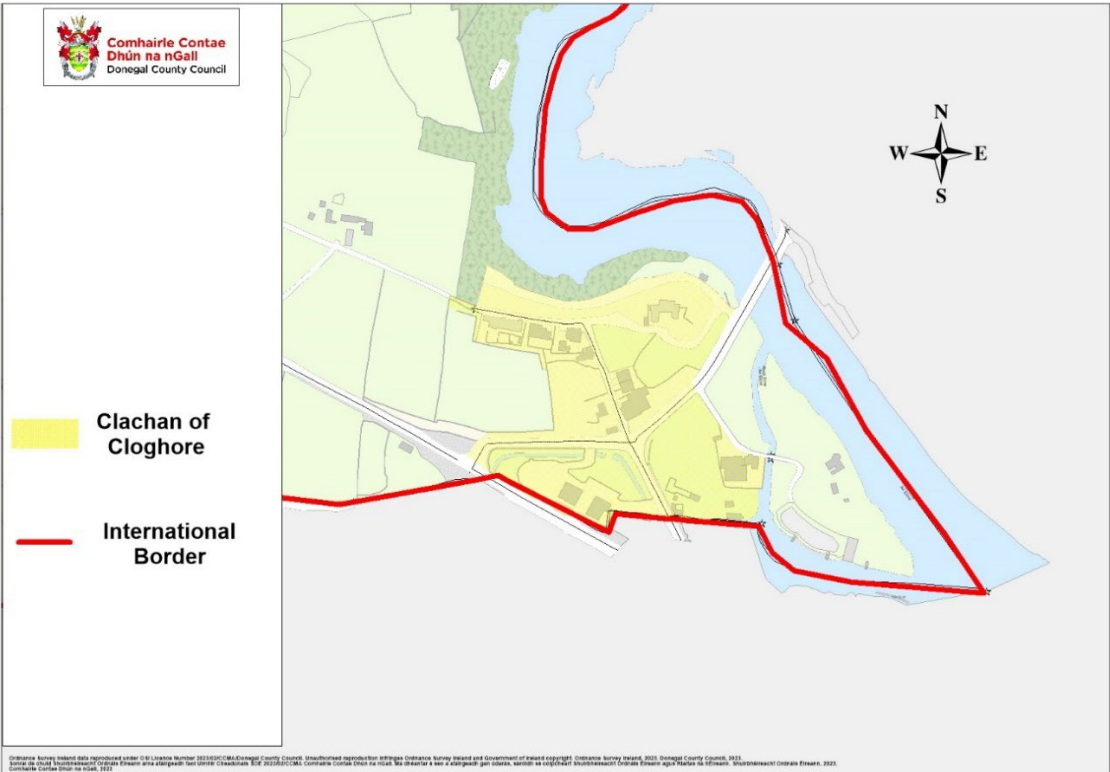
Section 6.2 Urban Housing

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Proposed Material Alteration
6.2.1	'Policies'	<p>Insert New Policy UB-P-XX</p> <p>It is a policy of the Council to consider proposals for urban residential development that seek to resolve existing unfinished residential development, including through appropriate reconfiguration of developments, and such proposals shall be considered outside the population targets set by the Core Strategy.</p>

Section 6.3 Rural Housing

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Proposed Material Alteration
6.3.1	6.3.3 Clachans	<p data-bbox="676 488 1291 516">Identify the Community of Cloghore as a 'Clachan'.</p>  <p data-bbox="751 589 940 662">Comhairle Contae Dhúnaí na nGall Donegal County Council</p> <p data-bbox="716 987 915 1036">Clachan of Cloghore</p> <p data-bbox="716 1101 940 1149">International Border</p> <p data-bbox="709 1328 1535 1349"><small>Copyright: Survey Ireland data reproduced under O.S. Licence Number 2023/0201/04/6/4/2/0001/0001. Unauthorised reproduction prohibited. Ordnance Survey Ireland and Government of Ireland copyright. Ordnance Survey Ireland, 2023. Donegal County Council, 2023. Copyright: Donegal County Council. Ordnance Survey Ireland data reproduced under O.S. Licence Number 2023/0201/04/6/4/2/0001/0001. Unauthorised reproduction prohibited. Ordnance Survey Ireland and Government of Ireland copyright. Ordnance Survey Ireland, 2023. Donegal County Council, 2023. Donegal County Council na nGall, 2023.</small></p>

MA Ref.	Section in Chapter	Proposed Material Alteration
6.3.2	'Objectives'	Amend Objective RH-O-5: 'To facilitate the positive re-use of existing vacant rural housing stock in the County and to deliver at least 20% of all new housing in rural areas on brownfield sites to seek to prevent further deterioration and dereliction.'
6.3.3	'Policies'	<p>Amend Policy RH-P-1:</p> <p>'To consider proposals for new one-off rural housing within 'Areas Under Strong Urban Influence' from prospective applicants that have demonstrated a genuine rural need for a new dwelling house and who can provide evidence that can provide evidence of a demonstrable economic or social need (see 'Definitions') to live in these areas including, for example, the provision of evidence that they, or their parents or grandparents have resided at some time within the area under strong urban influence in the vicinity of the application site for a period of at least 7 years. The foregoing is subject to compliance with other relevant policies of this plan, including Policy RH-P-9.</p> <p>This policy shall not apply where an individual has already had the benefit of a permission for a dwelling on another site unless exceptional circumstances can be demonstrated.</p> <p>An exceptional circumstance would include, but would not be limited to, situations where the applicant has sold a previously permitted, constructed, and occupied dwelling, to an individual who fulfils the bonafides requirements of that permission.</p> <p>New holiday homes will not be permitted in these areas.'</p>
6.3.4	'Policies'	<p>Amend Policy RH-P-2:</p> <p>'To consider proposals for new one-off rural housing within 'Areas Under Strong Holiday Home Influence' from prospective applicants that have demonstrated a genuine rural need for a new dwelling house and who can provide evidence that can provide evidence of a demonstrable economic or social need (see 'Definitions') to live in these areas including, for example, the provision of evidence that they, or their parents or grandparents, have resided at some time within the area under strong holiday home influence in the vicinity of the application site for a period of at least 7 years. The foregoing is subject to compliance with other relevant policies of this plan, including Policies RH-P-9.</p>

MA Ref.	Section in Chapter	Proposed Material Alteration
		<p>This policy shall not apply where an individual has already had the benefit of a permission for a dwelling on another site, unless exceptional circumstances can be demonstrated.</p> <p>An exceptional circumstance would include, but would not be limited to, situations where the applicant has sold a previously permitted, constructed and occupied dwelling, to an individual who fulfils the bonafides requirements of that permission.</p> <p>New holiday homes will not be permitted in these areas.'</p>
6.3.5	'Policies'	<p>Omit Policy RH-P-3:</p> <p>'To consider proposals for new one-off housing within other rural areas from any prospective applicants with a demonstrated rural need for a dwelling house, subject to compliance with all other relevant policies of this Plan including Policy RH-P-9. New holiday homes will not be permitted in these areas.'</p> <p>Insert new Policy RH-P-3:</p> <p>'To consider proposals for new one-off housing within 'Structurally Weak Areas' from any prospective applicants for a dwelling house, subject to siting and design considerations and compliance with all other relevant policies of this Plan including Policy RH-P-9. New holiday homes will not be permitted in these areas.'</p>
6.3.6	'Definitions'	<p>Definition of Social Need:</p> <p>Persons who are <u>Intrinsic part of the Rural Community</u> including:</p> <ul style="list-style-type: none"> • Farmers, their sons and daughters and or any persons taking over the ownership and running of farms., • People who have lived most of their lives in rural areas. • Returning emigrants who lived for substantial parts of their lives in rural areas <p>Definition of Economic Need:</p> <p>Persons <u>working full-time or part-time in rural areas</u> including:</p> <ul style="list-style-type: none"> • Full-time farming, forestry,... or marine related occupations,

MA Ref.	Section in Chapter	Proposed Material Alteration
		<ul style="list-style-type: none">• Part time occupations where the predominant occupation is farming/natural resource related.• Persons whose work is intrinsically linked to rural areas such as teachers in rural schools.

Chapter 7 – Economic Development

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
7.1	<p>a) Section 7.1: ‘Current and Emerging Issues/Trends/Influences’; and</p> <p>b) ‘Policies’</p>	<p>a) Insert additional narrative:</p> <p><u>The Bioeconomy</u> ‘The RSES defines the bioeconomy as ‘those parts of the economy that use renewable biological resources from land and sea to produce food, feed and bio-based materials and energy. This includes crops, forestry, fisheries aquaculture, animals and their residues and by-products from processing industrial feedstock resources such as municipal solid waste and wastewater or novel products such as micro-organisms.’ The RSES provides support for this sector in several RPOs.</p> <p>b.) Insert additional Sub-header and Policy:</p> <p><u>‘Bio-refining</u></p> <p>Policy ED-P-XX: To support:</p> <ul style="list-style-type: none"> a. The principle of the creation of appropriately scaled local multi-feedstock bio-refining hubs and bio-clusters; and b. The future-proofing of infrastructure planning to allow for the potential upgrading of existing industrial sites to bio-refining plants while also supporting the use of bio-renewable energy for the sustainable production of bio-based plants.’
7.2	<p>‘Policies’ – ‘Settlements’</p>	<p>Omit Policy ED-P-1(c):</p> <ul style="list-style-type: none"> a. To direct office and light industrial developments to town centre sites, edge of centres locations, or appropriately zoned lands in Letterkenny, Growth Driver Settlements and Service Towns. b. To consider such proposals on lands currently used for such purposes. c. To determine such proposals on other lands within settlements on their own merits having regard to the scale and character of the settlement, environmental considerations including the merits of the proposal in terms of sustainable travel outcomes, the availability of

MA Ref.	Section in Chapter	Material Alteration
		<p>necessary infrastructure, compliance with Policy ED-P-10, and compatibility with the locality.</p>
<p>7.3</p>	<p>'Policies – 'Settlements'</p>	<p>Omit Policy ED-P-2(b):</p> <ul style="list-style-type: none"> a. To direct development involving industrial buildings and/or industrial processes, and warehouse/storage use to appropriately zoned lands, or lands currently used for such purposes in Letterkenny, Growth Driver Settlements and Service Towns. b. Determine such proposals on other lands within settlements on their own merits having regard to the scale and character of the settlement, environmental considerations including the merits of the proposal in terms of sustainable travel outcomes, the availability of necessary infrastructure, compliance with Policy ED-P-10, and compatibility with the locality.
<p>7.4</p>	<p>'Policies' – 'Rural Areas'</p>	<p>a) Omit Policy ED-P-8:</p> <p>It is a policy of the Council to consider exceptional proposals for a major industry/enterprise in the countryside which makes a significant Regional contribution to the economy of the County where it is demonstrated that the proposal, due to its site specific requirements or size, requires to be located outside the confines of a settlement. An application for a development proposed under this policy must be accompanied by:</p> <ul style="list-style-type: none"> a. evidence to support the case for the potential Regional economic benefit to the economy of the County; and b. detailed information on the search conducted to secure a suitable site within the boundary of a settlement. <p>The provisions of Policy ED-P-10 will also be taken into account and a Travel Plan must be prepared to address the issue of accessibility by various modes of transport. Developer led infrastructural improvements will be conditioned in appropriate cases. Development proposals will be assessed in the light of all relevant material planning considerations, relevant policies of the County Development Plan and other regional and national guidance/policy, relevant environmental designations including demonstration of compliance with Article 6 of the Habitats Directive.</p>

MA Ref.	Section in Chapter	Material Alteration
7.5	'Policies' – 'Rural Areas'	<p>Omit Policy ED-P-11 and insert revised Policy:</p> <p>To consider commercial developments on the periphery of settlements where such uses would be incompatible with and detrimental to the centres of such settlements by virtue of:</p> <ul style="list-style-type: none"> a. the extent of land required for the effective functioning of such an enterprise; and/or b. the nature of the enterprise, particularly in the context of potentially incompatible or 'bad neighbour' uses. <p>All such proposals shall also be considered against other relevant policies of the Plan including, inter alia, traffic and pedestrian safety and public health.</p> <p>Convenience and comparison retailing will not be supported in such cases, and proposals shall be considered against the Retail Planning Guidelines and Policy RS-P-3 (sequential test) and RS-P-4 (retail impact assessment) where retailing is proposed. Exceptions to the general presumption against retail development may be used in the case of all developments where the sale of vehicles is the predominant use.</p> <p>Policy ED-P-xx:</p> <p>'To consider commercial developments, excluding traditional High Street uses that would generate regular customer trips (e.g. retail, consumer services , café/restaurant, public house etc.), on the periphery of settlements where:</p> <ul style="list-style-type: none"> a. such uses would be incompatible with, and detrimental to, the centres of such settlements by virtue of their inherent 'bad neighbour' characteristics, inclusive of the generation of industrial-scale vehicle trips that would be detrimental to the amenities of the centre; and/or b. the extent of land required for the effective functioning of such an enterprise in the centres would be prohibitive. <p>All such proposals shall also be considered against other relevant policies of the Plan including, inter alia, traffic and pedestrian safety and public health.</p> <p>Convenience and comparison retailing will not be supported in such cases, and proposals shall be considered against the Retail Planning Guidelines and Policy RS-P-3 (sequential test) and RS-P-4 (retail impact assessment) where retailing is proposed. Exceptions to the general presumption against retail development may be considered in the case of developments where the sale of vehicles is the predominant use.'</p>

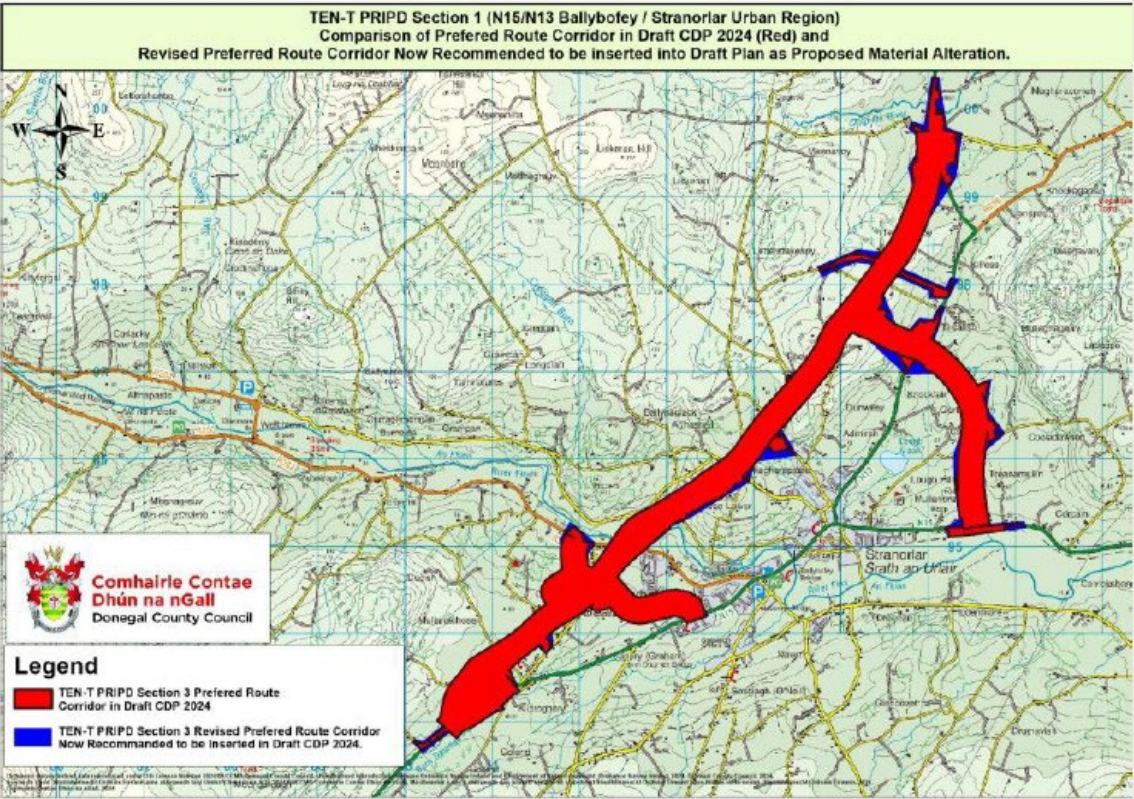
Chapter 8 – Infrastructure

Section 8.1 Transport

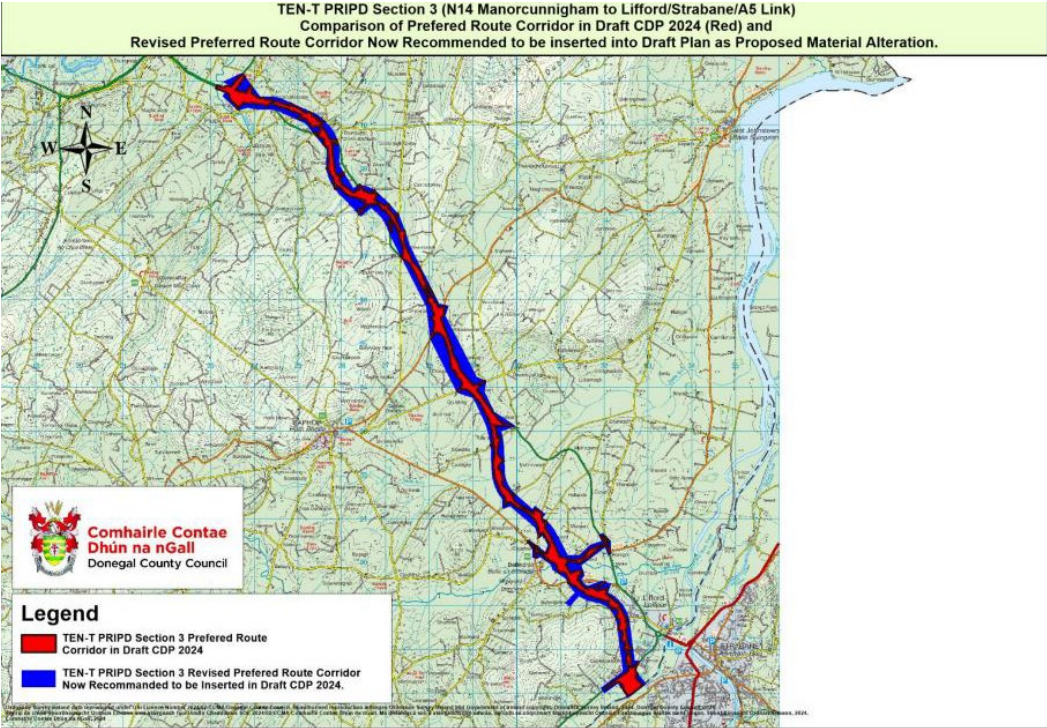
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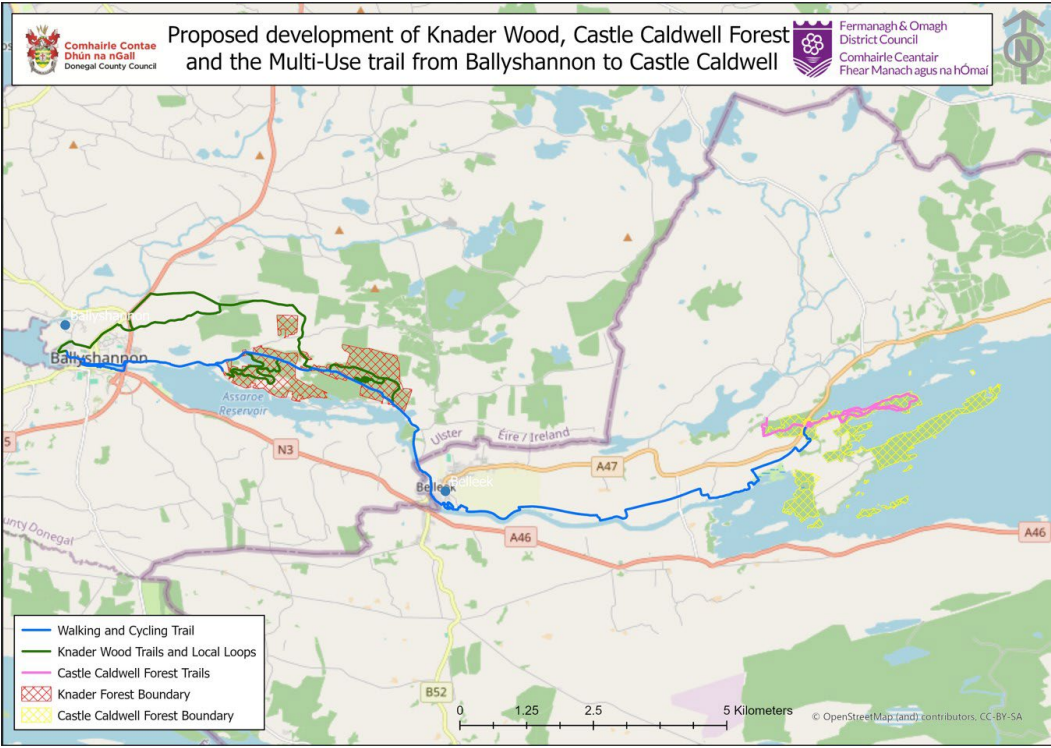
MA Ref.	Section in Chapter	Material Alteration
8.1.1	8.1.3.1 'Strategic Roads Network'	<p>Amend Table 8.1B: 'Key Transportation Improvement Projects':(table in Draft Plan inserted below for ease of reference)</p> <p>i.) Under 'Other TEN-T Projects' add:</p> <ul style="list-style-type: none"> – N13 Stranorlar to Lifford; and – N13 Manorcunningham to Bridgend <p>ii.) Under 'National':</p> <ul style="list-style-type: none"> – after 'N15 Lifford to Ballybofey/Stranorlar' add `... 'and other sections of the N15 including Corcam Bends.'; and – after 'N56 Mountcharles to Inver' add ... `and other sections of the N56 including N56 Doonwell to Drumbrick and N56 Gortahork to Falcarragh.' – N3 Ballyshannon to Belleek

MA Ref.	Section in Chapter	Material Alteration																										
		<p>Table 8.1B: Key Transportation Improvement Projects.</p> <table border="1"> <thead> <tr> <th data-bbox="728 306 1367 367">PROJECT</th> <th data-bbox="1371 306 1581 367">MAP REFERENCE</th> </tr> </thead> <tbody> <tr> <td colspan="2" data-bbox="728 370 1581 418">TEN-T PRIORITY ROUTE IMPROVEMENT PROJECT, DONEGAL</td> </tr> <tr> <td data-bbox="728 422 1367 462">N14 Manorcunningham to Lifford / Strabane / A5 Link.</td> <td data-bbox="1371 422 1581 462">Map 8.1.4</td> </tr> <tr> <td data-bbox="728 466 1367 506">N15/N13 Ballybofey / Stranorlar Urban Region</td> <td data-bbox="1371 466 1581 506">Map 8.1.5</td> </tr> <tr> <td data-bbox="728 509 1367 550">N56/N13 Letterkenny to Manorcunningham</td> <td data-bbox="1371 509 1581 550">Map 8.1.6</td> </tr> <tr> <td colspan="2" data-bbox="728 553 1581 602">Other TEN-T Projects</td> </tr> <tr> <td data-bbox="728 605 1367 646">N13 Bridgend to County Boundary route improvement Project</td> <td data-bbox="1371 605 1581 646">NOT MAPPED</td> </tr> <tr> <td colspan="2" data-bbox="728 649 1581 698">NATIONAL</td> </tr> <tr> <td data-bbox="728 701 1367 742">N15 Lifford to Ballybofey/Stranorlar</td> <td data-bbox="1371 701 1581 742">Map 8.1.7</td> </tr> <tr> <td data-bbox="728 745 1367 786">N56 Mountcharles to Inver</td> <td data-bbox="1371 745 1581 786">Map 8.1.8</td> </tr> <tr> <td data-bbox="728 789 1367 829">N56 An Clochan Liath (Dungloe) to Glenties</td> <td data-bbox="1371 789 1581 829">Map 8.1.9</td> </tr> <tr> <td data-bbox="728 833 1367 873">N56 Inver to Killybegs</td> <td data-bbox="1371 833 1581 873">Map 8.1.10</td> </tr> <tr> <td data-bbox="728 876 1367 951">N14/N15 to A5 link (or as may be amended or incorporated, with or without amendment or modification, within the TEN-T developments)</td> <td data-bbox="1371 876 1581 951">NOT MAPPED</td> </tr> </tbody> </table>	PROJECT	MAP REFERENCE	TEN-T PRIORITY ROUTE IMPROVEMENT PROJECT, DONEGAL		N14 Manorcunningham to Lifford / Strabane / A5 Link.	Map 8.1.4	N15/N13 Ballybofey / Stranorlar Urban Region	Map 8.1.5	N56/N13 Letterkenny to Manorcunningham	Map 8.1.6	Other TEN-T Projects		N13 Bridgend to County Boundary route improvement Project	NOT MAPPED	NATIONAL		N15 Lifford to Ballybofey/Stranorlar	Map 8.1.7	N56 Mountcharles to Inver	Map 8.1.8	N56 An Clochan Liath (Dungloe) to Glenties	Map 8.1.9	N56 Inver to Killybegs	Map 8.1.10	N14/N15 to A5 link (or as may be amended or incorporated, with or without amendment or modification, within the TEN-T developments)	NOT MAPPED
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MA Ref.	Section in Chapter	Material Alteration
8.1.2(a)	<p>Map 8.1.5 TEN-T Priority Route Improvement Project Donegal (PRIPD) N15/N13 Ballybofey/Stranorlar Bypass</p>	<p>Omit Map and insert New Map as below</p>  <p>Click here to see digital version.</p>

MA Ref.	Section in Chapter	Material Alteration
8.1.2(b)	Map 8.1.6 TEN-T Priority Route Improvement Project Donegal (PRIPD) N56/N13 Letterkenny to Manorcunningham	<p>Omit Map and insert New Map as below</p> <p>Click here to see digital version.</p>

MA Ref.	Section in Chapter	Material Alteration
8.1.2(c)	<p>Map 8.1.7 TEN-T Priority Route Improvement Project Donegal (PRIPD) N14 Manorcunningham to Lifford/Strabane/A5 link</p>	<p>Omit Map and insert New Map as below</p>  <p>Click here to see digital version.</p>
8.1.3	<p>Immediately before Section 8.1.5</p>	<p>(a) Insert new Section and policy:</p> <p>8.1.4.2 Strategic Cross-Border Active Travel Opportunity</p> <p>Donegal County Council & Fermanagh and Omagh District Council and Erne Enterprise have identified an active travel/tourism route linking Ballyshannon with Belleek as a route of potential regional significance. The broad areas of the routes are identified on the map below:</p>

MA Ref.	Section in Chapter	Material Alteration
		 <p data-bbox="730 293 1774 373"> Proposed development of Knader Wood, Castle Caldwell Forest and the Multi-Use trail from Ballyshannon to Castle Caldwell </p> <p data-bbox="730 373 1774 1036"> Legend: — Walking and Cycling Trail — Knader Wood Trails and Local Loops — Castle Caldwell Forest Trails Knader Forest Boundary Castle Caldwell Forest Boundary </p> <p data-bbox="730 1071 1774 1104"> This Plan supports the principle of such a development. </p> <p data-bbox="730 1136 1774 1209"> Policy T-P-XX: To support the principle of the development of an active travel link between Ballyshannon and Belleek. </p> <p data-bbox="730 1242 1774 1307"> (b) Amend Table 8.2: ‘Strategic Greenways Opportunities’:(table in Draft Plan inserted below for ease of reference) </p> <p data-bbox="730 1339 1774 1404"> Under ‘Future Potential Strategic Active Travel Opportunities’ Insert ‘Donegal Town to Killybegs’. </p>

MA Ref.	Section in Chapter	Material Alteration
		<p>Table 8.2: Strategic Greenways Opportunities</p> <p>Strategic Greenway Opportunities</p> <p>Inishowen Greenway (Including from Bridgend to Bunrana and Newtowncunningham, Bunrana to Carndonagh via Quigleys Point to Muff).</p> <p>Letterkenny to Burtonport</p> <p>Carrigans to Bundoran (including Barnesmore Gap Greenway and Carrigans, Lifford to Castlefin)</p> <p>Sustainable Mobility Infrastructure Opportunities (forming part of Strategic Transport Schemes)</p> <p>Letterkenny to Lifford (forming part of Section 3 of the TEN-T PRIPD)</p> <p>Ballybofey Stranorlar (forming part of Section 1 of the TEN-T PRIPD)</p> <p>Manorcunningham to Letterkenny (forming part of Section 1 of the TEN-T PRIPD)</p> <p>N56 (including from Donegal Town, to Clochan Liath, Gaoth Dobhair, Falcarragh and Kilmacreanan)</p> <p>Future Potential Strategic Active Travel Opportunities</p> <p>Killybegs to Glencolmcille.</p> <p>Ballybofey to Glenties.</p> <p>Fanad Peninsula.</p>
8.1.4	'Objectives and Policies' – 'Sustainable Modes'	<p>Insert additional policy:</p> <p>'T-P-xx: To require new developments, as appropriate, include a street network (including links through open spaces) based on the concept of Filtered Permeability, whereby a permeable and</p>

MA Ref.	Section in Chapter	Material Alteration
		legible urban environment is created for pedestrians, cyclists, and where applicable public transport vehicles, optimising movement for these modes while managing movement by private car to prevent through traffic.
8.1.5	‘Objectives and Policies – Historic Railway Corridors’	<p>Amend Policy T-P-8: Save to the extent necessary to allow for the provision of the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, and the Buncrana Inner relief Road it is a policy of the Council to p Amend Policy T-P-8: Protect established/historic railway corridors throughout the County, primarily for strategic infrastructure provision (such as rail/road/greenway projects), and secondly for recreational development. such as roads (including those sections required for the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, and the Buncrana Inner relief Road) greenways, and rail projects and secondly for recreational development. Along these corridors other uses shall not be considered. Where these corridors have already been compromised by development, adjacent lands which could provide opportunities to bypass existing obstacles and reconnect these routes shall be protected for this purpose. However, in all instances, the over-riding objective shall be the provision of strategic infrastructure. This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of such Strategic Infrastructure Projects.</p>
8.1.6	‘Objectives and Policies – Roads’	<p>Amend Objective T-O-11:</p> <p>To deliver improvements to the Trans European Transport Network (TEN-T), (as required by EU Regulation (EU) No.1 58315/2013 “Guidelines for the development of the Trans European Transport Network as part of the core and comprehensive transport network of Ireland. In this regard it is a specific objective of the Council to:</p> <ol style="list-style-type: none"> 1.a) Progress and ultimately carry out/implement the TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted). 1.b) Reserve the preferred route corridors of the TEN-T Priority Route Improvement Project, Donegal as shown on maps 8.1.4, 8.1.5, and 8.1.6 for the purposes of the project and the

MA Ref.	Section in Chapter	Material Alteration
		<p>ancillary facilities to service the same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</p> <p>2. Progress and ultimately carry out/implement the N13 Bridgend to County Boundary Route Improvement TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted).</p> <p>3. Reserve the preferred option corridors (to be determined) for the purposes of the project and the ancillary facilities to service same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</p> <p>4. Progress and ultimately carry out/implement further improvements to the TEN-T Comprehensive Network, Donegal, such as the N13 Stranorlar to Letterkenny and N13 Manorcunningham to Bridgend as one of critical strategic importance to Donegal, subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted). Reserve the preferred option corridors (to be determined) for the purposes of the projects and the ancillary facilities to service same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.</p>
8.1.7	‘Objectives and Policies – Roads’	<p>Insert new objective: T-O-XX: To safeguard the capacity and efficiency of the national road network drainage system for national road drainage purposes.</p>
8.1.8	‘Objectives and Policies – Roads’	<p>Amend Policy T-P-10:</p> <p>It is a policy of the Council to support and facilitate the appropriate development, extension and improvement of the TEN-T network (Map 8.1.1 refers) within Donegal in accordance with the Core Strategy and subject to environmental, safety and other planning considerations. In this regard it is a specific policy of the Council to:</p> <p>a. Progress and implement the TEN-T Priority Route Improvement Project, Donegal as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals and the terms and conditions of any such approvals (if granted).</p>

MA Ref.	Section in Chapter	Material Alteration
		<ul style="list-style-type: none"> b. Reserve the preferred route corridors and the ancillary facilities of the TEN-T Priority Route Improvement Project, Donegal as shown on maps 8.1.4, 8.1.5, and 8.1.6 and not to permit other development within those corridors where such development may prejudice the implementation of the project. c. Facilitate any development related to the TEN-T Priority Route Improvement Project, Donegal within lands zoned: <ul style="list-style-type: none"> i. TEN-T PRIPD/Established Development ii. TEN-T PRIPD/Amenity. d. Progress and ultimately implement the N13 Bridgend to County Boundary TEN-T Priority Route Improvement Project as one of critical strategic importance to Donegal subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted). e. Progress and ultimately carry out/implement further improvements to the TEN-T Comprehensive Network, Donegal, such as the N13 Stranorlar to Letterkenny and N13 Manorcunningham to Bridgend as one of critical strategic importance to Donegal, subject to the granting of the required statutory approvals for same and the terms and conditions of any such approvals (if granted). Reserve the preferred option corridors (to be determined) for the purposes of the projects and the ancillary facilities to service same and not to permit other development within those corridors where such development may prejudice the implementation of the said project.
8.1.9	‘Objectives and Policies – Roads’	<p>Insert new policy:</p> <p>‘T-P-XX: Large out-of-town retail centres shall generally not be supported where they would be located adjacent or close to existing, new or planned national roads.</p>
8.1.10	‘Objectives and Policies – Roads’	<p>Insert new policy:</p> <p>T-P-XX: ‘For developments affecting the national road network it is a policy of the Council to require the provision of Traffic and Transport Assessments in accordance with the requirements of the ‘TII Traffic & Transport Assessment Guidelines (2014)’ (refer to ‘Requirement for Safety Audit’, Chapter 16, ‘Technical Standards’).’</p>

MA Ref.	Section in Chapter	Material Alteration
8.1.11	'Objectives and Policies – Roads'	<p>Insert new Policy:</p> <p>T-P-XX: It is a policy of the Council to control the proliferation of non-road traffic signage on and adjacent to national roads in accordance with Section 3.8 of the DoECLG 'Spatial Planning and National Roads Guidelines' and TII's 'Policy on the Provision of Tourist & Leisure Signage on National Roads (March 2011)'.</p>
8.1.12	'Objectives and Policies – Roads'	<p>Insert new Policy:</p> <p>T-P-XX: It is a policy of the Council to require that development proposals in the vicinity of existing or proposed national roads shall include the identification of noise mitigation measures, where warranted. Such required measures shall be implemented by the developer</p>

Section 8.3 Telecoms

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
8.3.1	The National Broadband Plan	<p>a) Amend Section 8.3.1 header and insert new text immediately before existing text:</p> <p>8.3.1 The National Broadband Plan National Policy Perspective</p> <p>National policy is clearly identified in: National Strategic Outcome 6 of the National Development Plan (NDP) and subsequent narrative in the associated Chapter 11 of the NDP; and the Government’s ‘Harnessing Digital-The Digital Ireland Framework’ the purpose of which is described by the Department of the Environment, Climate and Communications as being ‘to drive and enable the digital transition across the Irish economy and society.’</p> <p>b) Amend Objective TC-O-1</p> <p>To facilitate the development and delivery of a sustainable telecommunications network across the County through a range of telecommunication systems including those arising out of: National Strategic Outcome 6 of the National Development Plan (NDP); the Government’s ‘Harnessing Digital-The Digital Ireland Framework’; and the National Broadband Plan, the National subvention plan to deliver High Speed Broadband to every rural household outside the commercially served areas as defined on the National Broadband Plan Map, subject to having due regard to natural and built heritage and to environmental considerations.</p>

Section 8.4 Flooding

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chap.	Material Alteration
8.4.1	'Policies'	<p>Amend Policy F-P-2:</p> <ul style="list-style-type: none"> a) To require the use of Sustainable Urban Drainage Systems (SUDs) including flood attenuation areas, wetlands, the controlled release of surface waters and use of open spaces and semi-permeable hard surfaces for urban development proposals. a) Support the removal of existing stormwater discharging to combined (foul and storm) sewers using nature-based solutions. b) Not to support the discharge of additional surface water to combined sewers.

Section 8.5 Electricity Transmission and Gas Networks

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
8.5.1	a) Immediately after end of Section 8.5.1 – Electricity Transmission Network; and b) Immediately after Objective G-O-1	<p>a) Insert new narrative:</p> <p><u>Hydro-electric Stations</u></p> <p>There are three strategically important hydro-electric installations in County Donegal, two on the river Erne (Cathleen’s Fall and Cliff) and one on the river Clady (Clady) with a combined generating capacity of 69 MW. These facilities constitute a long-established, sustainable source of energy for the county and the national network. As such there is an ongoing need for curtilage management and the restriction of incompatible lands uses, which might affect the ability to consolidate and/or expand operations at these locations. This approach is essential given that they are of strategic national importance in terms of electricity supply and are an integral part of the climate change and reduction of greenhouse gas emissions agenda.</p> <p>b) Insert new policy:</p> <p>Policy ETN-P-XX:</p> <ul style="list-style-type: none"> (a) To protect the three hydro-electric power stations in County Donegal, two on the river Erne (Cathleen’s Fall and Cliff) and one on the river Clady (Clady) by restricting incompatible lands uses which might affect the ability of these facilities to consolidate and/or expand operations at these locations. (b) The treatment of hydro electric facility boundaries shall be sympathetic to adjoining amenities.
8.5.2	‘Objectives’	<p>Amend Objective ETN-O-1: To secure the upgrade strengthening of the electricity distribution grid to include the provision of network serving the County to a minimum 220kv distribution transmission networks to enable the harnessing and distribution of energy.</p>

Chapter 9 - Natural Resource Development

Section 9.1 Renewable Energy (General)

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chap.	Material Alteration
9.1.1	'General Objectives'	Insert new Objective E-O-XX: To support and facilitate proposals for hybrid energy systems and/or co-location of renewable energy where such development has satisfactorily demonstrated that it will not have adverse impacts on the surrounding environment and subject to other objectives and policies of this plan.
9.1.2	'General Objectives'	Insert new Objective E-O-XX: To recognise that natural gas, particularly renewable and indigenous gas with the exception of fracking proposals, will continue to have a role to play in the transition to a low carbon economy.
9.1.3	'General Policies'	<p>a.) Delete existing Policy E-P-6:</p> <p>It is a policy of the Council that proposals for grid connections shall be considered along the national road network only after other potential alternative routes have been reasonably eliminated for reasons of environmental sensitivities.</p> <p>b.) Insert new Policy E-P-XX: It is a policy of the Council that when designing, planning, and consenting for new electricity grid infrastructure, opportunities to use the existing roads and rail network for such development will be considered in accordance with any protocols developed between ESB/Eirgrid, TII, DECC/DOT and Local Authorities.</p>
9.1.4	'General Policies'	Insert new Policy E-P-xx: It is the policy of the Council to support utility scale solar installation of a scale and design that would assimilate into the landscape, subject to other objectives and policies of this plan.
9.1.5	'General Policies'	Insert new Policy E-P-xx: It is a policy of the council to support and facilitate proposals for secure, appropriately scaled energy storage systems and infrastructure, including green hydrogen gas storage which supports energy efficiency and reusable energy systems, subject to other objectives and policies of this plan.

Section 9.2 Wind Energy

9.2(a) Proposed Material Alterations (Text)

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
9.2(a).1	<p>(a) 9.2 (para. starting ‘Map 9.2.1 ...’); and</p> <p>(b) ‘Appendices’</p>	<p>a) After second sentence insert new text: ‘the Sieve Mapping Methodology’ is set out at Appendix x of this Plan.</p> <p>b) Insert “Sieve Mapping Methodology for Map 9.2.1” as an Appendix to the Plan. The referenced document is included at the end of this subsection of this Proposed Material Alteration document.</p>
9.2(a).2	‘Wind Energy Policies’	<p>Delete Policy WE-P-1c(ii) and insert new policy:</p> <p>WE-P-1: That the principle of the acceptability or otherwise of proposed wind farm developments shall be generally determined in accordance with the three areas identified in Map 9.2.1 ‘Wind Energy’ and as detailed below:</p> <ul style="list-style-type: none"> a. Acceptable in Principle Wind energy development shall be generally acceptable in these areas b. Open to Consideration Wind energy development shall be generally open to consideration in these areas. c. Not Normally Permissible. <ul style="list-style-type: none"> i. Windfarm development proposals on previously undeveloped sites, inclusive of sites with a lapsed un-implemented permission (and where substantive works have not been undertaken) will not normally be permissible. ii. The augmentation, upgrade and improvements of: existing windfarms; windfarm developments under construction; developments where permission has lapsed but substantial works have been completed, or on sites with an extant planning permission will be open to consideration where such proposals shall be generally

MA Ref.	Section in Chapter	Material Alteration
		<p>confined to the planning unit of the existing development, or where a modestly-proportioned projection (relative to the established unit) beyond the established footprint can be demonstrated to be essential and unavoidable for the augmentation project in terms of operational efficiencies, and can demonstrate beyond reasonable doubt that all environmental issues can be adequately mitigated.</p> <p>WE-P-xx: That the augmentation, upgrade and improvements of: existing windfarms; windfarm developments under construction; developments where permission has lapsed but substantial works have been completed, or on sites with extant planning permission will be open to consideration where such proposals shall generally be confined to the planning unit of the existing development, or where a modestly-proportioned projection (relative to the established unit) beyond the established footprint can be demonstrated to be essential and unavoidable for the augmentation project in terms of operational efficiencies, and can demonstrate beyond reasonable doubt that all environmental issues can be adequately mitigated.</p>
9.2(a).3	'Wind Energy Policies'	<p>Insert amendment to Policy WE-P-3(j.):</p> <p>WE-P-3:</p> <p>To ensure that the assessment of wind energy development proposals will have regard to the following:</p> <ul style="list-style-type: none"> a. sensitivities of the county’s landscapes; b. visual impact on protected views, prospects, designated landscapes, as well as local visual impacts; c. impacts on nature conservation designations, archaeological areas, county geological sites, historic structures, public rights of way and walking routes; d. local environmental impacts, including those on residential properties, such as noise, shadow flicker and over-dominance; e. visual and environmental impacts of associated development, such as access roads, plant and grid connections from the proposed wind farm to the electricity transmission network; f. scale, size and layout of the project and any cumulative effects due to other projects; g. the impact of the proposed development on protected bird and mammal species;

MA Ref.	Section in Chapter	Material Alteration
		<ul style="list-style-type: none"> h. the requirements and standards set out in the DEHLG Wind Energy Development Guidelines 2006, or any subsequent related Guidelines (or as may be amended). i. 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009)'; and j. the protection of drinking water sources and public water services infrastructure.
9.2(a).4	'Wind Energy Policies'	<p>Delete existing Policy WE-P-8: To require that proposals for grid connections shall be considered along the national road network only after other potential alternative routes have been reasonably eliminated for reasons of environmental sensitivities.</p> <p>(nb. please also refer to PMA 9.1.3 above)</p>

9.2(a).1 Continued

Appendix X: Map 9.2.1 Wind Energy Sieve Mapping Analysis

Methodology used for construction of Wind Energy Map 9.2.1

The Wind Energy Guidelines (2006) set out a step-by-step sieve mapping analysis methodology to inform the identification of the suitability of areas for wind energy development by means of a “sieve mapping” analysis applying key environmental, landscape and technical criteria. This methodology was used as a basis for constructing Map 9.2.1: ‘Wind Energy’.

Map 9.2.1 divides the county into three wind energy designations: ‘Not Normally Permissible’, ‘Acceptable in Principle’ and ‘Open to Consideration’. The method for arriving at each designation is set out in detail below.

‘Not Normally Permissible’ Areas

These areas were constructed using the sieve mapping analysis set out in the Wind Energy Guidelines (2006) by overlaying spatial layers of the highest environmental, scenic and cultural quality including: Natura 2000 sites, areas of European and national protected habitats and species; defined settlements frameworks in the CDP and a 500m buffer around them; Natural Heritage Areas; areas of Especially High Scenic Amenity as designated in the CDP; Glenveagh National Park; Areas of High Landslide Susceptibility; a key landslide event at Meenbog; Ancient Woodlands; Natures Reserves; Freshwater Pearl Mussel Catchments; Ramsar Sites and ‘Moderately High Landslides Susceptibility’ and ‘Moderately Low Landslide Susceptibility’ areas.

‘Open to Consideration’ Areas

Development within these areas is not precluded, but may be constrained by one or more environmental or aeronautical considerations that require detailed investigation at the project level. These areas have been identified by overlaying spatial layers that include proposed Natural Heritage Areas; Donegal Airport, City of Derry Airport and Finner Camp’s flying constraints; Geological Heritage Sites; Peat Bogs (outside of Natura sites); Natura 2000 site buffers; High Status Objective Catchment Areas and High Scenic Amenity areas.

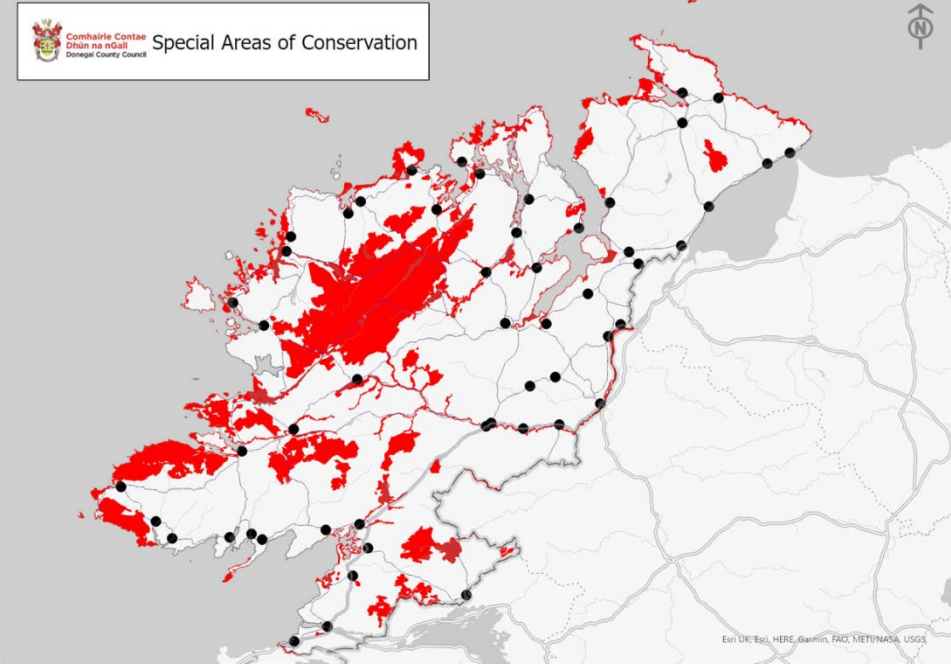
‘Acceptable in Principle’ Areas

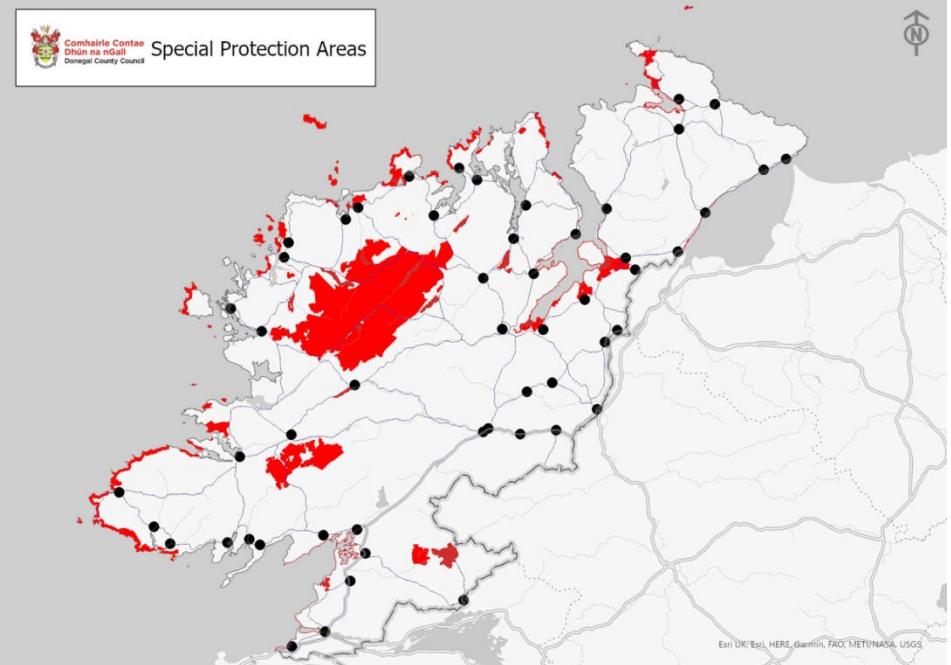
These areas are comprised of those that do not fall within any of the aforementioned constraints spatial layers used in the ‘sieve-mapping-analysis’. In the absence of such substantive constraints, these areas are considered to be acceptable in principle for windfarm development, subject to compliance with all other objectives and policies contained within this Plan.

Spatial Data Used for the Sieve-Analysis

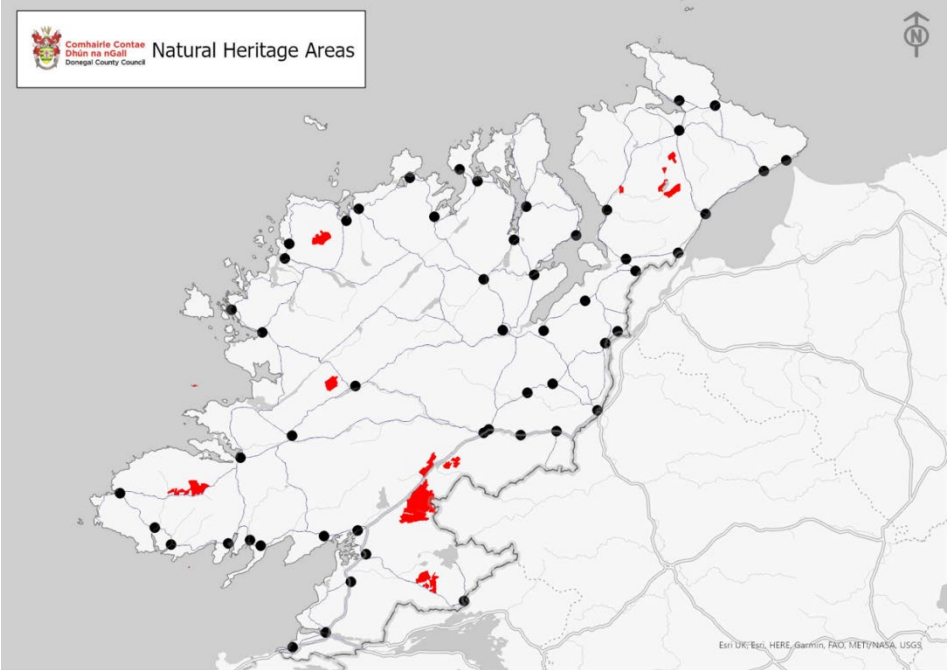
Detailed below are the specific layers of spatial data were overlaid using the objective mapping methodology set out in the Guidelines to arrive at the Wind Energy designations contained within Map 9.2.1 of the Plan. Tables 1 and 2 below show the spatial data layers used in the construction of the ‘Not Normally Permissible’, ‘Open to Consideration’ and, consequently, the ‘Acceptable in Principle’ designations.

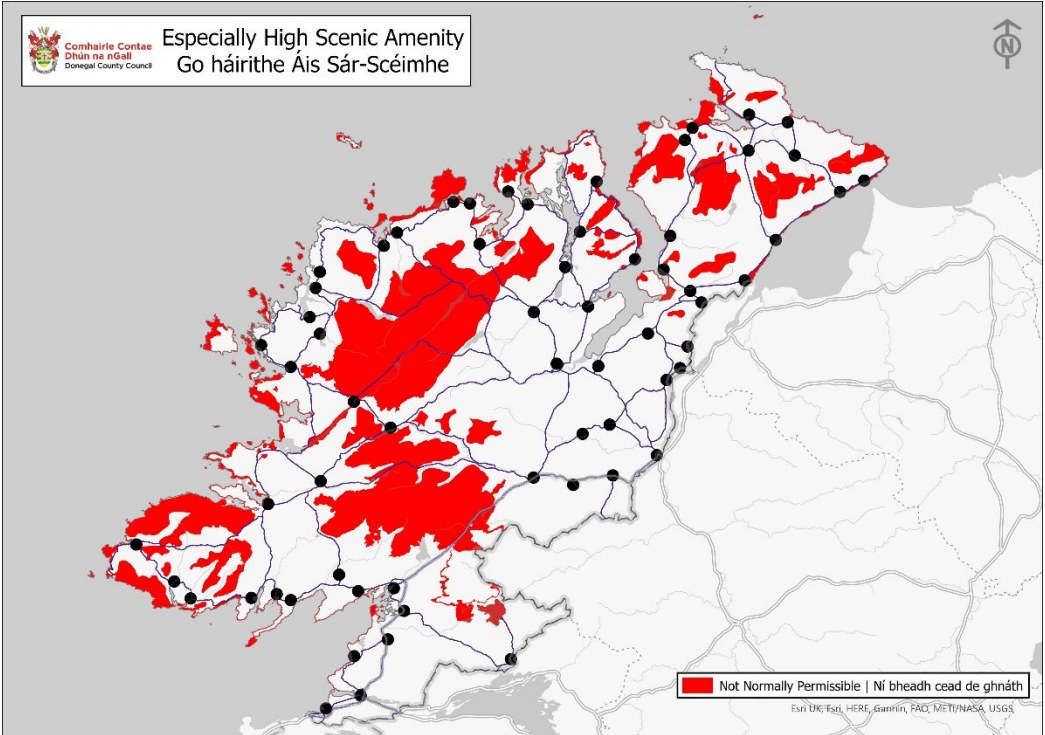
Table 1: Individual Spatial Data Layers Used In The Construction of ‘Not Normally Permissible’ Areas.

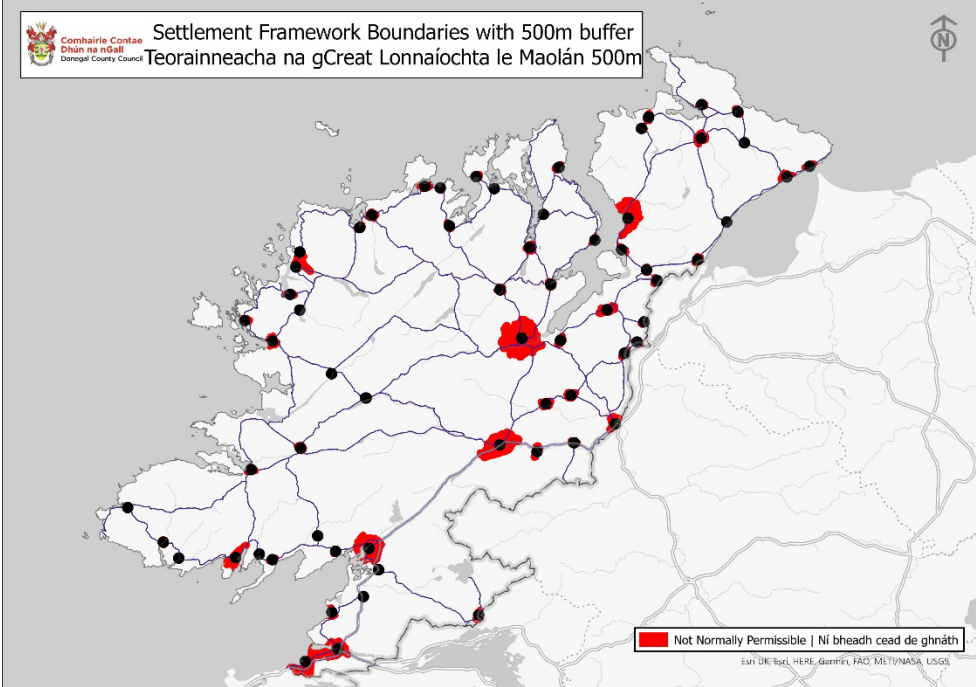
Ref	Brief Description of Spatial Data	Image of Spatial Layer
1&2	<p>Natura 2000 sites are European designated sites protected under both the EU Habitats Directive and EU Birds Directive, and also under the European Communities (Birds and Natural Habitats) Regulations 2011 (S.I. No. 477 of 2011, as amended by S.I. No. 499 of 2013 and S.I. No. 355 of 2015). Natura sites consist of both Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). Member States are required to establish the Natura 2000 network through the designation of these sites, and have an obligation to protect and conserve threatened habitats and species listed under both the Habitats Directive and Birds Directive.</p>	

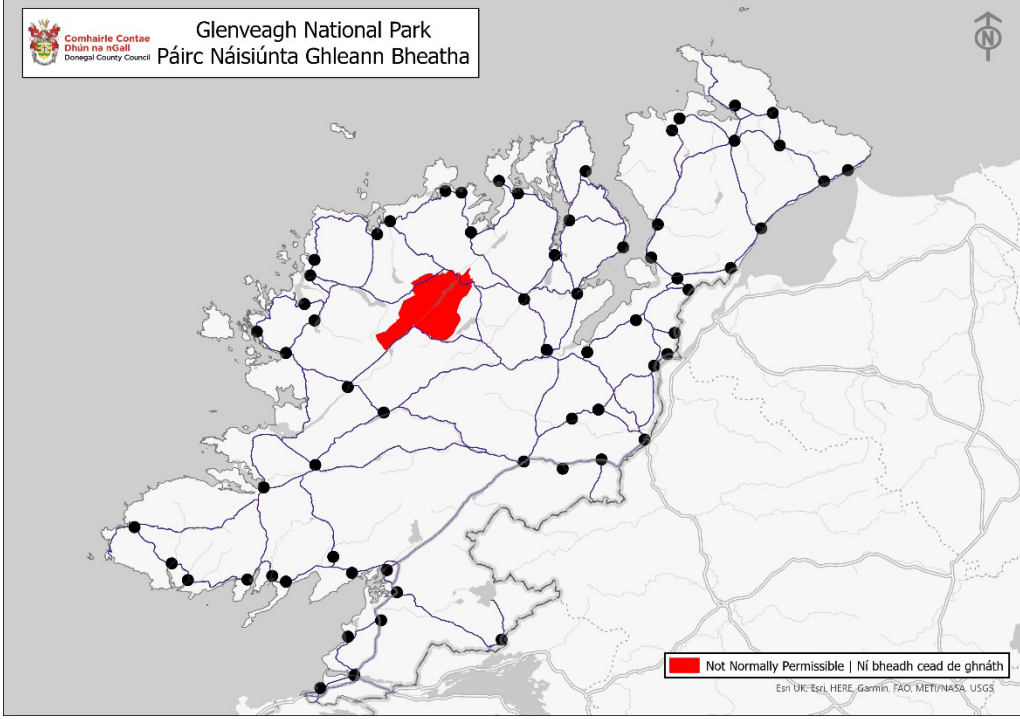
Ref	Brief Description of Spatial Data	Image of Spatial Layer
		 <p>The image is a map of Donegal County, Ireland, titled 'Special Protection Areas'. It features a grey background with a network of roads and rivers. Several areas are highlighted in bright red, representing Special Protection Areas. Numerous black dots are scattered across the map, likely indicating specific points of interest or monitoring stations. In the top left corner, there is a logo for 'Comhairle Contae Donegal na nGall Donegal County Council' and the text 'Special Protection Areas'. A north arrow is located in the top right corner. At the bottom right, there is a small text credit: 'Esri UK, Esri, HERE, Garmin, FAO, METI/NASA, USGS'.</p>

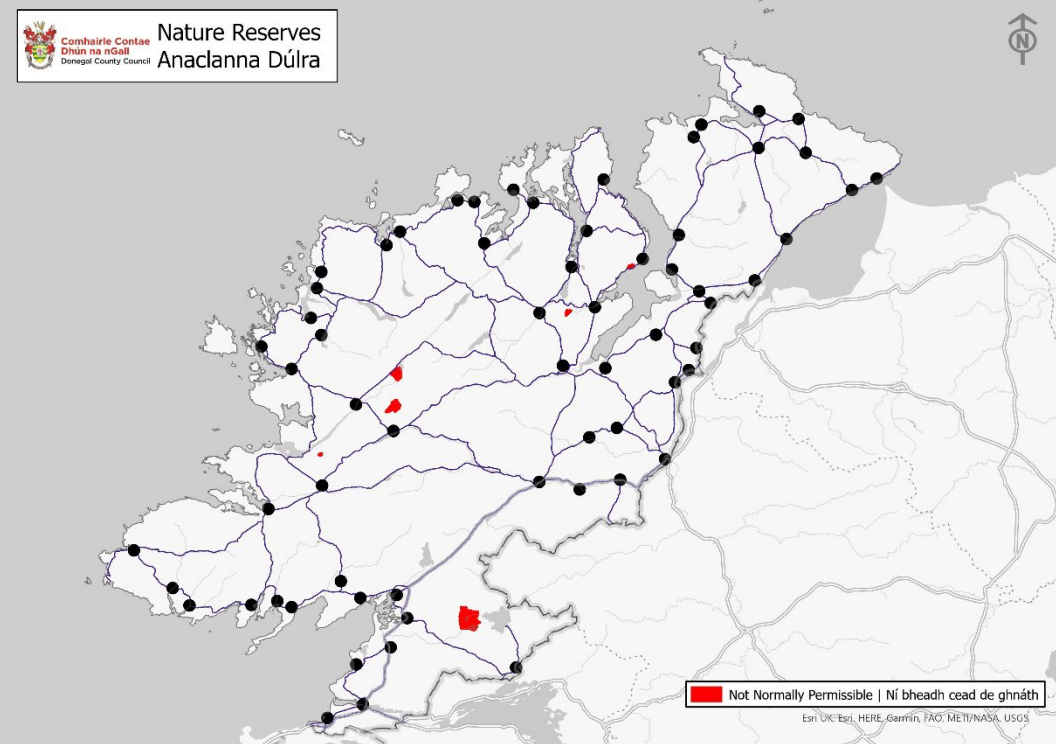
Ref	Brief Description of Spatial Data	Image of Spatial Layer
3	<p>Ramsar sites are wetland areas of significant value to waterfowl, and are statutorily protected under the Convention on Wetlands of International Importance (Ramsar) 1971 (as amended 1982 and 1987), and are therefore offered national protection.</p>	

Ref	Brief Description of Spatial Data	Image of Spatial Layer
4	<p>Natural Heritage Areas (NHAs) are a national network of wildlife sites designated by Ministerial order to conserve and protect environmentally important landforms, species, communities and habitats; they are statutorily protected under the Wildlife Amendment Act 2000 (as amended), of national importance, and thereby offered national protection.</p>	 <p>The image is a map of Donegal County, Ireland, titled 'Natural Heritage Areas'. It features a network of black dots representing individual sites and several red-shaded regions representing larger areas of natural heritage. The map includes a north arrow in the top right corner and a logo for 'Comhairle Contae Donegal' (Donegal County Council) in the top left. A small text box at the bottom right of the map area reads 'Eirís UIE/Eirís HERE, Garmin, FAO, MET/NASA, USGS'.</p>

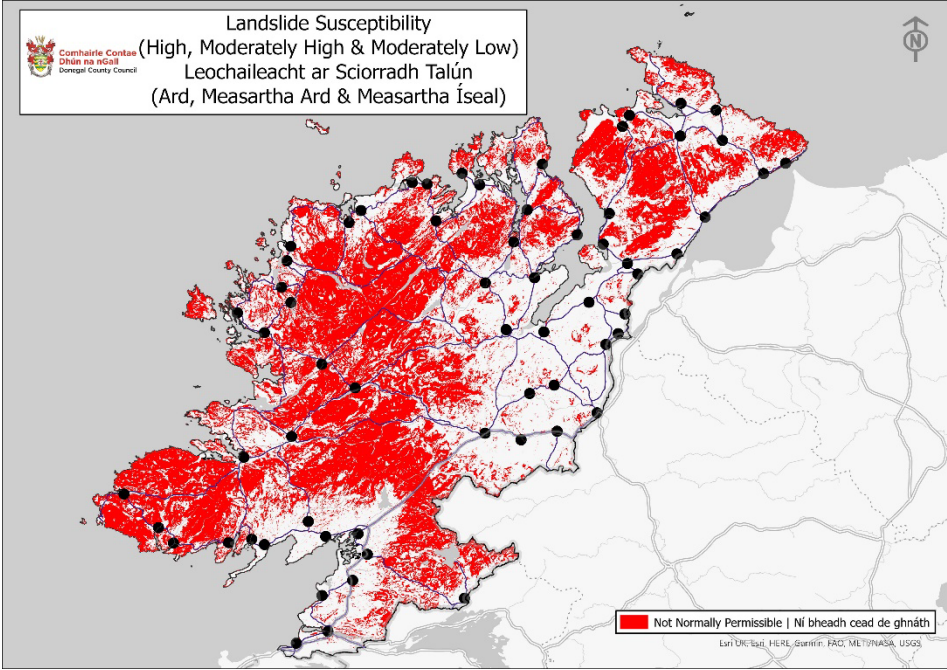
Ref	Brief Description of Spatial Data	Image of Spatial Layer
5	<p>Scenic Amenity Map 7.1.1 of the CDP identifies three landscape designations for the County. The most valuable of these is 'Areas of Especially High Amenity' (EHSA). Objective NH-O-4 and Policy NH-P-6 of the CDP provides protection of these areas. These areas are considered to be "sublime natural landscapes of the highest quality that are synonymous with the identity of County Donegal" and as having 'extremely limited capacity to assimilate additional development.'</p>	 <p>The map displays the geographical outline of County Donegal with red-shaded regions representing Areas of Especially High Scenic Amenity (EHSA). A network of roads and rivers is overlaid on the map. A legend in the bottom right corner states: "Not Normally Permissible Ní bheadh cead de ghnáth". The map also features a north arrow in the top right corner and a scale bar in the bottom right corner. The text "Esri DE, HERE, Garmin, FAO, METI/NASA, USGS" is visible at the bottom right of the map area.</p>

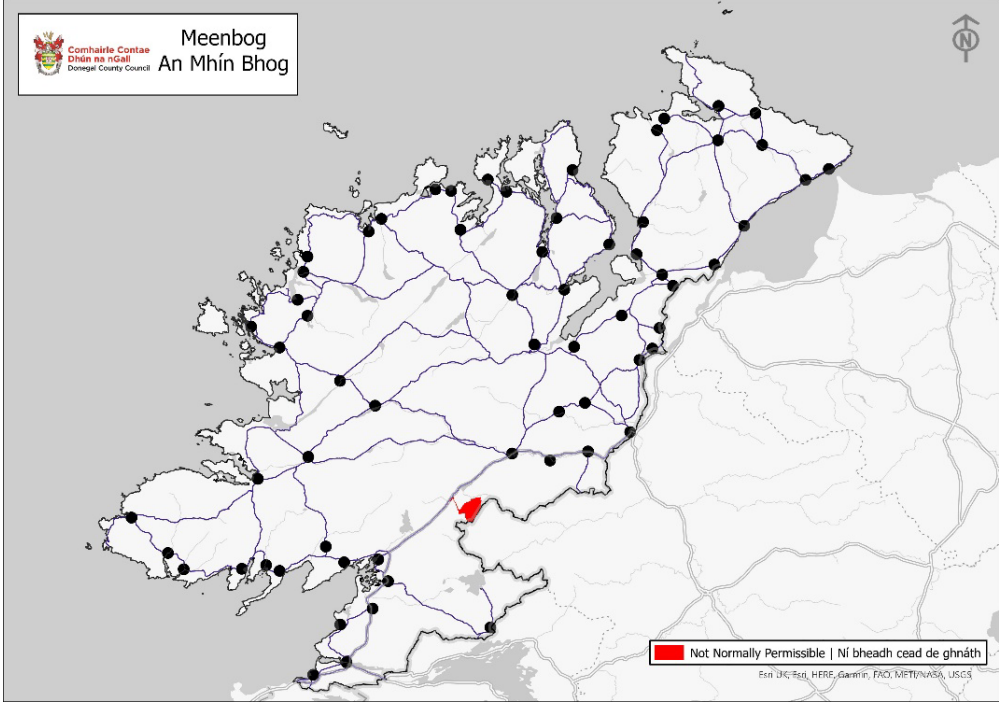
Ref	Brief Description of Spatial Data	Image of Spatial Layer
6	<p>Settlement frameworks identified in the CDP and a buffer of 500m around each such settlement framework boundary have been identified as areas not suitable for windfarm development consistent with the guidance set out in section 3.6 of the Draft Wind Energy Guidelines (2019). The Settlement Framework Boundaries are those contained within Part C of the CDP.</p>	 <p>Settlement Framework Boundaries with 500m buffer Teorainneacha na gCreat Lonnaíochta le Maolán 500m</p> <p>Comhairle Contae Dhún na nGall Donegal County Council</p> <p>Not Normally Permissible Ní bheadh cead de ghnáth</p> <p>Exam: DNE/102/L_HERE_Agent/19, FACI/MET/19/AS/6, L5/55</p>

Ref	Brief Description of Spatial Data	Image of Spatial Layer
7	<p>Glenveagh National Park is the county's only National Park, and is protected through European and National legislation. The International Union for the Conservation of Nature (IUCN) provides the legal basis under which National Parks are protected and Member States are obligated to abide by the criteria set out by the IUCN.</p>	 <p>The image is a map of Donegal County, Ireland, showing a network of roads. A specific area in the central-northern part of the county is highlighted in red. A legend in the bottom right corner of the map area states: "Not Normally Permissible Ní bheadh cead de ghnáth". The map also features a north arrow in the top right corner and a title box in the top left corner that reads "Glenveagh National Park" and "Páirc Náisiúnta Ghleann Bheatha". Logos for "Comhairle Contae Donegal" and "Donegal County Council" are also present in the top left.</p>

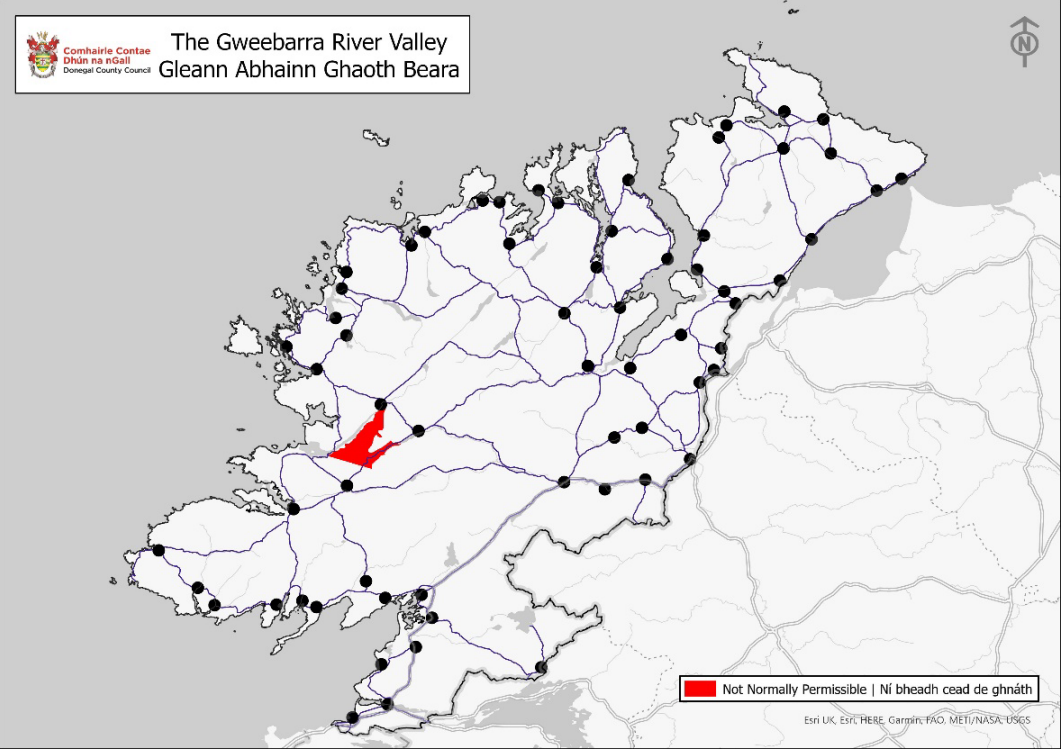
Ref	Brief Description of Spatial Data	Image of Spatial Layer
8	<p>Nature Reserves are identified as areas of National importance to wildlife, and are offered statutory protection under both Ministerial Orders and under the Wildlife Acts 1976-2021. Reflecting the importance of the nature reserves, the CDP Policy NH-P-1, supports the protection of these sites.</p>	 <p>The map displays the county of Donegal with various nature reserves marked by black dots and lines. A legend in the bottom right corner shows a red square next to the text 'Not Normally Permissible Ní bheadh cead de ghnáth'. The map also includes a north arrow in the top right and a title box in the top left with the Donegal County Council logo and the text 'Nature Reserves Anaclanna Dúlra'. At the bottom right, there is a small text credit: 'Est: UK, Esri, HERE, Garmin, FAO, MEIT/NASA, USGS'.</p>

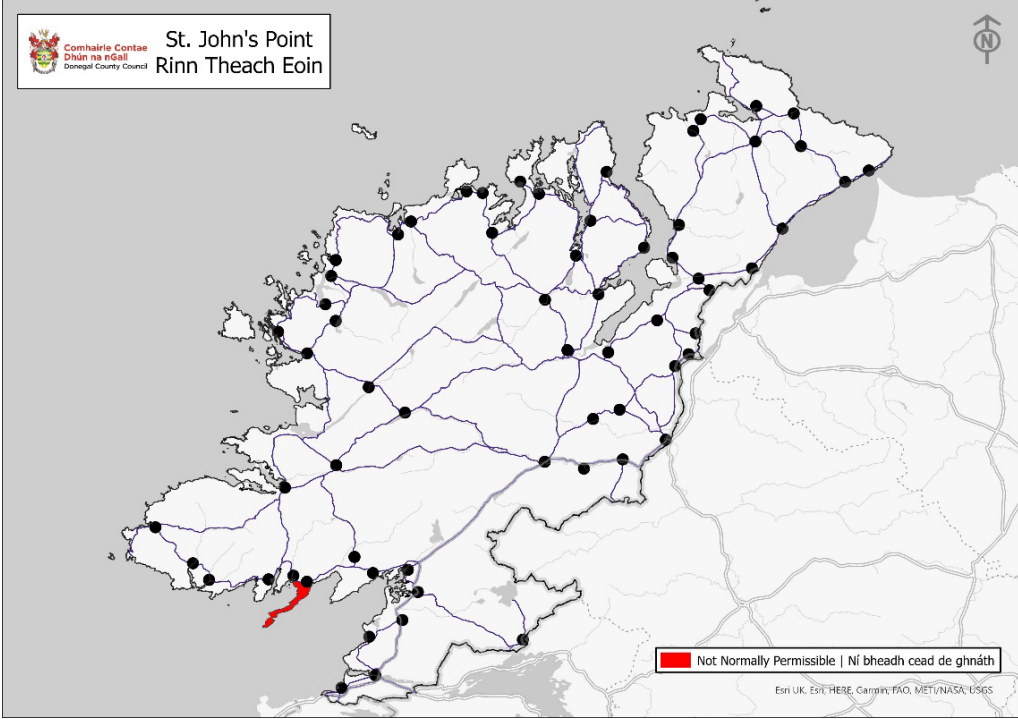
Ref	Brief Description of Spatial Data	Image of Spatial Layer
9	<p>Ancient and Long Established Woodlands are statutorily protected under Article 17 of the Habitats Directive. Member States are obligated to monitor and assess the conservation status of Annex I habitats, including woodlands. Ancient Woodlands are identified by the NPWS as areas which have been continuously wooded since 1660.</p>	

Ref	Brief Description of Spatial Data	Image of Spatial Layer
10	<p>The Geological Survey Ireland (GSI) identifies areas of 'High', 'Moderately High', 'Moderately Low', and 'Low' Landslide Susceptibility on a national basis having regard to a specified set of conditions (e.g. slope, terrain) that cumulatively inform areas where landslides could occur. GSI officials were consulted during the preparation of the Proposed Variation.</p>	

Ref	Brief Description of Spatial Data	Image of Spatial Layer
11	<p>Meenbog has been included in the area designated 'Not Normally Permissible' owing to the exceptional landslide event that occurred here in November, 2020 and on the basis of the precautionary approach. The site is one of three sites that are the subject of a detailed study being carried out by Geological Survey Ireland.</p>	 <p>The map displays the county of Donegal with a network of roads and rivers. A specific area in the central-eastern part of the county is highlighted in red. A legend in the bottom right corner of the map area shows a red square next to the text 'Not Normally Permissible Ní bheadh cead de ghnáth'. The map also includes a north arrow in the top right corner and a title box in the top left corner that reads 'Meenbog An Mhín Bhog' and features the Donegal County Council logo.</p>

Ref	Brief Description of Spatial Data	Image of Spatial Layer
12	<p>Included in the 'Not Normally Permissible' designation due to the landslide event at the adjacent Meenbog windfarm site (an eventuality forewarned by an eminent Civil and Structural Engineer in a submission to the relevant planning application) and having regard to:</p> <ul style="list-style-type: none"> ➤ the presence of identified 'Moderately High' and Moderately Low' landslide susceptibility areas; and ➤ the ecological and environmental sensitivities of the area, including the strategic Lough Mourne public water supply reservoir and associated known tributaries and unknown underground feeder supplies, and to the consequent imperative need to protect the catchment area by adopting a precautionary approach to this specific area. 	<p>Lifford-Stranorlar Municipal District Areas at risk of Landslides and Associated Environmental and Ecological Concerns Limistéir i gCeantar Bardasach Leifear - Shrath an Urláir atá i mbaol Sciorradh Talún agus Údair bhainteacha Imní ó thaobh na Timpeallachta agus na hÉiceolaíochta de</p> <p>Comhairle Contae Dhún na nGall Donegal County Council</p> <p>Not Normally Permissible Ní bheadh cead de ghnáth</p> <p>ESRI, UK: Esri, HERE, Garmin, FAO, METI/NASA, USGS</p>

Ref	Brief Description of Spatial Data	Image of Spatial Layer
12A	<p>The Gweebarra River Valley</p> <p>Whilst much of the river valley was already included in the 'Not Normally Permissible' areas, this proposal consolidates the 'Not Normally Permissible' designation having regard to the fact that the area joins two specific EHSA's - The Gweebarra River and Lough Finne. Within the mapped area there are spectacular views of both EHSA's, Gweebarra River and Lough Finne. Considering the vast environmental assets in the area – Meenmore West Bog; Coolvoy Bog; vast mature forestry; Lettermacaward Water Treatment Plant; there is potential for this area of the County to potentially play a leading role offsetting carbon omissions as well as its proximity to one of Ireland's leading Salmon Fisheries. It should also be noted that this mapping change is reflected in the Gweebarra River Basin being added to the list of areas protected under Policy E-P-23 (Amendment Item No. 14 refers).</p>	 <p>The Gweebarra River Valley Glenn Abhainn Ghaoth Beara</p> <p>Comhairle Contae Dhún na nGall Donegal County Council</p> <p>Not Normally Permissible Ní bheadh cead de ghnáth</p> <p>Esri UK, Esri, HERE, Garmin, FAO, METI, NASA, USGS</p>

Ref	Brief Description of Spatial Data	Image of Spatial Layer
12B	<p>St. John's Point It should also be noted that this mapping change is reflected in St. John's Point being added to the list of areas protected under Policy E-P-23 (Amendment Item No. 14 refers).</p>	 <p>The image shows a map of Donegal County, Ireland, with a network of roads and numerous black dots representing specific locations. A small area on the western coast, near the town of St. John's Point, is highlighted in red. In the top left corner, there is a logo for 'Comhairle Contae Dhún na nGall Donegal County Council' and a text box that reads 'St. John's Point Rinn Theach Eoin'. In the bottom right corner, there is a legend with a red square and the text 'Not Normally Permissible Ní bheadh cead de ghnáth'. A north arrow is located in the top right corner. At the very bottom right, there is small text: 'Esri UK, Esri HERE, Garmin, FAO, METU/NASA/USGS'.</p>

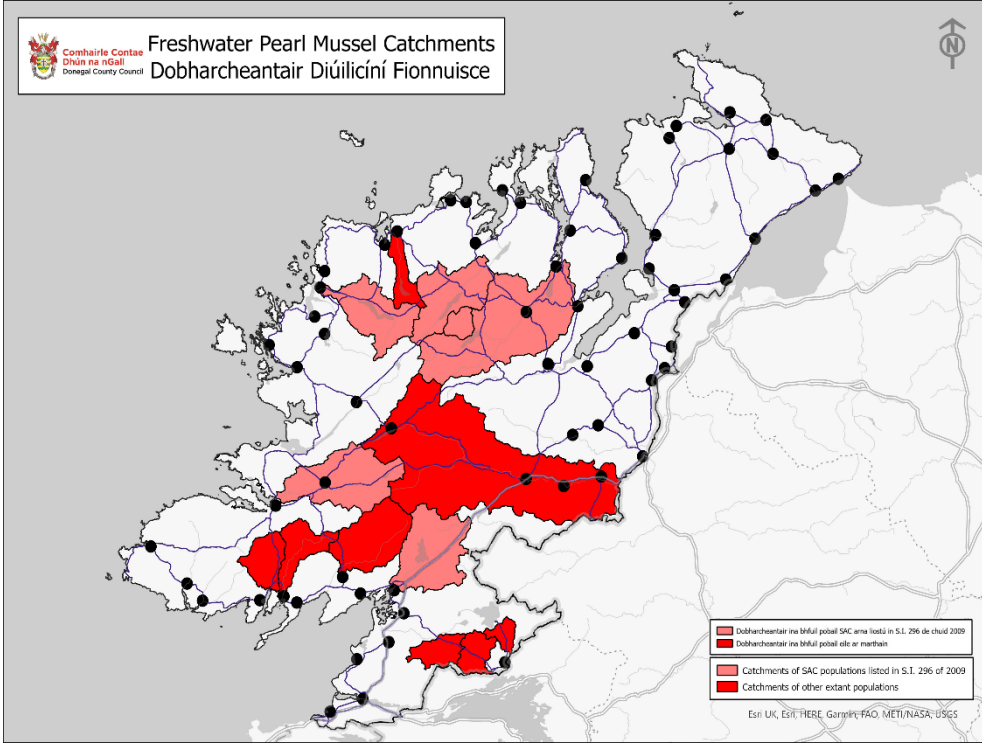
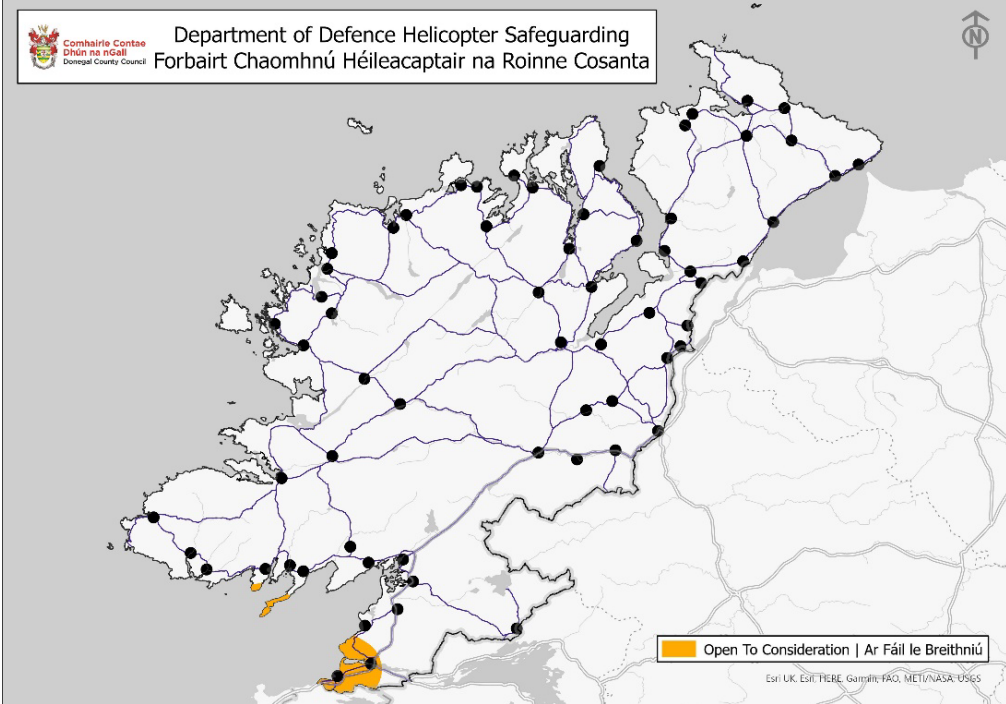
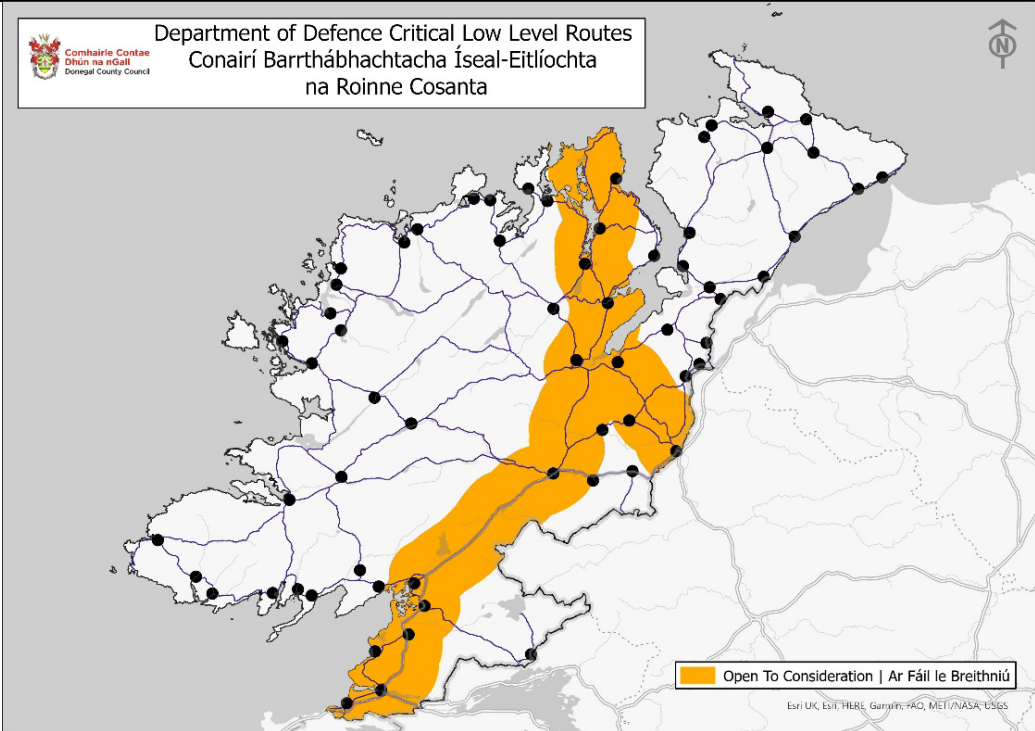
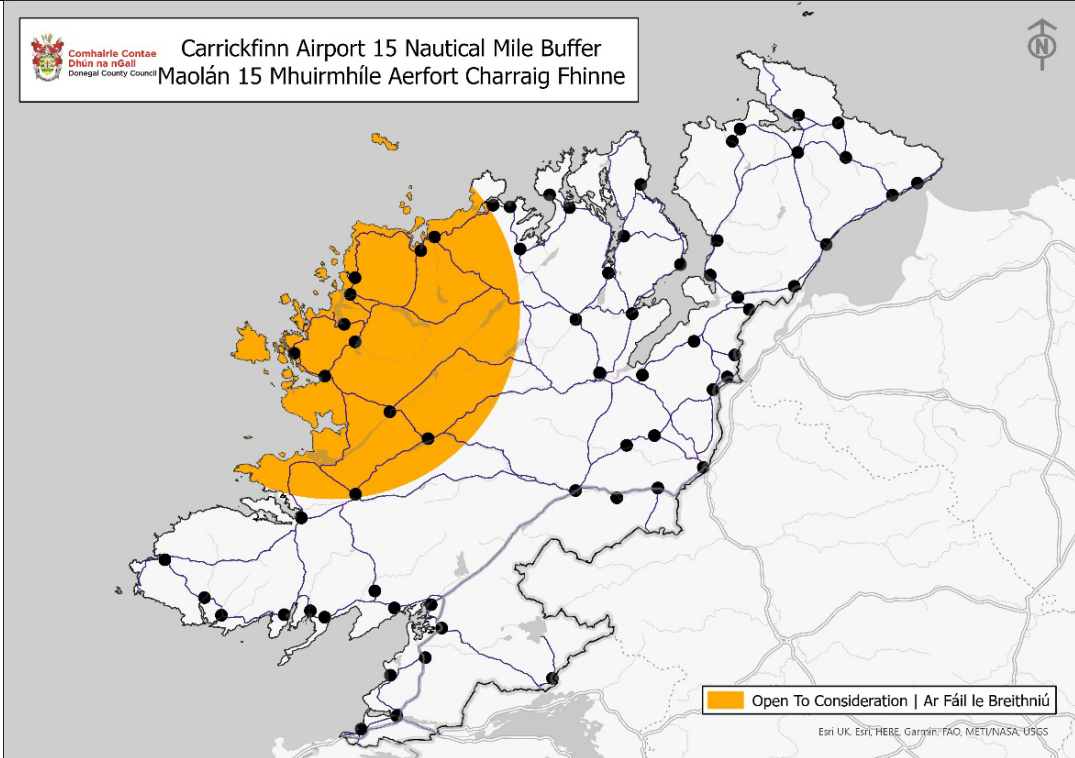
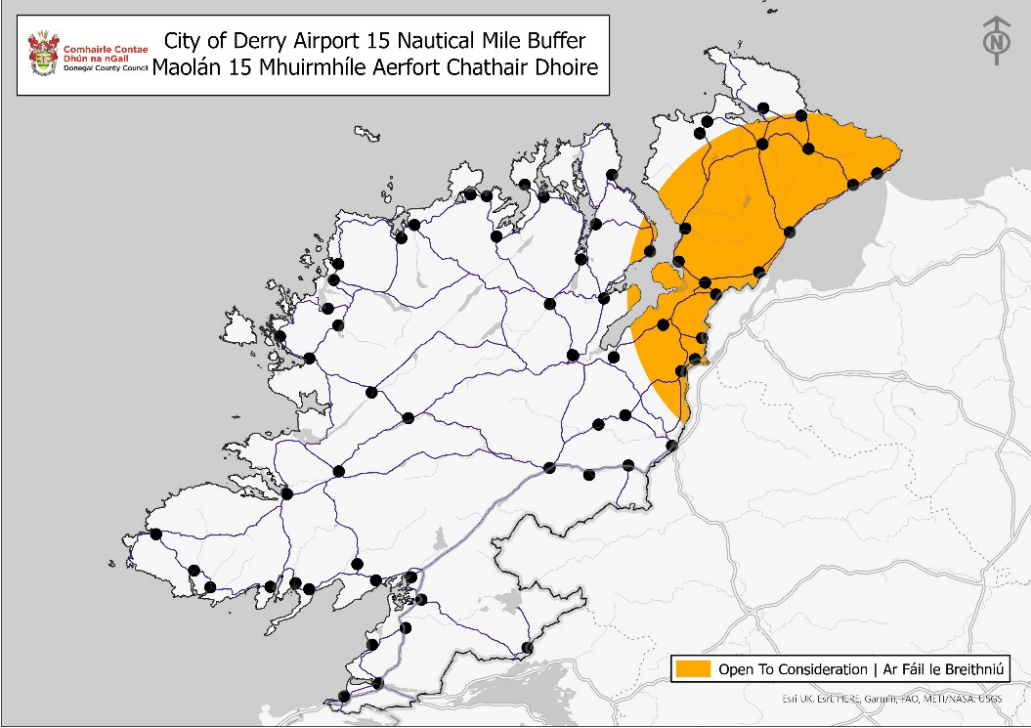
Ref	Brief Description of Spatial Data	Image of Spatial Layer
12C	<p>Freshwater Pearl Mussel Catchment</p> <p>The EPA in its submission to the SEA Environmental Report– Scoping exercise observed that the ‘Water Framework Directive protected areas (Salmon rivers, nutrient sensitive rivers, freshwater pearl mussel rivers etc) and high status water bodies should be afforded particular protection in implementing the Variation. Considering this submission, the five river valleys of the Freshwater Pearl Mussel are included so that the highest level of protection can be afforded to the designation which strengthens and responds to the submission made by the EPA.</p> <p>It should also be noted that these mapping changes are reflected in the Freshwater Pearl Mussel Catchment being added to the list of areas protected under Policy E-P-23 (Amendment Item No. 14 refers).</p>	 <p>The map, titled 'Freshwater Pearl Mussel Catchments / Dobharcheantair Diúilicíní Fionnuisce', shows the geographical distribution of these catchments across Donegal County. The legend indicates three categories: 'Dobharcheantair na bhfuil pobal SAC ann fósú in S.I. 296 de chuid 2009' (light red), 'Dobharcheantair na bhfuil pobal oile ar maith' (medium red), and 'Catchments of SAC populations listed in S.I. 296 of 2009' (dark red). The map also notes 'Catchments of other extant populations' and includes a note 'Esrí UK, Esrí HERE, Garmin, FAO, METI/NASA, USGS'.</p>

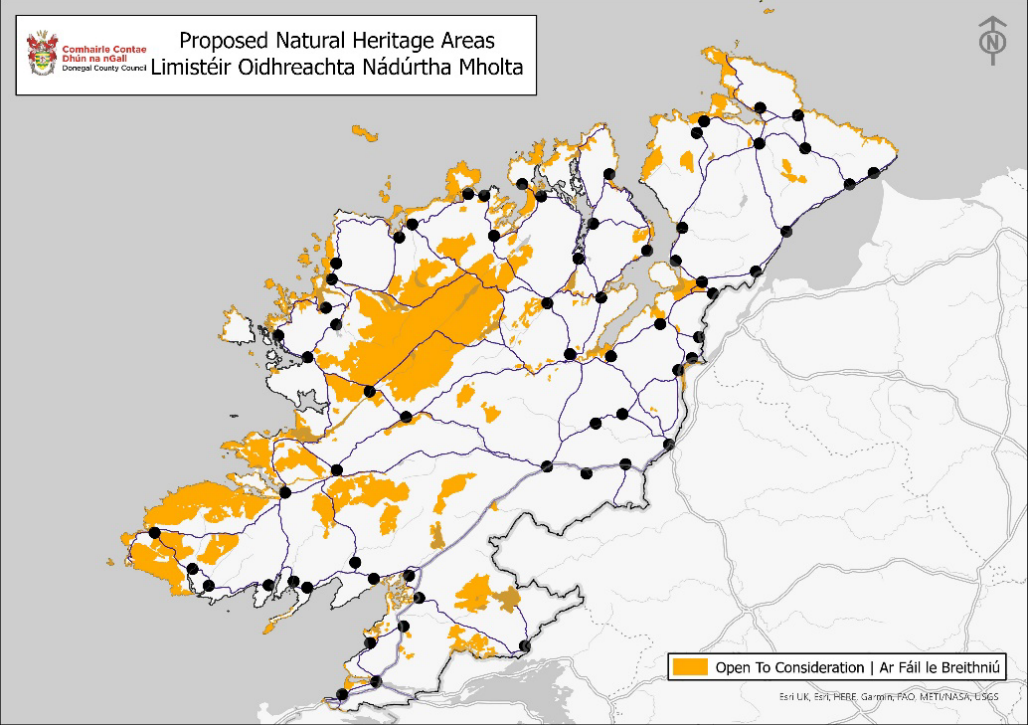
Table 2: Individual Spatial Data Layers Used In the Construction of ‘Open to Consideration’ Areas

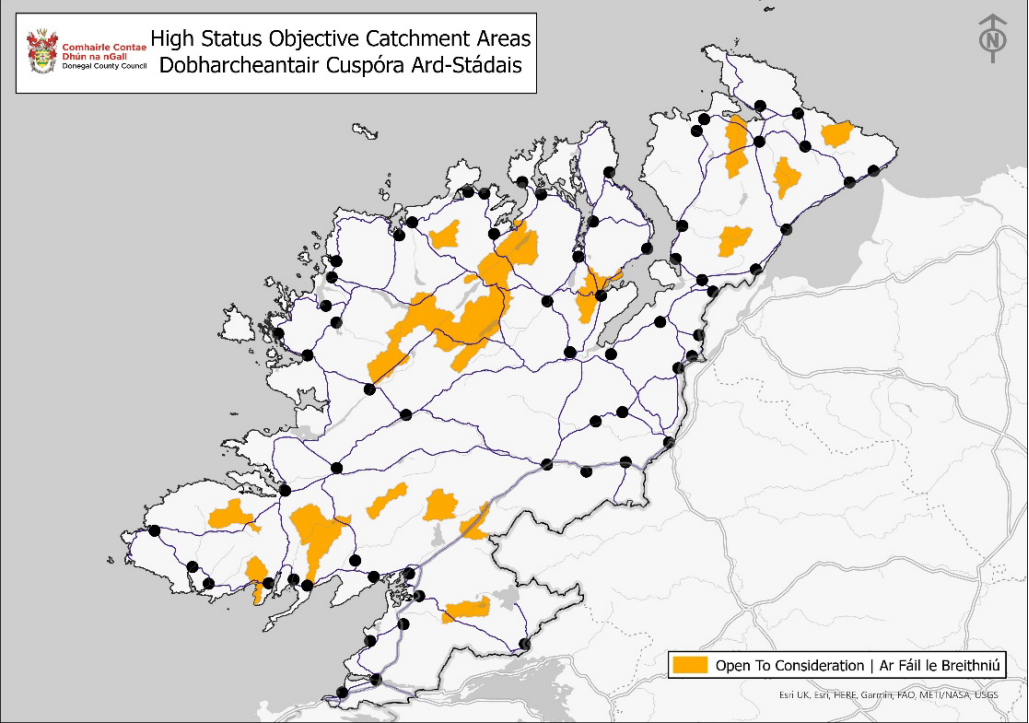
Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
13	<p>The Minister for Defence is responsible for the regulation of military aviation including the safeguarding of Finner Camp to protect current and future aircraft operations. This image shows areas identified for helicopter safeguarding for approaches to Finner Camp along with a 5km buffer subsequent to instruction from the Department of Defence. Proposed windfarm projects may impact on safety and the inclusion of this buffer within the Open to Consideration area alerts all stakeholders to the potential of an issue arising.</p>	 <p>The map displays the county of Donegal with a network of purple lines representing helicopter routes. Numerous black dots are placed along these routes, indicating specific safeguarding points. A yellow-shaded area in the southern part of the county is designated as 'Open to Consideration'. The map includes a north arrow in the top right corner and a legend in the bottom right corner. Text at the top of the map identifies the Department of Defence and the Donegal County Council. A small text note at the bottom right of the map reads 'Est: UK, Esri, HERE, Garmin, FAO, METI, NASA, USGS'.</p>

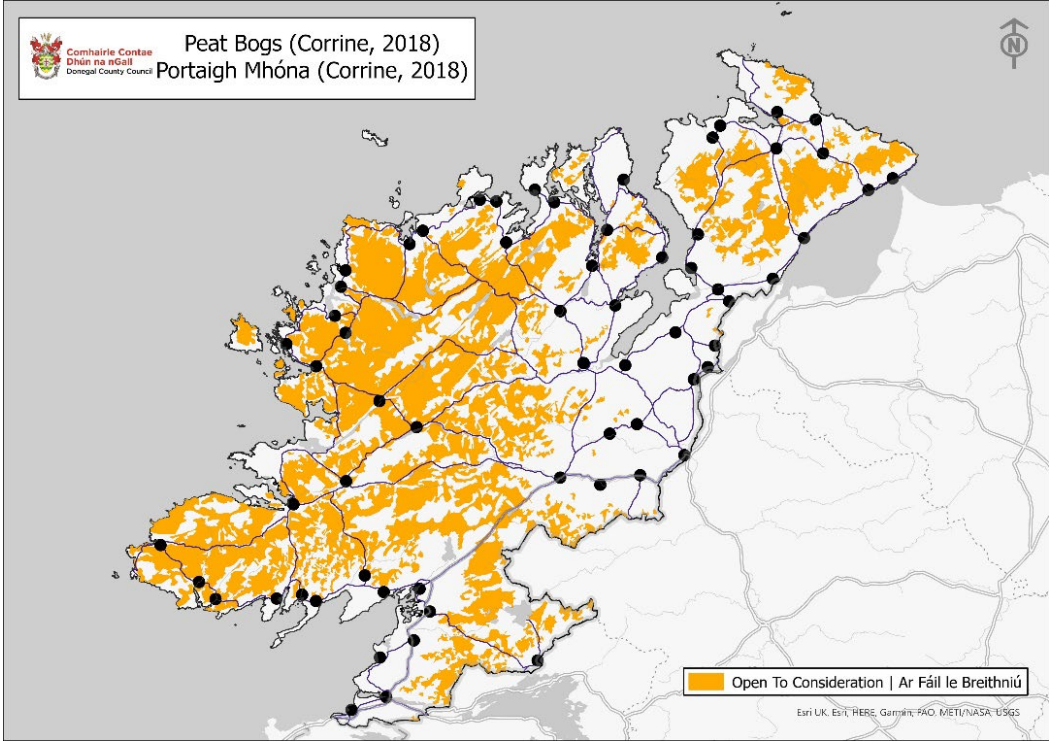
Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
14	<p>The Minister for Defence is responsible for the regulation of military aviation to protect current and future aircraft operations. Air Corps aircraft including Garda Air Support Unit (GASU), helicopter air ambulance and aircraft operating on security taskings use Critical low level routes (3NM buffer). These routes have been identified by the Department of Defence. Proposed windfarm projects may impact on safety and the inclusion of this buffer within the Open to Consideration area alerts all stakeholders to the potential of an issue arising.</p>	

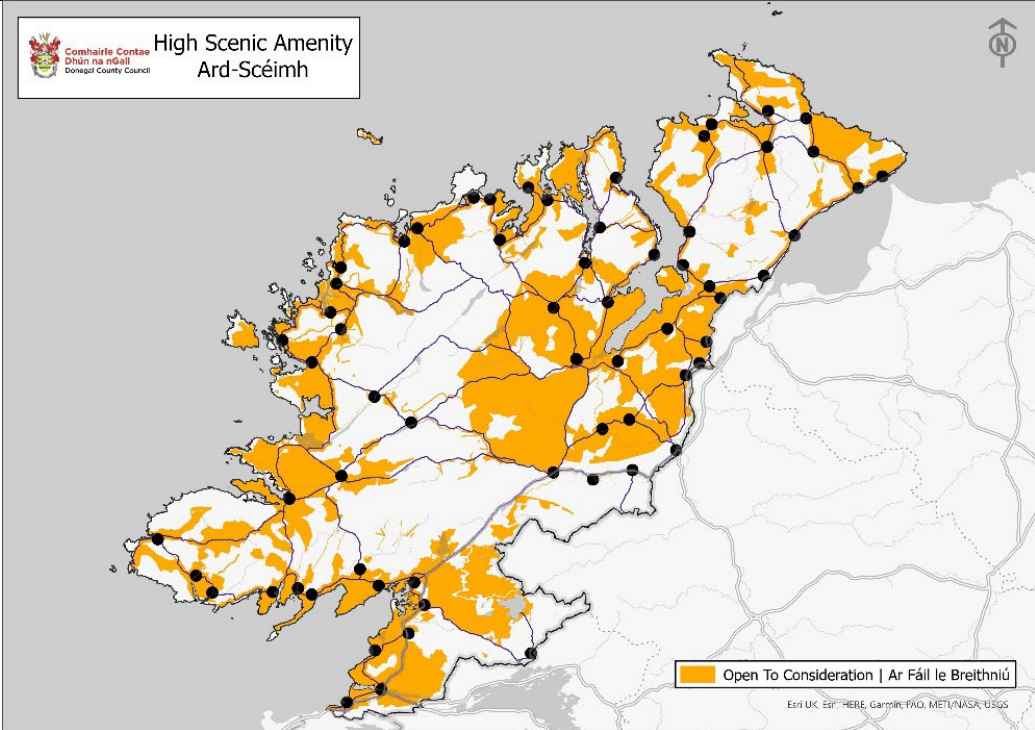
Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
15	<p>Carrickfinn Airport has identified a landbuffer of 15 NM around the airport within which windfarm developments could potentially prejudice aviation safety. Proposed windfarm projects within this area may impact on safety and the inclusion of this buffer within the Open to Consideration area alerts all stakeholders to the potential of an issue arising. This approach is consistent with Policies T-P-16, T-P-17 and T-P-18 of the CDP.</p>	 <p>The map displays the Carrickfinn Airport 15 Nautical Mile Buffer as a semi-transparent orange shaded area. The map includes the Donegal coastline, major roads, and numerous black dots representing proposed windfarm locations. A legend in the bottom right corner identifies the orange area as 'Open To Consideration Ar Fáil le Breithniú'. The map also features a north arrow and logos for Donegal County Council and Esri UK.</p>

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
16	<p>City of Derry Airport authorities have identified a land buffer of 15 NM around the airport, The areas that fall within County Donegal (only) are illustrated on this map. Proposed windfarm projects in this area may impact on safety and the inclusion of this buffer within the Open to Consideration area alerts all stakeholders to the potential of an issue arising. Protection is also offered to these areas through Policy T-P-19 of the CDP.</p>	 <p>The map displays the County of Donegal with a network of roads and a 15 Nautical Mile buffer around the City of Derry Airport highlighted in orange. A legend in the bottom right corner identifies the orange area as 'Open To Consideration Ar Fáil le Breithniú'. The map also features a north arrow in the top right and logos for 'Comhairle Contae Dhún na nGall / Donegal County Council' and 'UK MET: METEOROLOGICAL SERVICE OF THE UK' in the bottom right.</p>

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
17	<p>Proposed Natural Heritage Areas (pNHAs) are national sites of significance for wildlife and habitats that have been published on a non-statutory basis and are not yet statutorily proposed or designated to NHA status. Notwithstanding the absence of any statutory confirmation, it is considered reasonable to alert all stakeholders to the existence of these areas and the potential wildlife therein and that such issues may be a material consideration in the assessment of any planning application.</p>	 <p>The map displays the geographical outline of Donegal County, Ireland. Numerous areas are shaded in orange, representing the Proposed Natural Heritage Areas. A network of roads is shown in grey lines across the county. In the top left corner, there is a logo for 'Comhairle Contae Dhún na nGall Donegal County Council' and the text 'Proposed Natural Heritage Areas Limistéir Oidhreachtá Nádúrtha Mholta'. In the top right corner, there is a north arrow. In the bottom right corner, there is a legend with an orange square and the text 'Open To Consideration Ar Fáil le Breithniú'. At the very bottom right, there is small text: 'Éirí UK, Éirí HERE, Garmin, PAO, METU/NASA, USGS'.</p>

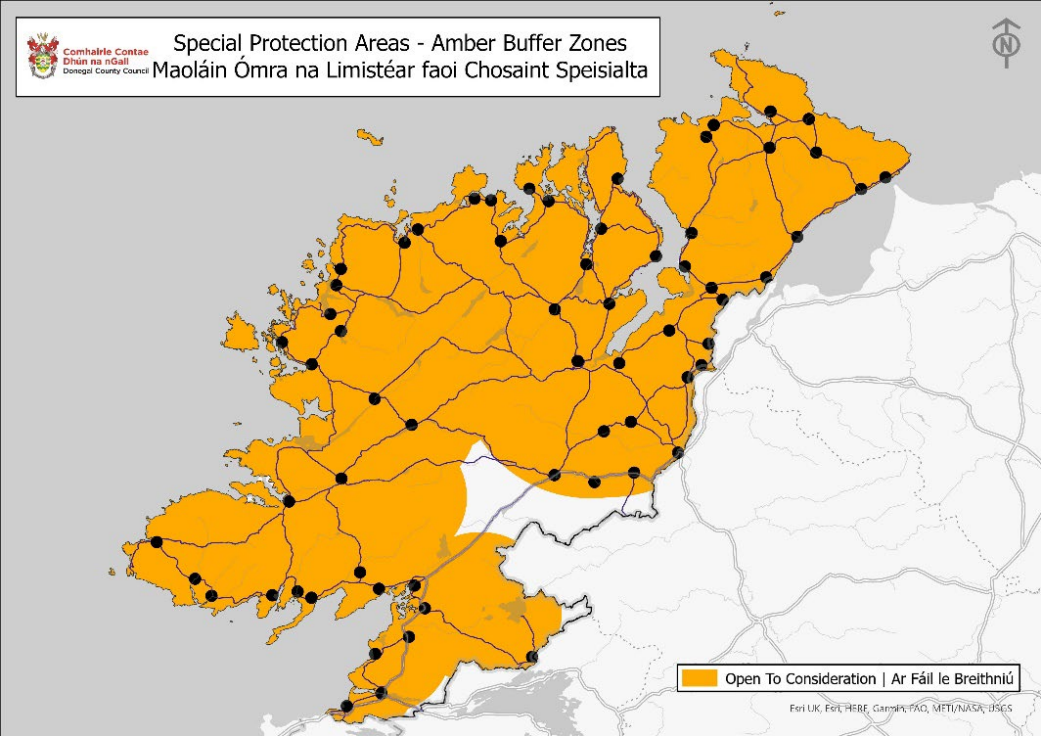
Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
18	<p>High Status Objective Water Bodies are coastal, transitional, river and lake water bodies that have been identified as having a pristine or high status objective under the Water Framework Directive and the River Basin Management Plan 2018-2021 (RMBP). The RMBP sets out the targets and measures to meet the objectives of the WFD including the protection and restoration of these waterbodies.</p>	

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
19	<p>A significant amount of the land cover of the County is Peat Bog, the majority of which are in upland areas, as identified on this map. Whilst the most substantive parts of this resource are contained within Natura 2000 sites, other more localized, smaller-scale sites are to be found around the County within broader peat bog areas. Peat is an important carbon sink, and an important wetland ecosystem and natural habitat. The National Peatlands Strategy 2015 gives direction on peatland management to 2025 and the Draft Wind Energy Guidelines (Appendix 4) sets out detailed best practice for development on peatlands. Objective NH-O-11 of the CDP 2018-2024 also relates to the management and conservation of peatlands.</p>	

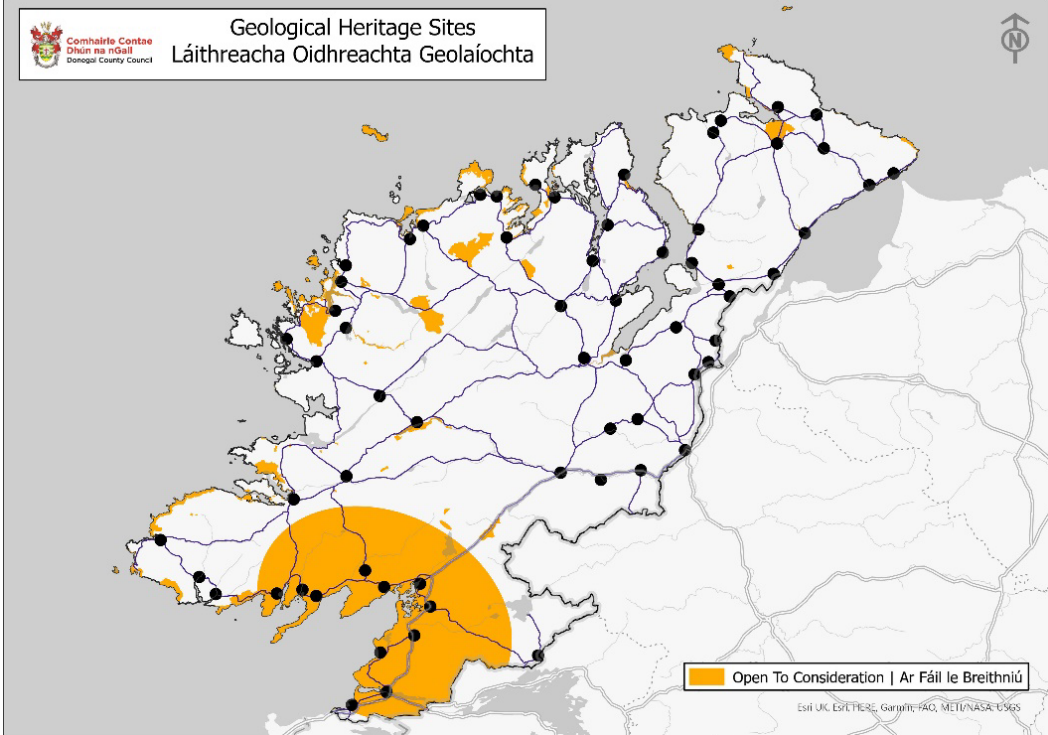
Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
20	<p>Scenic Amenity Map 7.1.1 of the CDP identifies three landscape designations for the County. The middle ranked of these is 'Areas of High Scenic Amenity' (HSA). These areas are identified as "landscapes of significant aesthetic, cultural, heritage and environmental quality that are unique to their locality and are a fundamental element of the landscape and identity of County Donegal. The CDP describes these areas as having: the capacity to absorb sensitively located development of a scale, design and use that will enable assimilation into the receiving landscape and which does not detract from the quality of the landscape. Thus it follows that windfarm developments may present challenges in terms of visual impact.</p>	 <p>The image is a map of County Donegal, Ireland, titled 'High Scenic Amenity Ard-Scéimh'. It shows various areas shaded in orange, representing 'Open To Consideration Ar Fáil le Breithniú'. The map includes a legend, a north arrow, and the Donegal County Council logo. The map shows various orange-shaded regions across the county, with black dots indicating specific locations.</p>

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
21	<p>Specialist ecological consultants procured for this Variation project advised that it would be good practice to define specific, tailored buffer zones around all of the Natura 2000 sites within the County and adjoining authorities inclusive of trans-boundary sites. Each buffer has been identified having regard to the qualifying interests of the (pertaining) Natura site and the characteristics of the adjoining grounds and their importance for the designated area in terms of habitat and species. This image illustrates the extent of SAC buffers within the Republic of Ireland.</p>	<p>The map displays the geographical layout of Donegal County, Ireland, with Special Areas of Conservation (SAC) highlighted in orange. Black dots are scattered across the county, representing Natura 2000 sites. A network of lines, likely roads or rivers, is overlaid on the map. The title of the map is 'Special Areas of Conservation - Amber Buffer Zones' in English and 'Maoláin Ómra na Limistéar faoi Chaomhnú Speisialta' in Irish. The Donegal County Council logo is in the top left, and a north arrow is in the top right. A legend in the bottom right indicates 'Open To Consideration Ar Fáil le Breithniú' with an orange square. At the bottom right, there is a small text credit: 'Esri UK, Esri, HERE, Garmin, FAO, METI/NASA, USGS'.</p>

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
22	<p>Specialist ecological consultants advised that it would be good practice to define specific, tailored buffer zones around all of the Natura 2000 sites within the County and adjoining authorities inclusive of trans-boundary sites. Each buffer has been identified having regard to the qualifying interests of the (pertaining) Natura site and the characteristics of the adjoining grounds and their importance for the designated area in terms of habitat and species. This image illustrates the extent of the buffers of Northern Ireland SACs that fall within the jurisdiction of Donegal County Council.</p>	

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
23	<p>Specialist ecological consultants advised that it would be good practice to define specific, tailored buffer zones around all of the Natura 2000 sites within the County and adjoining authorities inclusive of trans-boundary sites. Each buffer has been identified having regard to the qualifying interests of the (pertaining) Natura site and the characteristics of the adjoining grounds and their importance for the designated area in terms of habitat and species. This image illustrates the extent of SPA buffers within the Republic of Ireland.</p>	

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
24	<p>Specialist ecological consultants advised that it would be good practice to define specific, tailored buffer zones around all of the Natura 2000 sites within the County and adjoining authorities inclusive of trans-boundary sites. Each buffer has been identified having regard to the qualifying interests of the (pertaining) Natura site and the characteristics of the adjoining grounds and their importance for the designated area in terms of habitat and species. This image illustrates the extent of the buffers of Northern Ireland SPAs that fall within the jurisdiction of Donegal County Council.</p>	<p>The map displays the county of Donegal with various Natura 2000 sites marked by black dots. Orange shaded areas represent the Amber Buffer Zones for Northern Ireland Special Protection Areas (SPAs) that fall within the jurisdiction of Donegal County Council. The map includes a title in both English and Irish: 'Special Protection Areas - Amber Buffer Zones Relating to Northern Ireland' and 'Maoláin Ómra na Limistéar faoi Chosaint Speisialta a bhaineann le Tuaisceart Éireann'. A logo for 'Comhairle Contae Dhún na nGall Donegal County Council' is present in the top left. A north arrow is in the top right. A legend in the bottom right indicates 'Open To Consideration Ar Fáil le Breithniú'. Source text at the bottom right reads 'Eiri UK, Eiri HERE, Comhairle FAO, MET/NASA-USGS'.</p>

Ref	Brief Description of Spatial Data	Image of Spatial Data Layer
25	<p>County Geological Sites (CGS) have been identified in the Geological Heritage Audit of Donegal, 2019 (prepared By Geological Survey Ireland and supported by the Heritage Council and Donegal County Council). The Audit identifies a total of 102 CGS, 22 of which have been recommended as NHAs. The CGSs identified are the most important geological sites in the County, and some are identified as having national importance.</p>	 <p>The map displays the geographical distribution of Geological Heritage Sites in Donegal County. A prominent orange-shaded region in the south is designated as 'Open To Consideration Ar Fáil le Breithniú'. Numerous black dots are scattered across the county, representing individual geological sites. The map also shows the county's road network and a north arrow in the top right corner.</p>

9.2(b) Proposed Material Alterations (Mapping)

Amend Map 9.2.1 'Wind Energy' as per the items listed in the table below (refer also to separate **Map 9.2.1: 'Wind Energy' Proposed Material Alterations**).

Map 9.2.1: 'Wind Energy' Proposed Material Alterations

MA Ref.	Material Alteration
9.2(b).1	Amend designation of lands at Mulmosog/Altnagapple, Ardara from 'Not Normally Permissible' to ' Open to Consideration '
9.2(b).2	Amend designation of lands at Cronalaght, Gweedore (existing windfarm of 13 turbines) from 'Not Normally Permissible' and 'Open to Consideration' to ' Acceptable in Principle '.
9.2(b).3	Amend designation of lands at Clare, Redcastle from 'Not Normally Permissible' to ' Open to Consideration ' [please also refer to PMA 11.2(b).3]

Chapter 10 – Tourism

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
10.1	a) 10.2 'Policy and Trends'; and b) 'Policies'	<p>a) Insert new sub-section on Festivals and Events:</p> <p>Festivals are key motivators for local, domestic and international consumers, as they increase both dwell time and economic impact. Festivals also play a significant role in animating destinations, and whilst smaller festivals may not be the single reason why visitors travel to a location, they can be a significant contributor to their enjoyment of their holiday experience as they create vibrancy and 'something to do' as part of their stay. Festivals in Donegal play a key role in particular with the county benefiting from funding through the Regional Festival Fund and also having four nationally-funded festivals.</p> <p>b) Insert new Policy TOU-P-xx: Support and promote existing festivals and sporting events to increase the cultural, heritage and lifestyle profile of the county, and, where appropriate, promote and facilitate the development of new festivals and events, subject to compliance with other relevant provisions of this Plan.</p>
10.2	a) 10.2 'Policy and Trends'; and b) 'Policies'	<p>a) Insert a new sub-section on 'Destination and Experience Development Plans':</p> <p>Failte Ireland advises that the key to unlocking the growth potential of an area is the development of experiences that will motivate potential visitors to firstly visit there and secondly to dwell in the area. These new experiences are less concerned with visitors passively seeing or doing things; they encourage visitors to immerse themselves actively in the locale, interacting with people, engaging the senses, and learning the history and stories of the places. Fáilte Ireland's response to this challenge has been the creation of a framework to develop and deliver 'Destination and Experience Development Plans' along with strengthening Destination towns. This approach identifies the key assets of an area and provides a framework to present the experiences and stories of that area in a way that visitors can readily and easily understand. It clearly identifies</p>

MA Ref.	Section in Chapter	Material Alteration
		<p>tangible actions and a process for businesses to shape their respective tourist experience(s) in line with the overall experience brand proposition and the key motivating themes for their area. There is a total of 16 no. DEDPs in the Wild Atlantic Way region with a number of plans either in progress or at the plan implementation stage. The Wild Atlantic Way Tourism Development Strategy 2023-2027 notes that DEDPs will be implemented for the Inishowen Peninsula, West Donegal & the Islands and for South Donegal.</p> <p>b) Insert new Policy TOU-P-xx: To support Failte Ireland in the development of 'Destination and Experience Development Plans' for the Inishowen Peninsula, West Donegal & the Islands and for South Donegal.</p>
10.3	Policies	<p>Insert New Policy TOU-P-xx: To support and protect the built heritage assets that are the focus for tourism development to promote heritage led economic growth and regeneration whilst not adversely detracting from the built heritage assets or their setting. Any proposals shall respect features of the special architectural and historic character by appropriate design, materials, scale, and setting.</p>

Chapter 11. - Natural and Built Heritage

Section 11.1 Biodiversity

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
11.1.1	'Objectives'	<p>Insert new objective: BIO-O-xx: To have regard to the objectives of any extant National Biodiversity Action Plan and National Peatlands Strategy in all aspects of the sustainable development of the county.</p>
11.1.2	'Policies'	<p>Amend Policy BIO-P-1: To require all developments to comply with the requirements of the EU Habitats Directive and EU Birds Directive, including that development proposals:</p> <ol style="list-style-type: none"> Do not adversely affect the integrity of any European/Natura 2000 site i.e.. Special Areas of Conservation and Special Protection Areas) including effects on ex-situ but functionally linked habitats and species (e.g. Pearl Mussel) save where a plan must be carried out for imperative reasons of overriding public interest (IROPI). Provide for the protection of animal and plant species listed in Annex IV of the EU Habitats Directive and the Flora Protection Order. Manage Protect and enhance features of the landscape (such as rivers, riverbanks, field boundaries, ponds and small woods) which are of major importance for wild fauna and flora and the ecological coherence of the Natura 2000 network.
11.1.3	'Policies'	<p>Amend Policy BIO-P-2: Ensure that all developments seek to conserve/protect the qualifying interests of Ramsar Sites, Nature Reserves, Natural Heritage Areas (NHA), proposed Natural Heritage Areas (pNHA), and any species protected under the Wildlife Act save to the extent necessary to provide for strategic infrastructure projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways, subject to such projects being in accordance with all relevant statutory and regulatory provisions. Otherwise, where no statutory or regulatory provisions apply this policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of such projects.</p>

MA Ref.	Section in Chapter	Material Alteration
11.1.4	Policies	<p>Amend Policy BIO-P-3: Save to the extent necessary to provide for strategic infrastructure projects including the TEN-T Priority Route Improvement Project, Donegal, it is the policy of the Council to:</p> <ol style="list-style-type: none"> a. Protect, where justified, features of local biodiversity value (e.g. hedgerows/field boundaries, trees, woodlands, wetlands, water bodies, riverbanks and peatlands) which make a significant contribution to the biodiversity, ecological connectivity, and associated visual amenity and/or rural character of the area. b. Require, where justified, that developments otherwise maximise the retention of and suitably integrate such features. In this regard proposals for the removal of existing roadside hedgerows/field boundaries for new developments in rural areas will only be permitted in so far as is necessary to safeguard public safety and any remaining portion of those features identified above not so required shall be retained. c. Require that development proposals provide biodiversity enhancement measures (e.g. native tree and hedgerow planting, and nature-based water management solutions). d. Require that large-scale developments result in no net biodiversity loss. <p><i>This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of Strategic Infrastructure Projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways.</i></p>

Section 11.2 Landscape

11.2(a) Proposed Material Alterations (Text)

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
11.2(a).1	Policies	Amend Policy L-P-3: To safeguard the scenic context, cultural landscape significance, recreational/tourism amenities, and environmental amenities of the County's coastline from inappropriate development, save for strategic infrastructure provision of overriding regional or national public interest. This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of Strategic Infrastructure Projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways.

11.2(b) Proposed Material Alterations (Mapping)

Amend Map 11.1 'Scenic Amenity' as contained in the table below (Please also refer to 'Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Map 11.1: 'Scenic Amenity' Proposed Material Alterations').

Map 11.1: 'Scenic Amenity' Proposed Material Alterations

MA Ref.	Material Alteration
11.2(b).1	Amend designation of lands at Rosguill Peninsula from 'Especially High Scenic Amenity' to ' High Scenic Amenity '.
11.2(b).2	Amend designation of lands at Dundoan Lower from 'Especially High Scenic Amenity' to ' High Scenic Amenity '.
11.2(b).3	Amend designation of lands at Clare, Redcastle from 'Especially High Scenic Amenity' (EHSA) to ' High Scenic Amenity (HSA) '. [please also refer to PMA 9.2(b).3]

Section 11.3 Built and Architectural Conservation

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
11.3.1	11.3.1 Introduction/Objectives (General)	Amend Objective AH-O-2: Promote the sustainable and sensitive re-use of the existing built heritage as a positive response to climate change, and promote the circular economy and climate mitigation and adaptation through proper maintenance, repair and appropriate retrofitting, adaptative re-use and regeneration employing best conservation practice. This objective will be pursued on a collaborative and integrated basis in partnership with all relevant stakeholders and through all available funding mechanisms.
11.3.2	11.3.1 Introduction/Policies (General)	Insert new Policy AH-P-xx: <ul style="list-style-type: none"> Promote the maintenance and appropriate re-use of the existing buildings stock of buildings with architectural merit as a more sustainable option to their demolition and replacement' Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built historic structures are sensitive to traditional construction methods, employ best practice and use appropriate materials and methods that will not have a detrimental impact on the material, functioning or character of the building.
11.3.3	11.3.1 Introduction/Policies (General)	Insert new Policy AH-P-XX: Preserve, protect and enhance the special built character and functions of the 'Heritage Towns' of Ardara, Ballyshannon, Moville, Ramelton and Raphoe.
11.3.4	11.3.1 Introduction/Policies (General)	Insert New Policy AH-P-3 <ul style="list-style-type: none"> Promote the maintenance and appropriate re-use of the existing buildings stock of buildings with architectural merit as a more sustainable option to their demolition and replacement' Ensure that measures to upgrade the energy efficiency of protected structures and traditionally built historic structures are sensitive to traditional construction methods, employ best practice and use appropriate materials and methods that will not have a detrimental impact on the material, functioning or character of the building.

MA Ref.	Section in Chapter	Material Alteration
11.3.5	11.3.2 Protected Structures/Policies	<p>Amend Policy AH-P-3:</p> <ul style="list-style-type: none"> a. Protect all structures or parts of structures on the RPS to include protection of the curtilage, attendant grounds; and, b. Require that development proposals directly affecting structures on the RPS are appropriate in terms of architectural treatment, character, scale, and form to the existing protected structure and not detrimental to the special character and integrity of the protected structure and its setting save to the extent necessary to provide for strategic infrastructure projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal, the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways, subject to such projects being in accordance with all relevant statutory and regulatory provisions.
11.3.6	11.3.4 National Inventory of Architectural Heritage Structures (NIAH)/Policies	<p>Amend Policy AH-P-7: Require that development of structures on the NIAH including the curtilage, attendant grounds and setting of the structure are appropriate in terms of architectural treatment, character, scale, and form, and is not detrimental to the special character and integrity of the structure and its setting, save to the extent necessary to provide for strategic infrastructure projects including but not restricted to the TEN-T Priority Route Improvement Project, Donegal- the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways. This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of said projects.</p>
11.3.7	11.3.4 National Inventory of Architectural Heritage Structures (NIAH)/Policies	<p>Amend Policy AH-P-8: Ensure high quality architectural design of all new development relating to or which may impact on NIAH structures (and their setting) save to the extent necessary to provide for strategic infrastructure projects including but not restricted to the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways. This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of said projects.</p>
11.3.8	11.3.5 Vernacular Architecture/Policies	<p>Amend Policy AH-P-9: Seek to protect, conserve and preserve vernacular structures and enhance the established character, forms, material features, and settings of vernacular buildings that are considered to be intrinsic elements of the character of a place, save to the extent necessary to provide for strategic infrastructure projects including, but not restricted to, the TEN-T Priority Route</p>

MA Ref.	Section in Chapter	Material Alteration
		<p>Improvement Project, Donegal, the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways., including:</p> <ol style="list-style-type: none"> Vernacular and traditional style farmhouse buildings including Clachans and local authority labourer’s cottages. Vernacular buildings, groupings of buildings on Donegal’s Islands. Historic thatch structures as a key component of the built heritage of the county. <p>This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of said projects.</p>

Section 11.4 Archaeological Heritage

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration
11.4.1	'Policies'	<p>Amend Policy AYH-P-1: Save to the extent necessary to allow for the provision of strategic infrastructure projects including in particular the TEN-T Priority Route Improvement Project, Donegal:</p> <p>a. Conserve and protect all forms of archaeological heritage including:</p> <ul style="list-style-type: none"> i. National Monuments, ii. Structures on the Record of Historic Monuments (RHM), iii. the Record of Monuments and Places (RMP) iv. Sites and Monument Record (SMR), v. Historic Graveyards and environs, vi. Historic Towns, vii. Historic battlefield sites, viii. Unrecorded archaeology ix. Industrial and post-medieval archaeology; x. Underwater archaeology and xi. The settings of such heritage <p>in accordance with the publication Framework and Principles for the Protection of Archaeological Heritage (DoAHGI 1999); and</p> <p>b. Conserve and Protect Zones of Archaeological Protection located in Urban areas of Ballyshannon, Donegal Town, Killybegs, Lifford, Ramelton, Rathmullan and St. Johnston as identified in the Record of Monuments and Places including requiring the carrying out of archaeological assessment prior to the granting of permission and the imposition of archaeological monitoring planning conditions. requiring the carrying out of an archaeological assessment prior to the granting of permission and the undertaking of additional archaeological mitigation where required (e.g. more extensive testing, excavation or licensed archaeological monitoring) to inform the planning application or, if appropriate, the imposition of similar archaeological mitigation (more extensive testing, excavation or licensed archaeological monitoring) as conditions of planning.</p> <p>The policy will be implemented save to the extent necessary to provide for strategic infrastructure projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Bunrana Inner relief Road and Greenways, subject to</p>

MA Ref.	Section in Chapter	Material Alteration
		such projects being in accordance with all relevant statutory and regulatory provisions or where no statutory or regulatory provisions apply in so far as the policy provisions can be practicably and reasonably achieved within the context of such projects.
11.4.2	'Policies'	<p>Amend Policy AYH-P-2: Save to the extent necessary to allow for the provision of strategic infrastructure projects including in particular the TEN-T Priority Route Improvement Project, Donegal, pProtect existing access to, and facilitate appropriate new public access, informational and visitor infrastructure for, archaeological heritage (including signage, parking, pedestrian access, commemorative memorials, and interpretative facilities) where such development would not be detrimental to the character or setting of said heritage where statutory consent has been obtained from the National Monuments Service and where the development would not otherwise negatively impact on traffic safety, local residential amenities, natural environment or the visual or scenic amenities of the area. This policy will be implemented by the Council in so far as same can be practicably and reasonably achieved within the context of Strategic Infrastructure Projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways.</p>
11.4.3	'Policies'	<p>Amend Policy AYH-P-3: Save to the extent necessary to allow for the provision of strategic infrastructure projects including in particular the TEN-T Priority Route Improvement Project, Donegal, eEnsure that development proposals affecting archaeological heritage sites shall:</p> <ol style="list-style-type: none"> a. Sensitively incorporate archaeological heritage Preserved In Situ in a manner which is compatible with the protection and proper management of such heritage and its setting including adequate safeguards from damage/vandalism and for public safety and suitable informational signage. b. Be accompanied by a long-term management plan that incorporates appropriate protections for the heritage site. c. Provide appropriate informational signage regarding any archaeological heritage which has been identified and Preserved by Record during the course of construction to an agreed standard with Donegal County Council and the National Monuments Service. <p>The policy will be implemented save to the extent necessary to provide for strategic infrastructure projects including, but not restricted to, the TEN-T Priority Route Improvement Project, Donegal the Bridgend to County border project scheme, the Buncrana Inner relief Road and Greenways subject to such projects being in accordance with all relevant statutory and regulatory provisions or where no</p>

MA Ref.	Section in Chapter	Material Alteration
		<p>statutory or regulatory provision applies in so far as the policy provisions can be practicably and reasonably achieved within the context of such projects.</p>

Chapter 13 – An Ghaeltacht

(existing text in black; new text in blue; text to be deleted in strikethrough)


MA Ref.	Section in Chapter	Material Alteration
13.1	'Policies'	<p>Amend Policy GAE-P-2: (existing text in black; new text in blue; text to be deleted in strikethrough)</p> <p>a. Impose a language condition on any planning permission for multiple residential development of 2 more dwellings in the Gaeltacht requiring that the proportion of units to be occupied by Irish speakers equates to the proportion of Irish speakers within the subject DED (based on the latest available census data) subject to a minimum of 20% 66% rounded up to the nearest whole number of units where necessary. A language condition shall be applied to all applicable units for a duration of 15 years from the date of the first occupancy of the unit.</p> <p>b. Require Language Impact Assessments for Multiple Residential Developments within Gaeltacht areas of 10 or more dwellings in all cases, and less than 10 dwellings where there is potential for a significant impact on the Irish language in the area, in accordance the associated technical standards of this Plan.</p>


Chapter 15 – Public Rights of Way


(existing text in black; new text in blue; text to be deleted in strikethrough)


MA Ref.	Section in Chapter	Material Alteration
15.1	15.1 Introduction	<p>Amend text:</p> <p>Public rights of way are an important recreational amenity for local people and visitors and their enjoyment of landscapes, as well as providing linkages to amenities such as shore fronts, lakes and forests. The Council recognise the importance of protecting existing public rights of way which often provide important access to recreational resources, the integrity of which should be protected. It is a requirement of the Planning & Development Act 2000 (as amended) to include an objective for the preservation of public rights of way. The identification on maps and listing of such public rights of way is a further requirement of the Act. The Planning Authority has reviewed the data available to it on this matter and, as a result, has identified 36 such public rights of way following consultation procedures undertaken in accordance with Section 14 of the aforementioned Act. These routes are listed in Table 15.1 below, together with a map identifying the route in each case. These routes shall be subject to Objective PROW-O-1 and Policy PROW-P-1 below. is currently reviewing the data available to it on this matter with a view to presenting detailed information as a Material Alteration to the Plan later in the process.</p> <p>Table 15.1: Public Rights of Way</p> <p>(To be populated with those public rights of way included in final adopted Plan.)</p>


Inishowen MD Area


MA Ref.	Section in Chapter	Material Alteration
15.I1	15.1 Introduction	<p>Include 'Ballynarry Beach in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.I1 Proposed Public Right of Way: Ballynarry Beach</p>  <p>The map shows an aerial view of a coastal area with green fields and a sandy beach. A red line indicates the proposed public right of way along the beach. A compass rose is in the top left, and the Donegal County Council logo and legend are in the bottom left. The legend shows a red square labeled 'Right of Way'.</p>


MA Ref.	Section in Chapter	Material Alteration
15.I2	15.1 Introduction	<p data-bbox="709 266 1793 298">Include 'Culdaff Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="716 326 1875 412" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 331 1869 358">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1073 358 1518 383">Proposed Material Alteration No. 15.I2</p> <p data-bbox="1026 383 1564 410">Proposed Public Right of Way: Culdaff Beach</p> </div>  <p data-bbox="722 1013 852 1057">Comhairle Contae Dhúna na nGall Donegal County Council</p> <p data-bbox="722 1073 852 1117">Legend Right of Way</p>


MA Ref.	Section in Chapter	Material Alteration
15.I3	15.1 Introduction	<p data-bbox="709 266 1797 297">Include 'Dunree Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1875 418" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="720 329 1864 360">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 360 1518 383">Proposed Material Alteration No. 15.I3</p> <p data-bbox="1020 383 1564 410">Proposed Public Right of Way: Dunree Beach</p> </div>  <p data-bbox="720 995 852 1044">Comhairle Contae Dhúin na nGall Donegal County Council</p> <p data-bbox="720 1060 831 1081">Legend</p> <p data-bbox="720 1081 831 1102">Right of Way</p> <p data-bbox="852 1105 1157 1122">CYA50338216 © National Mapping Division of Ireland</p>

MA Ref.	Section in Chapter	Material Alteration
15.14	15.1 Introduction	<p data-bbox="709 266 1843 297">Include 'Glenburnie Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1885 412" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="724 328 1871 406">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.14 Proposed Public Right of Way: Glenburnie Beach</p> </div>  <p data-bbox="724 1013 850 1055">Comhairle Contae Dhúna na nGall Donegal County Council</p> <p data-bbox="724 1068 850 1117">Legend Right of Way</p> <p data-bbox="850 1117 1885 1140"><small>© 2024. Aerial imagery from Google Earth. All rights reserved. 2024. Donegal County Council. All other rights reserved. This map is for informational purposes only. It is not intended to be used for legal or financial purposes. For more information, please contact the Donegal County Council. 2024. Donegal County Council. All other rights reserved. This map is for informational purposes only. It is not intended to be used for legal or financial purposes. For more information, please contact the Donegal County Council. 2024.</small></p>




MA Ref.	Section in Chapter	Material Alteration
15.I5	15.1 Introduction	<p data-bbox="709 266 1793 297">Include 'Leckon Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 323 1892 423" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 332 1879 363">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1073 363 1528 391">Proposed Material Alteration No. 15.I5</p> <p data-bbox="1026 391 1575 418">Proposed Public Right of Way: Leckon Beach</p> </div>  <p data-bbox="722 1013 848 1062">Comhairle Contae Dhán na nGall Donegal County Council</p> <p data-bbox="722 1073 848 1122">Legend Right of Way</p>


MA Ref.	Section in Chapter	Material Alteration
15.I6	15.1 Introduction	<p data-bbox="709 266 1793 297">Include 'Leenan Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 323 1885 423" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.I6 Proposed Public Right of Way: Leenan Beach</p> </div> 




MA Ref.	Section in Chapter	Material Alteration
15.17	15.1 Introduction	<p data-bbox="709 266 1843 298">Include 'Sweet Nellies Bay' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1885 418" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="720 331 1875 363">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1073 363 1522 396">Proposed Material Alteration No. 15.17</p> <p data-bbox="1003 396 1591 428">Proposed Public Right of Way: Sweet Nellies Bay</p> </div>  <p data-bbox="720 1019 846 1060">Comhairle Contae Dhún na nGall Donegal County Council</p> <p data-bbox="720 1076 835 1125">Legend Right of Way</p>


MA Ref.	Section in Chapter	Material Alteration
15.18	15.1 Introduction	<p data-bbox="709 266 1793 293">Include 'Tullagh Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 326 1887 415" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 331 1875 358">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1073 358 1524 383">Proposed Material Alteration No. 15.18</p> <p data-bbox="1026 383 1570 410">Proposed Public Right of Way: Tullagh Beach</p> </div>  <p data-bbox="722 1013 848 1057">Comhairle Contae Dhú na nGall Donegal County Council</p> <p data-bbox="722 1073 793 1094">Legend</p> <p data-bbox="722 1101 837 1117">Right of Way</p> <p data-bbox="856 1127 1163 1141">CYAL50338219 © National Mapping Division of Tairte Eirsann.</p>


Letterkenny MD Area


MA Ref.	Section in Chapter	Material Alteration
15.L1	15.1 Introduction	<p data-bbox="709 477 1829 508">Include 'Downings Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 532 1885 630" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 540 1873 571">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1073 571 1522 594">Proposed Material Alteration No. 15.L1</p> <p data-bbox="1014 594 1581 621">Proposed Public Right of Way: Downings Beach</p> </div>  <p data-bbox="722 1224 852 1279">  Comhairle Contae Donegal County Council </p> <p data-bbox="722 1287 852 1333"> Legend  Right of Way </p> <p data-bbox="856 1328 1766 1360"> <small>Ordnance Survey Ireland data registered under OS Licence Number 202202-CC-MA/Donegal County Council. Unauthorised reproduction infringes Ordnance Survey (Irish) and Government of Ireland copyright. Ordnance Survey Ireland, 2023. Donegal County Council, 2023. Bunais ar chuid Meitheamhach Úrthara Éireann a bhfuil ceadúnas ón Údarás Chonaidh SÍE, 2023/02/CC-MA Comhairle Contae (Dún na nGall). Níl ábairt é seo a áiríodh ón Údarás, áiríodh sé ó chuidheoir Meitheamhach Úrthara Éireann agus Meitheamhach Úrthara Éireann, 2023. Comhairle Contae (Dún na nGall), 2023.</small> </p>


MA Ref.	Section in Chapter	Material Alteration
15.L2	15.1 Introduction	<p>Include 'Centre of Ballyhiernan Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 358 1885 456" style="border: 1px solid black; background-color: #e0ffe0; padding: 5px; text-align: center;"> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L2 Proposed Public Right of Way: Centre of Ballyhiernan Beach</p> </div>  <p>Comhairle Contae Dhá na nGall Donegal County Council</p> <p>Legend Right of Way</p> <p><small>Orthophoto Survey based (digitized) under O.S. Licence Number J12019/01. MA Donegal County Council. Unauthorised reproduction of this map is prohibited. Survey based on copyright of Ireland's Ordnance Survey Ireland, 2023. Donegal County Council, 2023. This is the Draft Development Plan for Donegal 2024-2030. It is subject to the provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended). Donegal County Council, 2023.</small></p>


MA Ref.	Section in Chapter	Material Alteration
15.L3	15.1 Introduction	<p data-bbox="709 266 1885 331">Include 'East of Ballyhiernan Beach in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 363 1902 451" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 370 1885 396">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1079 399 1541 425">Proposed Material Alteration No. 15.L3</p> <p data-bbox="957 428 1663 454">Proposed Public Right of Way: East of Ballyhiernan Beach</p> </div>  <div data-bbox="722 1036 873 1101" style="border: 1px solid black; padding: 2px;">  <p data-bbox="764 1058 873 1101">Comhairle Contae Dhú na nGall Donegal County Council</p> </div> <div data-bbox="722 1117 873 1182" style="border: 1px solid black; padding: 2px;"> <p data-bbox="722 1123 802 1140">Legend</p> <p data-bbox="722 1149 873 1182"> Right of Way</p> </div> <div data-bbox="1549 831 1902 896" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="1604 847 1848 889">East of Ballyhiernan Beach Insert map.</p> </div>


MA Ref.	Section in Chapter	Material Alteration
15.L4	15.1 Introduction	<p data-bbox="695 264 1829 329">Include 'West side of Ballyhiernan Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="695 358 1879 451" style="background-color: #e0ffe0; padding: 5px;"><p data-bbox="722 363 1864 446" style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L4 Proposed Public Right of Way: West Side of Ballyhiernan Beach</p></div>  <p data-bbox="722 1040 852 1084">Comhairle Contae Dhán na nGall Donegal County Council</p> <p data-bbox="722 1101 852 1144">Legend ■ Right of Way</p>


MA Ref.	Section in Chapter	Material Alteration
15.L5	15.1 Introduction	<p data-bbox="695 264 1787 329">Include 'North End of Kinnegar Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="695 358 1885 459" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 367 1864 394">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 396 1524 423">Proposed Material Alteration No. 15.L5</p> <p data-bbox="938 423 1652 451">Proposed Public Right of Way: North End of Kinnegar Beach</p> </div> 

MA Ref.	Section in Chapter	Material Alteration
15.L6	15.1 Introduction	<p>Include 'South End of Kinnegar Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L6 Proposed Public Right of Way: South End of Kinnegar Beach</p> 


MA Ref.	Section in Chapter	Material Alteration
15.L7	15.1 Introduction	<p>Include 'North End of Stocker Strand' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 358 1885 444" style="background-color: #e0ffe0; padding: 5px; border: 1px solid black; text-align: center;"> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L7 Proposed Public Right of Way: North End of Stocker Strand</p> </div> 

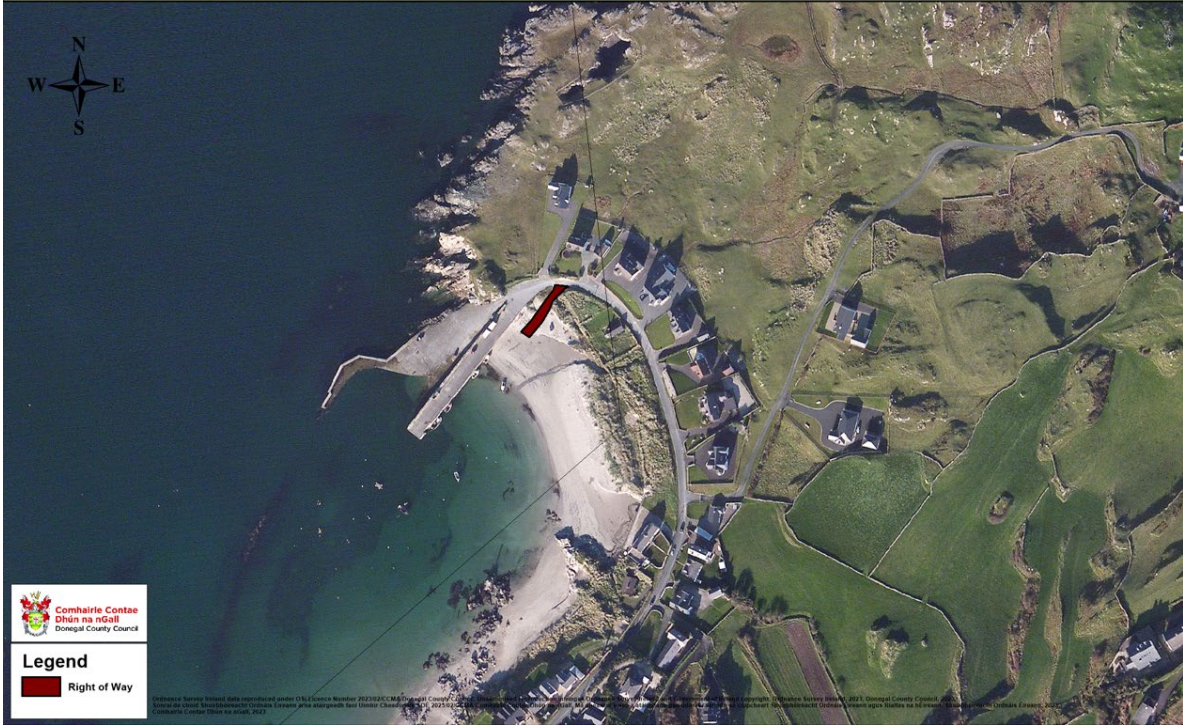
MA Ref.	Section in Chapter	Material Alteration
15.L8	15.1 Introduction	<p data-bbox="709 266 1902 331">Include ‘South End of Stocker Strand’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div data-bbox="709 358 1885 461" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 368 1873 396">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 396 1528 423">Proposed Material Alteration No. 15.L8</p> <p data-bbox="942 423 1652 451">Proposed Public Right of Way: South End of Stocker Strand</p> </div>  <p data-bbox="722 1040 852 1089">Comhairle Contae Dhán na nGall Donegal County Council</p> <p data-bbox="722 1101 800 1122">Legend</p> <p data-bbox="722 1127 842 1148">Right of Way</p> <p data-bbox="856 1154 1163 1170">CYAL50338216 © National Mapping Division of Teitíe Síreann.</p>


MA Ref.	Section in Chapter	Material Alteration
15.L9	15.1 Introduction	<p data-bbox="695 264 1848 297">Include 'Trafaghboy Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="730 350 1887 1159" style="border: 1px solid black; padding: 5px;"> <p data-bbox="747 358 1871 440" style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L9 Proposed Public Right of Way: Trafaghboy Beach</p>  <p data-bbox="747 1024 867 1073">Comhairle Contae Dhúna na nGall Donegal County Council</p> <p data-bbox="747 1089 867 1138">Legend Right of Way</p> <p data-bbox="873 1138 1178 1154">CYAL50338216 © National Mapping Division of Tallinn, Eireann</p> </div>


MA Ref.	Section in Chapter	Material Alteration
15.L10	15.1 Introduction	<p data-bbox="709 266 1812 297">Include 'Tramore Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1885 418" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.L10 Proposed Public Right of Way: Tramore Beach</p> </div> 




Glenties MD Area


MA Ref.	Section in Chapter	Material Alteration
15.G1	15.1 Introduction	<p>Include 'Arlands Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G1 Proposed Public Right of Way: Arlands Beach</p> 

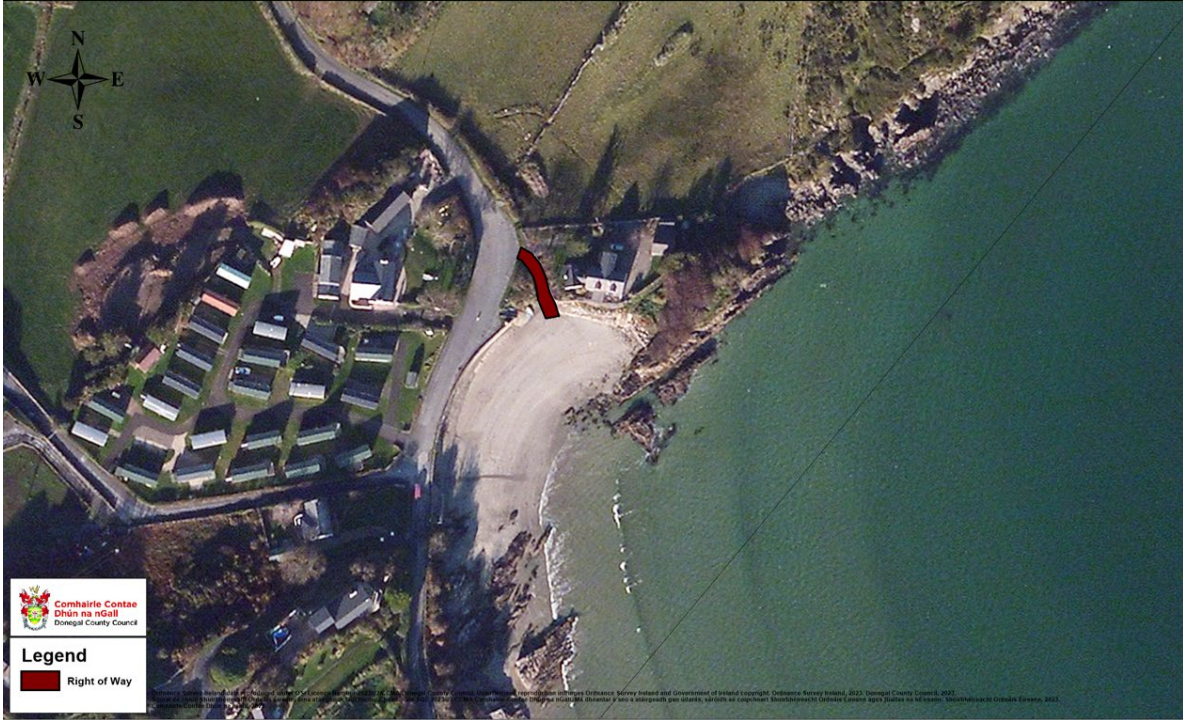
MA Ref.	Section in Chapter	Material Alteration
15.G2	15.1 Introduction	<p data-bbox="709 266 1808 297">Include 'Breaghy Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1885 418" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 329 1873 360">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 360 1528 383">Proposed Material Alteration No. 15.G2</p> <p data-bbox="1020 383 1575 414">Proposed Public Right of Way: Breaghy Beach</p> </div> 


MA Ref.	Section in Chapter	Material Alteration
15.G3	15.1 Introduction	<p data-bbox="709 266 1881 298">Include 'Castlegoland Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1881 415" style="background-color: #e0ffe0; padding: 5px;"> <p data-bbox="722 331 1869 363">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 363 1524 396">Proposed Material Alteration No. 15.G3</p> <p data-bbox="991 396 1600 428">Proposed Public Right of Way: Castlegoland Beach</p> </div>  <p data-bbox="722 1013 848 1062">Comhairle Contae Cúirt na nGall Donegal County Council</p> <p data-bbox="722 1068 848 1117">Legend Right of Way</p> <p data-bbox="856 1117 1163 1133">CYAL50338216 © National Mapping Division of Talte Éireann</p>




MA Ref.	Section in Chapter	Material Alteration
15.G4	15.1 Introduction	<p data-bbox="709 266 1787 297">Include 'Dooley Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1892 418" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 331 1879 362">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 362 1535 393">Proposed Material Alteration No. 15.G4</p> <p data-bbox="1031 393 1570 423">Proposed Public Right of Way: Dooley Beach</p> </div> 


MA Ref.	Section in Chapter	Material Alteration
15.G5	15.1 Introduction	<p data-bbox="709 266 1902 297">Include 'Doey Magheraroarty' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1892 412" style="background-color: #e0f0e0; padding: 5px;"> <p data-bbox="722 326 1879 407">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G5 Proposed Public Right of Way: Doey Magheraroarty</p> </div>  <p data-bbox="722 992 877 1052">  Comhairle Contae Dhú na nGall Donegal County Council </p> <p data-bbox="722 1068 877 1117"> Legend  Right of Way </p>


MA Ref.	Section in Chapter	Material Alteration
15.G6	15.1 Introduction	<p data-bbox="709 266 1864 297">Include 'Dunfanaghy Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1881 415" style="background-color: #e0ffe0; padding: 5px;"> <p data-bbox="716 326 1875 410">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G6 Proposed Public Right of Way: Dunfanaghy Beach</p> </div> 


MA Ref.	Section in Chapter	Material Alteration
15.G7	15.1 Introduction	<p data-bbox="709 266 1843 298">Include 'Marble Hill Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 326 1885 423" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="724 334 1871 363">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1073 363 1522 391">Proposed Material Alteration No. 15.G7</p> <p data-bbox="1010 391 1585 418">Proposed Public Right of Way: Marble Hill Beach</p> </div> 


MA Ref.	Section in Chapter	Material Alteration
15.G8	15.1 Introduction	<p data-bbox="695 256 1919 300">Include 'Maghera Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="695 300 1919 1421" style="border: 1px solid black; padding: 5px;"> <p data-bbox="695 300 1919 430" style="background-color: #e0ffe0; text-align: center; margin: 0;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G8 Proposed Public Right of Way: Maghera Beach</p>  <p data-bbox="695 430 1919 1421">The map shows an aerial view of a coastal area with a red line tracing the path of the proposed right of way. The area includes fields, some buildings, and a coastline with waves. A north arrow is in the top left, and a legend in the bottom left identifies the red line as 'Right of Way'. The Donegal County Council logo is also present.</p> </div>

MA Ref.	Section in Chapter	Material Alteration
15.G9	15.1 Introduction	<p data-bbox="709 264 1902 297">Include 'Magheraclogher Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="716 321 1881 415" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 329 1875 362">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 362 1528 386">Proposed Material Alteration No. 15.G9</p> <p data-bbox="974 386 1621 410">Proposed Public Right of Way: Magheraclogher Beach</p> </div>  <p data-bbox="722 1003 852 1052">  Comhairle Contae Dhoire na nGall Donegal County Council </p> <p data-bbox="722 1060 852 1109"> Legend  Right of Way </p> <p data-bbox="856 1101 1881 1133"> <small> This map was reproduced using Ordnance Survey data reproduced under license number 202302/CCMA/Donagail County Council. Unauthorised reproduction infringes Ordnance Survey's copyright and is prohibited. Ordnance Survey is not responsible for any errors or omissions in this map. The copyright in this map is owned by Ordnance Survey. All rights reserved. © Ordnance Survey 2023. </small> </p>




MA Ref.	Section in Chapter	Material Alteration
15.G10	15.1 Introduction	<p data-bbox="709 266 1864 297">Include 'Mullaghderg Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 326 1885 435" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="720 334 1875 365">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1056 365 1539 391">Proposed Material Alteration No. 15.G10</p> <p data-bbox="993 391 1602 418">Proposed Public Right of Way: Mullaghderg Beach</p> </div>  <p data-bbox="720 1008 852 1057">Comhairle Contae Dhúna na nGall Donegal County Council</p> <p data-bbox="720 1068 852 1117">Legend Right of Way</p> <p data-bbox="856 1114 1759 1138"><small>OrthoSat Satellite imagery reproduced under O/S 1 (OrthoSatMap) (2023) © Donegal County Council. The information reproduced on this map is the property of the Survey of Ireland and the Government of Ireland. © Survey of Ireland, 2023. Donegal County Council. All rights reserved. No part of this map may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Donegal County Council. Donegal County Council, 2024.</small></p>


MA Ref.	Section in Chapter	Material Alteration
15.G11	15.1 Introduction	<p data-bbox="709 266 1902 331">Include ‘South of Braade West Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div data-bbox="709 358 1892 456" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 367 1879 394">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1062 394 1539 422">Proposed Material Alteration No. 15.G11</p> <p data-bbox="942 422 1659 449">Proposed Public Right of Way: South of Braade West Beach</p> </div> 


MA Ref.	Section in Chapter	Material Alteration
15.G12	15.1 Introduction	<p data-bbox="709 266 1816 297">Include 'Tradearg Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 323 1885 418" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 332 1873 412">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.G12 Proposed Public Right of Way: Tradearg Beach</p> </div>  <p data-bbox="722 1003 852 1040">Comhairle Contae Dhú na nGall Donegal County Council</p> <p data-bbox="722 1068 852 1117">Legend Right of Way</p>


MA Ref.	Section in Chapter	Material Alteration
15.G13	15.1 Introduction	<p data-bbox="709 264 1850 297">Include 'West Pier, Bunbeg' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 321 1892 415" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 329 1879 362">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1062 362 1539 386">Proposed Material Alteration No. 15.G13</p> <p data-bbox="1010 386 1591 415">Proposed Public Right of Way: West Pier Bunbeg</p> </div>  <p data-bbox="722 1019 848 1060">Comhairle Contae Dhú na nGall Donegal County Council</p> <p data-bbox="722 1073 800 1092">Legend</p> <p data-bbox="722 1101 842 1117">Right of Way</p>




Donegal MD Area

MA Ref.	Section in Chapter	Material Alteration
15.D1	15.1 Introduction	<p data-bbox="716 427 1808 456">Include ‘Fintragh Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <div data-bbox="716 485 1885 581" style="background-color: #e6f2e6; padding: 5px; border: 1px solid black; text-align: center;"> <p data-bbox="758 496 1808 574">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.D1 Proposed Public Right of Way: Fintragh Beach</p> </div>  <p data-bbox="726 1166 850 1219">  Comhairle Contae Dhónn na nGall Donegal County Council </p> <p data-bbox="726 1230 835 1274"> Legend  Right of Way </p> <p data-bbox="863 1276 1759 1300"><small>Reference Survey Ireland Data respectfully under OLS Licence Number 2023/0226/MA/Donagall County Council. Unauthorised reproduction infringes Ordnance Survey Ireland and Government of Ireland copyright. Ordnance Survey Ireland, 2023. Donagall County Council, 2023. Éilísínne Sáirbhíe Éireannúil faoi léiscéirí lícensíúil 2023/0226/MA/Donagall Contae Cúige. Éilísínne Sáirbhíe Éireannúil agus Rialtas Éireannúil. Éilísínne Sáirbhíe Éireannúil agus Rialtas Éireannúil, 2023. Donagall Contae Cúige, 2023.</small></p>

MA Ref.	Section in Chapter	Material Alteration
15.D2	15.1 Introduction	<p data-bbox="709 266 1822 297">Include 'Malinbeg Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="716 326 1885 418" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p data-bbox="722 331 1879 362">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024)</p> <p data-bbox="1066 362 1535 386">Proposed Material Alteration No. 15.D2</p> <p data-bbox="1016 386 1585 414">Proposed Public Right of Way: Malinbeg Beach</p> </div>  <p data-bbox="722 1008 852 1057">Comhairle Contae Dhúil na nGall Donegal County Council</p> <p data-bbox="722 1068 852 1117">Legend Right of Way</p> <p data-bbox="856 1109 1759 1141"><small>Orthophoto Survey Data provided to Donegal County Council under the Freedom of Information Act 2003. All other data is the property of the relevant copyright holder. Donegal County Council, 2024. All other data is the property of the relevant copyright holder. Donegal County Council, 2024. All other data is the property of the relevant copyright holder. Donegal County Council, 2024.</small></p>

MA Ref.	Section in Chapter	Material Alteration
15.D3	15.1 Introduction	<p>Include ‘South End of Rossnowlagh Beach’ in Table 15.1: ‘Public Rights of Way’ and insert the following map:</p> <p style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.D3 Proposed Public Right of Way: South end of Rossnowlagh Beach</p>  <p>The map shows an aerial view of the coastline at Rossnowlagh Beach. A red line is drawn along the edge of the beach, indicating the proposed public right of way. The surrounding area includes green fields, some buildings, and a road network. A north arrow is located in the top left corner of the map area. In the bottom left corner, there is a logo for 'Comhairle Contae Dhán na nGall Donegal County Council' and a legend with a red square labeled 'Right of Way'. Small text at the bottom of the map area provides technical details about the map's source and scale.</p>

MA Ref.	Section in Chapter	Material Alteration
15.D4	15.1 Introduction	<p>Include 'South End of Glencomcille Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 358 1881 461" style="background-color: #e0ffe0; padding: 5px; text-align: center;"> <p>Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.D4 Proposed Public Right of Way: South end of Glencolmkillie Beach</p> </div> 

MA Ref.	Section in Chapter	Material Alteration
15.D5	15.1 Introduction	<p data-bbox="709 264 1881 297">Include 'Tullan Strand Beach' in Table 15.1: 'Public Rights of Way' and insert the following map:</p> <div data-bbox="709 326 1902 428" style="background-color: #e0f0e0; padding: 5px; border: 1px solid black;"> <p data-bbox="730 337 1881 418" style="text-align: center;">Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Proposed Material Alteration No. 15.D5 Proposed Public Right of Way: Tullan Strand Beach</p> </div>  <p data-bbox="730 1024 852 1068">  Comhairle Contae Dhún na nGall Donegal County Council </p> <p data-bbox="730 1081 852 1125"> Legend  Right of Way </p> <p data-bbox="863 1125 1776 1149"><small>Donegal County Council is a public body established under the Local Government Act 2001. It is a body corporate with perpetual succession and the status of a body corporate. It is a body corporate with perpetual succession and the status of a body corporate. It is a body corporate with perpetual succession and the status of a body corporate.</small></p>

Chapter 16 – Technical Standards

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration				
16.1	New sub-section	<p>Insert new sub-section:</p> <p>Demolition of structures: Any proposals to demolish a building or structure should be accompanied by a report prepared by a suitably competent person that sets out the rationale for the proposed demolition having regard to the embodied carbon of the existing structures, the additional use of resources, materials and energy arising from any proposed new construction relative to the potential reuse of the existing structure.</p>				
16.2	'Requirement for Safety Audit'	<p>Insert the following:</p> <p>'For developments affecting the national road network it is a policy of the Council to require the provision of Traffic and Transport Assessments in accordance with the requirements of the 'TII Traffic & Transport Assessment Guidelines (2014)' (refer to 'Requirement for Safety Audit', Chapter 16, 'Technical Standards').'</p> <p>For developments affecting the national road network, a Traffic and Transport Assessment will be required in accordance with the requirements of the 'TII Traffic & Transport Assessment Guidelines (2014)' as set out below:</p> <p>Table 2.2 Advisory Thresholds for Traffic and Transport Assessment Where National Roads are Affected</p> <table border="1" data-bbox="772 1122 1787 1313"> <tbody> <tr> <td data-bbox="772 1122 978 1219">Vehicle Movements</td> <td data-bbox="978 1122 1787 1219">100 trips in / out combined in the peak hours for the proposed development</td> </tr> <tr> <td data-bbox="772 1219 978 1313"></td> <td data-bbox="978 1219 1787 1313">Development traffic exceeds 10% of turning movements at junctions with and on National Roads.</td> </tr> </tbody> </table>	Vehicle Movements	100 trips in / out combined in the peak hours for the proposed development		Development traffic exceeds 10% of turning movements at junctions with and on National Roads.
Vehicle Movements	100 trips in / out combined in the peak hours for the proposed development					
	Development traffic exceeds 10% of turning movements at junctions with and on National Roads.					

MA Ref.	Section in Chapter	Material Alteration																			
			Development traffic exceeds 5% of turning movements at junctions with National Roads if location has potential to become congested or sensitive.																		
		Size	<table border="1"> <tr> <td data-bbox="982 386 1465 483">Retail</td> <td data-bbox="1465 386 1837 483">1,000m² Gross Floor Area.</td> </tr> <tr> <td data-bbox="982 483 1465 581">Leisure facilities including hotels, conference centres and cinemas.</td> <td data-bbox="1465 483 1837 581">1,000m² Gross Floor Area.</td> </tr> <tr> <td data-bbox="982 581 1465 678">Business</td> <td data-bbox="1465 581 1837 678">2,500m² Gross Floor Area.</td> </tr> <tr> <td data-bbox="982 678 1465 776">Industry</td> <td data-bbox="1465 678 1837 776">5,000m² Gross Floor Area.</td> </tr> <tr> <td data-bbox="982 776 1465 873">Distribution and warehousing</td> <td data-bbox="1465 776 1837 873">10,000m² Gross Floor Area.</td> </tr> <tr> <td data-bbox="982 873 1465 971">Hospitals and education facilities</td> <td data-bbox="1465 873 1837 971">2,500m² Gross Floor Area.</td> </tr> <tr> <td data-bbox="982 971 1465 1068">Stadia</td> <td data-bbox="1465 971 1837 1068">1,500 person capacity.</td> </tr> <tr> <td data-bbox="982 1068 1465 1166">Community Facilities including places of worship, community centres.</td> <td data-bbox="1465 1068 1837 1166">1,000m² Gross Floor Area.</td> </tr> <tr> <td data-bbox="982 1166 1465 1341">Housing</td> <td data-bbox="1465 1166 1837 1341">50 dwellings within urban areas with a population less than 30,000. 100 dwellings within urban areas with a</td> </tr> </table>	Retail	1,000m ² Gross Floor Area.	Leisure facilities including hotels, conference centres and cinemas.	1,000m ² Gross Floor Area.	Business	2,500m ² Gross Floor Area.	Industry	5,000m ² Gross Floor Area.	Distribution and warehousing	10,000m ² Gross Floor Area.	Hospitals and education facilities	2,500m ² Gross Floor Area.	Stadia	1,500 person capacity.	Community Facilities including places of worship, community centres.	1,000m ² Gross Floor Area.	Housing	50 dwellings within urban areas with a population less than 30,000. 100 dwellings within urban areas with a
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MA Ref.	Section in Chapter	Material Alteration					
			<table border="1"> <tr> <td data-bbox="980 256 1467 358"></td> <td data-bbox="1467 256 1843 358">population equal to or greater than 30,000.</td> </tr> <tr> <td data-bbox="980 358 1467 430">Parking Provided</td> <td data-bbox="1467 358 1843 430">100 on-site parking spaces.</td> </tr> </table>		population equal to or greater than 30,000.	Parking Provided	100 on-site parking spaces.
	population equal to or greater than 30,000.						
Parking Provided	100 on-site parking spaces.						
<p>Table 2.3 Sub-threshold Criteria for Traffic and Transport Assessment</p>							
Vehicle Movements	The character and total number of trips in / out combined per day are such that as to cause concern.						
Location	The site is not consistent with national guidance or local plan policy or accessibility criteria contained in the Development Plan.						
Other Considerations	The development is part of incremental development that will have significant transport implications.						
	The development may generate traffic at peak times in a heavily trafficked/ congested area or near a junction with a main traffic route.						
	The development may generate traffic, particularly heavy vehicles in a residential area.						
	There are concerns over the development’s potential effects on road safety.						
	The development is in a tourist area with potential to cause congestion.						
	The planning authority considers that the proposal will result in a material change in trips patterns or raises other significant transport implications.						

Part B

(Proposed Material Alterations in respect of Part B: `Area Plans for Buncrana, Ballybofey/Stranorlar and Bundoran)

Chapter 17-20: Common issues for the Bunrana, Ballybofey-Stranorlar and Bundoran Area Plans

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter.	Material Alteration
17.1	Generic Objectives and Policies applicable to all settlements.	<p>(a) All references to 'Rural/Agricultural' zoning to be amended to 'Local Environment'.</p> <p>(b) Delete Policy GEN H-2 Chapter 17 H-2: It is the policy of the Council to facilitate an appropriate provision of one off housing in 'Rural/Agricultural' areas where the applicant can demonstrate that they need a new house at this location and can provide evidence that they, or their parents, have resided in those areas for a period of at least 7 years. All proposals shall be subject to all relevant material considerations, relevant policies of the Plan, other regional and national guidance and relevant Environmental Designations.</p> <p>(c) Insert new Policy GEN-H-xx. It is a policy of the Council to consider limited residential development proposals in areas identified as 'Local Environment' in accordance with the following:</p> <ul style="list-style-type: none"> • Proposals for single dwellings within areas zoned 'Local Environment' will only be considered in circumstances where the land in question is in family ownership and where the applicant/s can demonstrate a genuine need to reside on the subject site. Proposals for multiple housing developments (i.e. 2 or more dwellings) within areas zoned 'Local Environment' will not be considered. • Any proposal for a single dwelling on lands zoned as 'Local Environment' will only be permitted where it can be demonstrated that the proposal: <ul style="list-style-type: none"> • Would integrate harmoniously with the local landscape, utilising and retaining key landscape features such as trees and hedgerows and; • Would not have an adverse impact on the existing character of the area or the residential amenity of adjoining properties. <p>(d) Add the following footnote to the Bunrana and Bundoran Land Use Zoning Matrix tables (Tables 18.1 Bunrana, and Table 20.1 Bundoran):</p>

MA Ref.	Section in Chapter.	Material Alteration				
		<p>‘Only proposals for single dwellings will be considered on lands zoned as ‘Local Environment’ in accordance with Policy GEN H-2’.</p>				
17.2	<p>(a) Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan Land Use zoning maps</p> <p>(b) Table 17.1 ‘Land Use Zoning Objectives’</p>	<p>(a)(i) Amend the Buncrana Area Plan Land Use zoning map by disaggregating the ‘Established Development’ zones into ‘Established Development 1’ (i.e.. those without identified flood risk) and ‘Established Development 2’ (i.e.. those with identified flood risk); (Please refer to Map 18.2)</p> <p>(a)(ii) Amend the Ballybofey/Stranorlar Area Plan Land Use zoning map by disaggregating the ‘Established Development’ zones into ‘Established Development 1’ (i.e.. those without identified flood risk) and ‘Established Development 2’ (i.e.. those with identified flood risk); (Please refer to Map 19.2)</p> <p>(a)(iii) Amend the Bundoran Area Plan Land Use zoning map by disaggregating the ‘Established Development’ zones into ‘Established Development 1’ (i.e.. those without identified flood risk) and ‘Established Development 2’ (i.e.. those with identified flood risk); (Please refer to Map 20.2)</p> <p>(b) Amend Table 17.1 ‘Land Use Zoning Objectives’ by disaggregating the ‘Established Development’ entry into ‘Established Development 1’ (i.e.. those without identified flood risk) and ‘Established Development 2’ (i.e.. those with identified flood risk) as follows (existing text in black; new text in blue):</p> <table border="1" data-bbox="730 1003 1843 1365"> <tbody> <tr> <td data-bbox="730 1003 982 1268"> <p>Established Development 1</p> </td> <td data-bbox="982 1003 1843 1268"> <p>To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.</p> </td> </tr> <tr> <td data-bbox="730 1268 982 1365"> <p>Established Development 2</p> </td> <td data-bbox="982 1268 1843 1365"> <p>To conserve and enhance the quality and character of the area, to protect residential amenity and only support applications for minor developments, such as small extensions to houses, and most changes</p> </td> </tr> </tbody> </table>	<p>Established Development 1</p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.</p>	<p>Established Development 2</p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and only support applications for minor developments, such as small extensions to houses, and most changes</p>
<p>Established Development 1</p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and allow for development appropriate to the sustainable growth of the settlement, including new residential development, subject to all relevant material planning considerations, all the policies of this Plan, relevant national/regional policy/guidance including environmental designations and subject to the proper planning and sustainable development of the area.</p>					
<p>Established Development 2</p>	<p>To conserve and enhance the quality and character of the area, to protect residential amenity and only support applications for minor developments, such as small extensions to houses, and most changes</p>					

MA Ref.	Section in Chapter.	Material Alteration	
	(c) Policies		of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises.
		(c) Insert new policy together with supporting narrative: Policy GEN-F-P-X:	<p>a. Within areas zoned as 'Established Development 2', minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance).</p> <p>b. Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</p>
17.3	Buncrana, Ballybofey/Stranorlar and Bundoran Area Plan Land Use zoning maps	<p>(a)(i) Amend the Buncrana Area Plan Land Use zoning map by disaggregating the 'Local Environment' zoning into 'Local Environment 1' (i.e.. those without identified flood risk) and 'Local Environment 2' (i.e.. those with identified flood risk); (Please refer to Map 18.2)</p> <p>(a)(ii) Amend the Ballybofey/Stranorlar Area Plan Land Use zoning map by disaggregating the 'Local Environment' zoning into 'Local Environment 1' (i.e.. those without identified flood risk) and 'Local Environment 2' (i.e.. those with identified flood risk); (Please refer to Map 19.2)</p> <p>(a)(iii) Amend the Bundoran Area Plan Land Use zoning map by disaggregating the 'Local Environment' zoning into 'Local Environment 1' (i.e.. those without identified flood risk) and 'Local Environment 2' (i.e.. those with identified flood risk); (Please refer to Map 20.2)</p>	

MA Ref.	Section in Chapter.	Material Alteration						
	<p>(b) Table 17.1 'Land Use Zoning Objectives'</p> <p>(c) 'Policies'</p>	<p>(b) Amend Table 17.1 'Land Use Zoning Objectives' by disaggregating the 'Local Environment' entry into 'Local Environment 1' (i.e.. those without identified flood risk) and 'Local Environment 2' (i.e.. those with identified flood risk) as follows (existing text in black; new text in blue):</p> <table border="1" data-bbox="732 376 1845 573"> <tr> <td>Local Environment 1</td> <td>Protect and improve rural amenity and provide for the development of agriculture.</td> </tr> <tr> <td>Local Environment 2</td> <td>Protect and improve rural amenity and only support applications for minor agricultural, residential and commercial developments, such as small extensions to existing buildings.</td> </tr> </table> <p>(c) Insert new policy together with supporting narrative:</p> <table border="1" data-bbox="732 639 1845 1040"> <tr> <td>Policy GEN-F-P-xx:</td> <td> <p>a. Within areas zoned as 'Local Environment 2', minor developments only (e.g. small extensions to existing agricultural, residential or commercial buildings) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance).</p> <p>b. Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</p> </td> </tr> </table>	Local Environment 1	Protect and improve rural amenity and provide for the development of agriculture.	Local Environment 2	Protect and improve rural amenity and only support applications for minor agricultural, residential and commercial developments, such as small extensions to existing buildings.	Policy GEN-F-P-xx:	<p>a. Within areas zoned as 'Local Environment 2', minor developments only (e.g. small extensions to existing agricultural, residential or commercial buildings) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance).</p> <p>b. Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</p>
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Policy GEN-F-P-xx:	<p>a. Within areas zoned as 'Local Environment 2', minor developments only (e.g. small extensions to existing agricultural, residential or commercial buildings) will be supported where it can be demonstrated that they will not obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance).</p> <p>b. Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management of health and safety for users and residents of the proposal.</p>							

Chapter 18 – Buncrana Area Plan

18(a) Proposed Material Alterations (Text)

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter.	Material Alteration																								
18(a).1	18.1: 'Zoning Matrix'	<p>(a) Insert the following row and associated footnote into Table 18.1 – Buncrana Land Use Zoning Matrix.</p> <table border="1"> <thead> <tr> <th>Land Use Zoning</th> <th>New Residential (Phase 1)</th> <th>New Residential (Phase 2)</th> <th>Urban Core</th> <th>Established Development</th> <th>Strategic Residential Reserve</th> <th>Open Space & Recreation</th> <th>Business & Enterprise.</th> <th>Rural/Agricultural Local Environment</th> <th>Community Infrastructure</th> <th>High Amenity</th> <th>Tourist facility</th> </tr> </thead> <tbody> <tr> <td>Water/Wastewater Services</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Footnote: Proposals for large scale water services infrastructure on lands zoned Open Space and Recreation (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) will <u>not</u> normally be acceptable within said zoning. Development applications for municipal small scale water services infrastructure (e.g. individual wastewater treatment systems, watermains and sewers) will be open to consideration within said zoning if not otherwise exempted development. All development proposals will be subject to the requirements of the Flood Risk Management guidelines.</p>	Land Use Zoning	New Residential (Phase 1)	New Residential (Phase 2)	Urban Core	Established Development	Strategic Residential Reserve	Open Space & Recreation	Business & Enterprise.	Rural/Agricultural Local Environment	Community Infrastructure	High Amenity	Tourist facility	Water/Wastewater Services	0	0	0	0	0	0	0	0	0	0	0
Land Use Zoning	New Residential (Phase 1)	New Residential (Phase 2)	Urban Core	Established Development	Strategic Residential Reserve	Open Space & Recreation	Business & Enterprise.	Rural/Agricultural Local Environment	Community Infrastructure	High Amenity	Tourist facility															
Water/Wastewater Services	0	0	0	0	0	0	0	0	0	0	0															

MA Ref.	Section in Chapter.	Material Alteration								
18(a).2	<p>(a) Section 18.1.2 Core Strategy</p> <p>(b) Section 18.7.2 ‘Background and Core Strategy Requirements’</p>	<p>Amend text: The Core Strategy sets out an overall settlement hierarchy including population and housing targets and associated residential land zonings allocations for settlements (or groups of settlements) within the county. The Core Strategy identifies Buncrana as a second-tier ‘County Growth Driver’ and allocates 566 681 units or 7.3 7.98% of the overall housing target in the county to the town. On the basis of a residential density of 35 units per ha this means that overall 16.2ha of zoned land is required there is a gross requirement of 19.46 hectares to fulfil the Core Strategy housing targets for Buncrana.</p> <p>Amend text: There has been a severe shortage of new housing completions in the Buncrana area over the last decade, particularly on zoned residential lands^[1]. There is also a considerable local social housing waiting list. The CDP Core Strategy has set an ambitious gross target of 566 681 units and an associated zoned land requirement of 16.2 19.46ha for Buncrana over the plan period 2024-2030. In line with the Development Plan Guidelines, the Authority has calculated the potential yield from brownfield sites as being of the order of 176 units. As also required in the Guidelines, this estimated brownfield yield must be deducted from the gross greenfield housing target. The nett required housing target is therefore 505 units (681 minus 176) resulting in an adjusted greenfield/nett housing land requirement of 14.42 hectares as set out in the table below.</p> <p>Table 18.xx: Summary of Core Strategy Target Allocation for Buncrana Adjusted for Brownfield Capacity</p> <table border="1" data-bbox="772 1081 1507 1308"> <tbody> <tr> <td>Gross Housing Target</td> <td>681 Units</td> </tr> <tr> <td>Minus potential yield from brownfield sites</td> <td>176 Units</td> </tr> <tr> <td>Adjusted/Nett Housing Target</td> <td>505 Units</td> </tr> <tr> <td>Housing Land Allocation (Greenfield) @ 35 units per Ha</td> <td>14.42 Ha</td> </tr> </tbody> </table>	Gross Housing Target	681 Units	Minus potential yield from brownfield sites	176 Units	Adjusted/Nett Housing Target	505 Units	Housing Land Allocation (Greenfield) @ 35 units per Ha	14.42 Ha
Gross Housing Target	681 Units									
Minus potential yield from brownfield sites	176 Units									
Adjusted/Nett Housing Target	505 Units									
Housing Land Allocation (Greenfield) @ 35 units per Ha	14.42 Ha									

^[1] There were no housing completions on zoned residential lands during the period 2018-2024.

MA Ref.	Section in Chapter.	Material Alteration
		Overall, there is a need to facilitate an adequate supply, range and mix of high-quality housing at compact, serviced, sustainable, accessible, and socially inclusive locations in Buncrana. The approach has therefore been to identify new residential land use zonings to achieve this objective. In this regard, these residential zonings exceed the Core Strategy zoning requirement in order both to allow sufficient flexibility to allow residential sites to come forward and to retain pre-existing residential zonings on a phased basis in accordance with the Development Plan Guidelines. The site areas are set out in the table below.

18(b) Proposed Material Alterations (Mapping)

Amend Map 18.1 'Draft Buncrana Area Plan 2024-2030 Land Use Zoning Map as contained in the tables below (refer also to 'Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Map 18.1: 'Buncrana Area Plan Land Use Zoning Map' - Proposed Material Alterations'). **[Please also refer to Map 18.2.]**

Table 18(b) Changes TO 'New Residential Phase 1'

MA Ref.	Proposed Material Alteration
18(b).1	<p>(i) Change the zoning of an area of land east of Westbrook Road and south of 'Donwood', Tullyarvan from 'Rural/Agricultural' to 'New Residential Phase 1'.</p> <p>(ii) Insert the following policy, which policy specifically refers to the site subject of (i) above:</p> <p>BC-H-P-1.(6).a.</p> <p>a. Require developers to engage with the Roads service of the Council in the relation to the provision of pedestrian footpaths and the realignment/reconfiguration of the junction with the Westbrook Road, including the achievement of the necessary vision lines.</p> <p>b. Design to provide for future pedestrian and cyclist permeability through lands to the south-west of the site connecting onto the Westbrook Road.</p>

MA Ref.	Proposed Material Alteration
	<p>c. Surface water management details shall be required to ensure that the risk of pluvial flooding is not increased as a result of the development.</p>
18(b).2	Change the zoning of an area of land at Cockhill Road/'Crana View', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1' .
18(b).3	Change the zoning of an area of land at Cockhill Road/'Crana View', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1' .
18(b).4	Change the zoning of an area of land between 'The Courtyard' and 'Taobh and Tstruthan', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1' .
18(b).5	Change the zoning of an area of land between 'Crana View' and 'Crana Crescent', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1' .
18(b).6	Change the zoning of an area of land between Cockhill Road and 'Carraig Fern', Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1' .
18(b).7	Change the zoning of an area of land between Cockhill Road and Crana River, Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1' .
18(b).8	Change the zoning of an area of land immediately east of Cockhill Road, Ballymacarry from 'New Residential Phase 2' to 'New Residential Phase 1' .
18(b).9	Change the zoning of an area of land between the Former Fruit of the Loom site and 'St. John's Park', Ballymacarry Lower from 'Settlement Consolidation Site' to 'New Residential Phase 1' .
18(b).10	Change the zoning of an area of land to east of 'Gleann Aibhinn', Tullyarvan from 'Rural Agricultural' to 'New Residential Phase 1' .
18(b).11	Change the zoning of an area of land at Ludden from 'Open Space and Recreation' to 'New Residential Phase 1' .
18(b).12	Change the zoning of an area of land opposite 'Conaberry', Tullyarvan from 'Rural Agricultural' to 'New Residential Phase 1' .
18(b).13	Change the zoning of an area of land to east of 'An Crannla', Gransha from 'Rural Agricultural' to 'New Residential Phase 1' .

MA Ref.	Proposed Material Alteration
18(b).14	Change the zoning of an area of land north of 'An Crannla', Gransha from 'Rural Agricultural' to ' New Residential Phase 1 '.
18(b).15	Change the zoning of an area of land at Hillhead Road, Ardaravan from 'Strategic Residential Reserve' to ' New Residential Phase 1 '.
18(b).16	Change the zoning of an area of land south of Milltown Road, Ardaravan from 'Rural Agricultural' to 'New Residential Phase 1'.

Table 18(b) Miscellaneous Changes

MA Ref.	Proposed Material Alteration
18(b).17	Change the zoning of an area of land at Cockhill from 'New Residential Phase 2' to ' Local Environment '.
18(b).18	Change the zoning of an area of land at Causeway Road, Ballymacarry from 'Open Space and Recreation' to ' Established Development '.
18(b).19	Change the zoning of an area of land at Hillhead Road, Ardaravan from 'New Residential Phase 1' to ' Strategic Residential Reserve '.
18(b).20	Change the zoning of an area of land at the Shorefront from 'Tourist Facility' to ' Open Space and Recreation '.
18(b).21	Change the zoning of an area of land at Swans Park from 'Open Space and Recreation' to ' Opportunity Site ' with uses to be restricted to a small commercial outlet serving users of Swans Park.
18(b).22 and 23	Amend the Plan boundary to exclude an area of land zoned in the Draft Plan as 'Rural Agricultural' and include these lands within an area designated as 'Area Under Strong Urban Influence' in Map 6.3.1: 'Rural Area Types' in Chapter 6 of the Draft Donegal County Development Plan, 2024-2030.
18(b).24	Change the zoning of an area of land at Ballymacarry Lower from 'Rural/Agricultural' to ' Established Development '.

Chapter 19 –Ballybofey/Stranorlar Area Plan

19(a) Proposed Material Alterations (Text)

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref.	Section in Chapter	Material Alteration																				
19(a).1	19.4: 'Zoning Matrix'	<p>Insert the following row and associated footnote into Table 19.1 – Land Use Zoning Matrix for Ballybofey/Stranorlar</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Land Use</td> <td style="background-color: #808080; color: white; text-align: center;">Urban Core</td> <td style="background-color: #ffff00; text-align: center;">New Residential (Phase 1)</td> <td style="background-color: #ffff00; text-align: center;">New Residential (Phase 2)</td> <td style="background-color: #d3d3d3; text-align: center;">Established Development</td> <td style="background-color: #6699cc; text-align: center;">Opportunity Site</td> <td style="background-color: #c08040; text-align: center;">Business/Enterprise</td> <td style="background-color: #663399; text-align: center;">Community Infrastructure</td> <td style="background-color: #90ee90; text-align: center;">Open Space and Recreation</td> <td style="background-color: #e0f0e0; text-align: center;">Rural/Agricultural Local Environment</td> </tr> <tr> <td style="color: blue;">Water/Wastewater Services</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </table> <p>Footnote: Proposals for large scale water services infrastructure on lands zoned Open Space and Recreation (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) will <u>not</u> normally be acceptable within said zoning. Development applications for municipal small scale water services infrastructure (e.g. individual wastewater treatment systems, watermains and sewers) will be open to consideration within said zoning if not otherwise exempted development. All development proposals will be subject to the requirements of the Flood Risk Management guidelines.</p>	Land Use	Urban Core	New Residential (Phase 1)	New Residential (Phase 2)	Established Development	Opportunity Site	Business/Enterprise	Community Infrastructure	Open Space and Recreation	Rural/Agricultural Local Environment	Water/Wastewater Services	0	0	0	0	0	0	0	0	0
Land Use	Urban Core	New Residential (Phase 1)	New Residential (Phase 2)	Established Development	Opportunity Site	Business/Enterprise	Community Infrastructure	Open Space and Recreation	Rural/Agricultural Local Environment													
Water/Wastewater Services	0	0	0	0	0	0	0	0	0													

MA Ref.	Section in Chapter	Material Alteration								
19(a).2	<p>(a) Section 19.3 Core Strategy Population and Housing Targets</p> <p>(b) Section 19.5 ‘Housing – Background and Core Strategy Requirements’</p>	<p>Amend text: The Core Strategy sets out an overall settlement hierarchy including population and housing targets and associated residential land zonings allocations for settlements (or groups of settlements) within the county. The Core Strategy identifies Ballybofey/Stranorlar as a second-tier ‘County Growth Driver’ and allocates 566- 681 units or 7.3 7.98% of the overall housing target in the county to the town. On the basis of a residential density of 35 units per ha this means that overall 16.2ha of zoned land is required there is a gross requirement of 19.46 hectares to fulfil the Core Strategy housing targets for Ballybofey/Stranorlar.</p> <p>Amend text: There has been a severe shortage of new housing completions in the Ballybofey/Stranorlar area over the last decade, particularly on zoned residential lands^[1]. There is also a considerable local social housing waiting list. The CDP Core Strategy has set an ambitious gross target of 566 681 units and an associated zoned land requirement of 16.2 19.46ha for Ballybofey/Stranorlar over the plan period 2024-2030. In line with the Development Plan Guidelines, the Authority has calculated the potential yield from brownfield sites as being of the order of 85 units. As also required in the Guidelines, this estimated brownfield yield must be deducted from the gross greenfield housing target. The nett required housing target is therefore 596 units (681 minus 85) resulting in an adjusted greenfield/nett housing land requirement of 17.02 hectares as set out in the table below.</p> <p>Table 19.xx: Summary of Core Strategy Target Allocation for Ballybofey/Stranorlar Adjusted for Brownfield Capacity</p> <table border="1" data-bbox="772 1117 1507 1341"> <tbody> <tr> <td>Gross Housing Target</td> <td>681 Units</td> </tr> <tr> <td>Minus potential yield from brownfield sites</td> <td>85 Units</td> </tr> <tr> <td>Adjusted/Nett Housing Target</td> <td>596 Units</td> </tr> <tr> <td>Housing Land Allocation (Greenfield) @ 35 units per Ha</td> <td>17.02 Ha</td> </tr> </tbody> </table>	Gross Housing Target	681 Units	Minus potential yield from brownfield sites	85 Units	Adjusted/Nett Housing Target	596 Units	Housing Land Allocation (Greenfield) @ 35 units per Ha	17.02 Ha
Gross Housing Target	681 Units									
Minus potential yield from brownfield sites	85 Units									
Adjusted/Nett Housing Target	596 Units									
Housing Land Allocation (Greenfield) @ 35 units per Ha	17.02 Ha									

^[1] There were no housing completions on zoned residential lands during the period 2018-2024.

MA Ref.	Section in Chapter	Material Alteration
		<p>Overall, there is a need to facilitate an adequate supply, range and mix of high-quality housing at compact, serviced, sustainable, accessible, and socially inclusive locations in Buncrana. The approach has therefore been to identify new residential land use zonings to achieve this objective. In this regard, these residential zonings exceed the Core Strategy zoning requirement in order both to allow sufficient flexibility to allow residential sites to come forward and to retain pre-existing residential zonings on a phased basis in accordance with the Development Plan Guidelines. The site areas are set out in the table below. In this regard Opp Sites 1,2,4 and 5 are zoned for a mixture of uses including housing.</p>
19(a).3	'Housing'	<p>(i) Amend Policy BS-H-P-2 b. as follows (new text in blue)</p> <p>b. Ensure that any residential development of NR 1.3 provides for: high quality, safe, attractive direct and continuous pedestrian and cycling permeability links between the Glenfinn Road and the Donegal Road- and otherwise require, or facilitate the provision of, a vehicular link through the site between said roads if the site is selected as the preferred link between Donegal Road and Glenfinn Road.</p> <p>(ii) Insert BS-H-P-2 h as follows:</p> <p>h. Ensure that any residential development on Site NR1.2 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p>
19(a).4	'Transportation and Sustainable Mobility'	<p>Amend Point 18 of Table 19.3 Transport/Sustainable Mobility Strategy for Ballybofey/Stranorlar as detailed below.</p>

MA Ref.	Section in Chapter	Material Alteration		
		<p>18. Glenfinn Street And Donegal Road</p> <ul style="list-style-type: none"> • Pedestrian improvements on Glenfinn Street. • New enabling link between Glenfinn Street and Donegal Road <p>Note: The existing approved Mulrine’s link has been mapped however An Options Selection Process to identify the most optimal solution is currently in progress. In any event both the approved link alongside the Mulrine’s Factory and the Dr Mulrine’s House site/adjoining lands represent key opportunities to create said link and have been mapped.</p> <ul style="list-style-type: none"> • Enhanced/safer pedestrian and cycling connectivity between Glenfinn road area and the town centre. • Improved overall connectivity between the Glenfinn Road and Donegal Road areas. 		
19(a).5	‘Recreation Community and Natural Heritage’	<p>Insert new policy</p> <table border="1" data-bbox="789 1011 1803 1141"> <tr> <td data-bbox="789 1011 995 1141">BS-RCNH-P-xx</td> <td data-bbox="995 1011 1803 1141">Ensure that any future development to the west of St Joseph’s Hospital provides adequate protections for the residential amenities of the hospital including detailed landscaping/planting proposals as necessary.</td> </tr> </table>	BS-RCNH-P-xx	Ensure that any future development to the west of St Joseph’s Hospital provides adequate protections for the residential amenities of the hospital including detailed landscaping/planting proposals as necessary.
BS-RCNH-P-xx	Ensure that any future development to the west of St Joseph’s Hospital provides adequate protections for the residential amenities of the hospital including detailed landscaping/planting proposals as necessary.			
19(a).6	‘Recreation Community and Natural Heritage’	<p>Insert new policy</p> <table border="1" data-bbox="789 1230 1782 1330"> <tr> <td data-bbox="789 1230 995 1330">BS-RCNH-P-xx</td> <td data-bbox="995 1230 1782 1330">Not to permit any development within a 10m safety buffer of the boundary of the Ballybofey/Stranorlar Golf Club.</td> </tr> </table>	BS-RCNH-P-xx	Not to permit any development within a 10m safety buffer of the boundary of the Ballybofey/Stranorlar Golf Club.
BS-RCNH-P-xx	Not to permit any development within a 10m safety buffer of the boundary of the Ballybofey/Stranorlar Golf Club.			

MA Ref.	Section in Chapter	Material Alteration		
19(a).7	'Opportunity Sites'	<p>Amend Policy BS-OPP-P-4 as detailed below</p> <table border="1"> <tr> <td>BS-OPP-P-4</td> <td> <p>a) Facilitate proposals for the re-development of the existing mart site including multiple residential development or business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4.</p> <p>b) Ensure that any residential development on Opp Site 4 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p> </td> </tr> </table>	BS-OPP-P-4	<p>a) Facilitate proposals for the re-development of the existing mart site including multiple residential development or business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4.</p> <p>b) Ensure that any residential development on Opp Site 4 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p>
BS-OPP-P-4	<p>a) Facilitate proposals for the re-development of the existing mart site including multiple residential development or business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4.</p> <p>b) Ensure that any residential development on Opp Site 4 is setback at minimum of 100m from the Ballybofey/Stranorlar Wastewater Treatment Plant.</p>			

19(b) Proposed Material Alterations (Mapping)

Amend Map 19.1 'Draft Ballybofey/Stranorlar Area Plan 2024-2030 Land Use Zoning Map as contained in the table below (refer also to 'Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Map 19.1: 'Ballybofey/Stranorlar Area Plan land Use Zoning Map' - Proposed Material Alterations'). [Please also refer to Map 19.2.]

MA Ref.	Material Alteration
19(b).1	Change the zoning of an area of land north of the N15/Lifford Road at Mullindrait, Stranorlar, from Opp Site 3 to New Residential Phase 1.
19(b).2	Change the zoning of an area of land at Drumboe Lower, Stranorlar, from Rural/Agricultural to New Residential Phase 2.
19(b).3	Amend the Draft Plan boundary (shown in black) to the new boundary (shown in red). The areas to be removed (shown in salmon colour) to be included within an area designated as 'Area Under Strong Urban Influence' in Map 6.3.1: 'Rural Area Types' in Chapter 6 of the Draft Donegal County Development Plan, 2024-2030.
19(b).4	Insert a transport link from the Glenfinn Road to the Donegal Road through site New Residential Phase 1.3 in both the Ballybofey/Stranorlar Land Use Zoning map and the Transport/Sustainable Mobility Map.
19(b).5	Change the zoning of an area of land at the Beeches Estate, Navenny, Ballybofey, from Rural/Agricultural to Established Development.

MA Ref.	Material Alteration
19(b).6	Extend the extent of Site New Residential Phase 1.1.
19(b).7	Change the zoning of an area of land on the Donegal Road, Ballybofey from Rural/Agricultural to Established Development .

Chapter 20 – Bundoran Area Plan

20(a) Proposed Material Alterations (Text)

(existing text in black; new text in blue; text to be deleted in strikethrough)

MA Ref	Section in Chapter	Material Alteration																										
20(a).1	20.2: 'Zoning Matrix'	<p>Insert the following row and associated footnote into Table 19.1 – Land Use Zoning Matrix for Bundoran.</p> <table border="1"> <thead> <tr> <th>Land Use Zoning</th> <th>Urban Core</th> <th>New Residential (Phase 1)</th> <th>New Residential (Phase 2)</th> <th>Established Development</th> <th>Open Space and Recreation</th> <th>Caravan Park</th> <th>High Amenity</th> <th>Community Infrastructure</th> <th>Opportunity Site</th> <th>Tourism</th> <th>Regeneration</th> <th>Rural/Agricultural Local Environment</th> </tr> </thead> <tbody> <tr> <td>Water/Wastewater Services Infrastructure</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>Footnote:</p> <p>Proposals for large scale water services infrastructure on lands zoned Open Space and Recreation (e.g. municipal wastewater/water treatment plant infrastructure, sewage pumping stations etc.) will <u>not</u> normally be acceptable within said zoning. Development applications for municipal small scale water services infrastructure (e.g. individual wastewater treatment systems, watermains and sewers) will be open to consideration within said zoning if not otherwise exempted development. All development proposals will be subject to the requirements of the Flood Risk Management guidelines.</p>	Land Use Zoning	Urban Core	New Residential (Phase 1)	New Residential (Phase 2)	Established Development	Open Space and Recreation	Caravan Park	High Amenity	Community Infrastructure	Opportunity Site	Tourism	Regeneration	Rural/Agricultural Local Environment	Water/Wastewater Services Infrastructure	0	0	0	0	0	0	0	0	0	0	0	0
Land Use Zoning	Urban Core	New Residential (Phase 1)	New Residential (Phase 2)	Established Development	Open Space and Recreation	Caravan Park	High Amenity	Community Infrastructure	Opportunity Site	Tourism	Regeneration	Rural/Agricultural Local Environment																
Water/Wastewater Services Infrastructure	0	0	0	0	0	0	0	0	0	0	0	0																

MA Ref	Section in Chapter	Material Alteration								
20(a).2	<p>(a) Section 20.3 'Core Strategy Population and Housing Targets'</p> <p>(b) Section 20.8 'Housing – Background and Core Strategy Requirements'</p>	<p>Amend text: The Core Strategy sets out an overall settlement hierarchy including population and housing targets and associated residential land zonings allocations for settlements (or groups of settlements) within the county. The Core Strategy identifies Bundoran as a Service Town with a specific focus on Tourism and allocates 121 172 units or 1.57 2.02% of the overall housing target in the county to the town. On the basis of a residential density of 35 25 units per ha this means that overall 3.5ha of zoned land is required there is a gross requirement of 6.89 hectares to fulfil the Core Strategy housing targets for Bundoran.</p> <p>Amend text: There has been a severe shortage of new housing completions in the Bundoran area over the last decade, particularly on zoned residential lands^[1]. There is also a considerable local social housing waiting list. The CDP Core Strategy has set an ambitious gross target of 172 units and an associated zoned land requirement of 6.89ha for Bundoran over the plan period 2024-2030. In line with the Development Plan Guidelines, the Authority has calculated the potential yield from brownfield sites as being of the order of 31 units. As also required in the Guidelines, this estimated brownfield yield must be deducted from the gross greenfield housing target. The nett required housing target is therefore 141 units (172 minus 31) resulting in an adjusted greenfield/nett housing land requirement of 5.64 hectares as set out in the table below.</p> <p>Table 18.xx: Summary of Core Strategy Target Allocation for Bundoran Adjusted for Brownfield Capacity</p> <table border="1" data-bbox="772 1117 1507 1339"> <tbody> <tr> <td>Gross Housing Target</td> <td>172 Units</td> </tr> <tr> <td>Minus potential yield from brownfield sites</td> <td>31 Units</td> </tr> <tr> <td>Adjusted/Nett Housing Target</td> <td>141 Units</td> </tr> <tr> <td>Housing Land Allocation (Greenfield) @ 35 units per Ha</td> <td>5.64 Ha</td> </tr> </tbody> </table>	Gross Housing Target	172 Units	Minus potential yield from brownfield sites	31 Units	Adjusted/Nett Housing Target	141 Units	Housing Land Allocation (Greenfield) @ 35 units per Ha	5.64 Ha
Gross Housing Target	172 Units									
Minus potential yield from brownfield sites	31 Units									
Adjusted/Nett Housing Target	141 Units									
Housing Land Allocation (Greenfield) @ 35 units per Ha	5.64 Ha									

^[1] There were no housing completions on zoned residential lands during the period 2018-2024.

MA Ref	Section in Chapter	Material Alteration
		<p>Overall, there is a need to facilitate an adequate supply, range and mix of high-quality housing at compact, serviced, sustainable, accessible, and socially inclusive locations in Bundoran. The approach has therefore been to identify new residential land use zonings to achieve this objective. In this regard, these residential zonings exceed the Core Strategy zoning requirement in order both to allow sufficient flexibility to allow residential sites to come forward and to retain pre-existing residential zonings on a phased basis</p> <p>Bundoran recorded a population of 1963 in the 2016 census and is recognised as a 'Service Town' town in the County Settlement Hierarchy, as set out in Chapter 3 — Core Strategy.</p> <p>The Core Strategy of the County Development Plan 2024-2030 sets a housing target of 121 units for Bundoran over the 6-year plan period, resulting in a residential zoned land requirement of approximately 3.5 hectares¹. This requirement is provided for on sites ref. NR1.1, NR1.2, NR1.3 and NR1.4; which cumulatively provide for approximately 5.2 Ha of residential land within easy reach of the town centre and where all servicing requirements can be met over the lifetime of the plan.</p> <p>In addition to these sites however, and in accordance with the provisions of 'Development Plan Guidelines for Planning Authorities' (2022)², the land use zoning map for Bundoran also identifies These include a number of other suitably located and serviced/serviceable residential sites that were previously zoned in the County Development Plan 2018-2024 and that remain available to contribute towards housing supply in the town (site refs. NR2.1, NR2.2, NR2.3, NR2.4 and NR2.5 refer). These sites are zoned as 'Phase 2' residential and will only be released where there is evidential market failure in respect of delivery on Phase 1 sites (Policy GEN-H-3 refers).</p>

¹ Based on a density of 35 units per hectare

² Section 4.4.1 of the Development Plan Guidelines for Planning Authorities states that 'It is a policy and objective of these Guidelines that zoned housing land in an existing development plan, that is serviced and can be developed for housing within the life of the new development plan under preparation, should not be subject to de-zoning'.

20(b) Proposed Material Alterations (Mapping)

Amend Map 20.1 'Draft Bundoran Area Plan 2024-2030 Land Use Zoning Map as contained in the table below (refer also to 'Draft County Donegal Development Plan, 2024-2030: Proposed Material Alterations (March, 2024) Map 20.1: 'Bundoran Area Plan Land Use Zoning Map' - Proposed Material Alterations'). **Please also refer to Map 20.2.**

MA Ref.	Proposed Material Alteration
20(b).1	Change the zoning of an area of land south of Dinglei Cosh, West End from 'Rural/Agricultural' to ' New Residential Phase 1 '.
20(b).2	Change the zoning of an area of land to the south of Finner Road from 'Rural/Agricultural' to ' New Residential Phase 1 '.
20(b).3	Change the zoning of an area of land at Drumacrin from 'Rural/ Agricultural' to ' New Residential Phase 1 '.
20(b).4	Change the zoning of an area of land east of Church Road from 'Rural Agricultural' to ' New Residential Phase 1 '.
20(b).5	Change the zoning of an area of land at West End from 'Rural/ Agricultural' to ' Caravan Park '.
20(b).6	Change the zoning of an area of land immediately south of Tullan Strand from 'High Amenity' to ' Established Development '.
20(b).7	Change the zoning of an area of land to the east of Bundoran Retail Park (including lands currently with southern portion of Dartry View Caravan Park) from 'Caravan Park' and 'Tourism' to ' Urban Core '.

Part C

(Proposed Material Alterations in respect of Part C: 'Chapter 21')

Chapter 21 – Settlement Frameworks

21(a) Proposed Material Alterations (Text)

MA Ref.	Section in Chapter	Material Alteration		
21(a).1	'Land Use Zoning Policy relating to Settlement Frameworks'	<p>Insert new policy:</p> <p>Policy SF-P-xx: Within flood risk areas identified within settlement frameworks, only the following developments will be considered:</p> <table border="1" data-bbox="636 634 1801 1391"> <tr> <td data-bbox="636 634 1220 1391"> <p>Areas of established development, including those parts of the Ballintra, Kilcar, Pettigo, Burtonport, Dunfanaghy and Glenties, and Rathmullan Regeneration Opportunities,</p> <p>Minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance); and</p> <p>Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management</p> </td> <td data-bbox="1220 634 1801 1391"> <p>New (currently undeveloped) areas.</p> <p>Water compatible uses only as per Section 5.28 of the '<i>Planning System and Flood Risk Guidelines</i>' (DEHLG and OPW, Nov. 2009).</p> </td> </tr> </table>	<p>Areas of established development, including those parts of the Ballintra, Kilcar, Pettigo, Burtonport, Dunfanaghy and Glenties, and Rathmullan Regeneration Opportunities,</p> <p>Minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance); and</p> <p>Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management</p>	<p>New (currently undeveloped) areas.</p> <p>Water compatible uses only as per Section 5.28 of the '<i>Planning System and Flood Risk Guidelines</i>' (DEHLG and OPW, Nov. 2009).</p>
<p>Areas of established development, including those parts of the Ballintra, Kilcar, Pettigo, Burtonport, Dunfanaghy and Glenties, and Rathmullan Regeneration Opportunities,</p> <p>Minor development only (e.g. small extensions to houses, and most changes of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substance); and</p> <p>Such applications shall be accompanied by a commensurate assessment of the risks of flooding to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. Such proposals shall follow best practice in the management</p>	<p>New (currently undeveloped) areas.</p> <p>Water compatible uses only as per Section 5.28 of the '<i>Planning System and Flood Risk Guidelines</i>' (DEHLG and OPW, Nov. 2009).</p>			

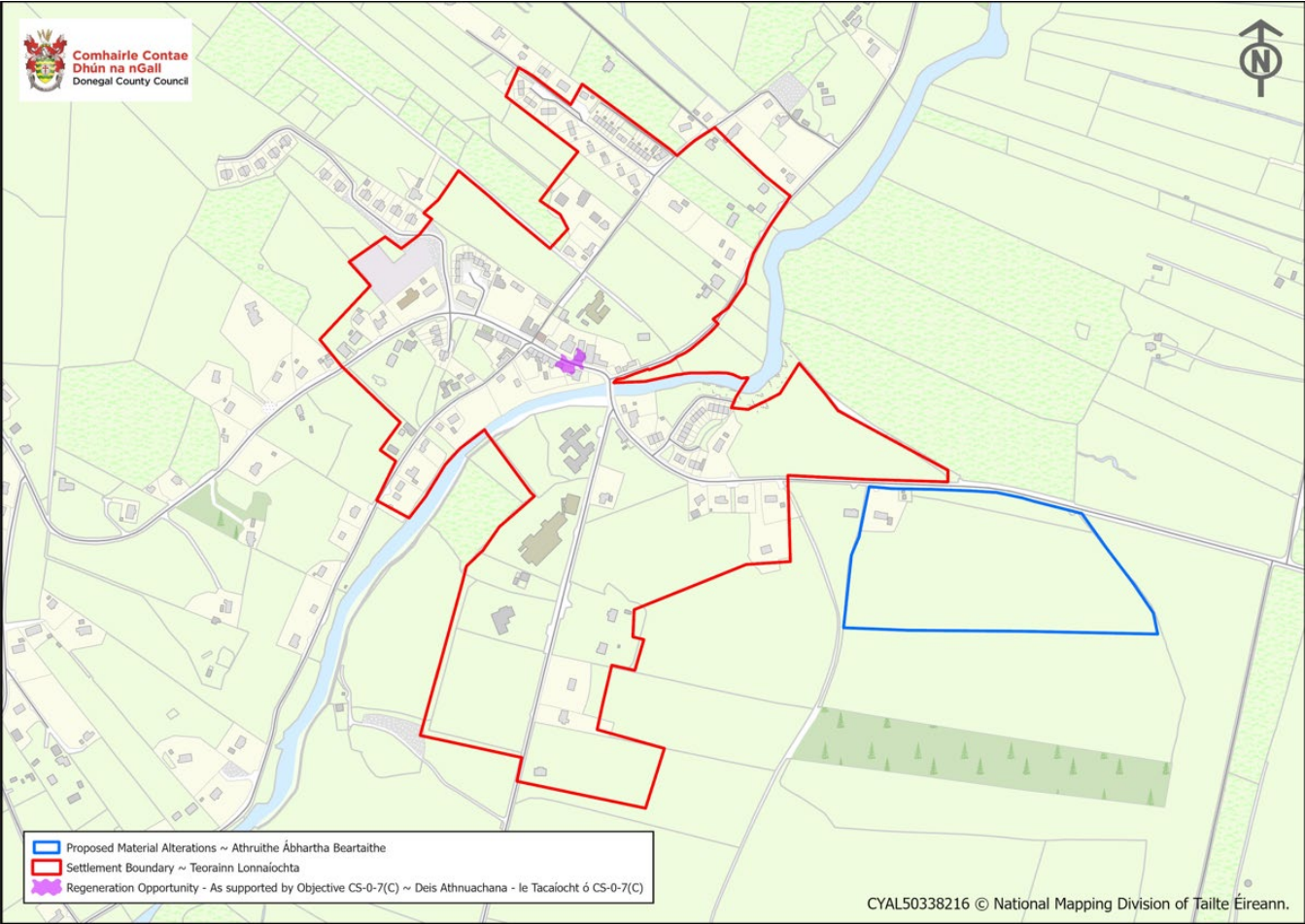
MA Ref.	Section in Chapter	Material Alteration	
		<p>of health and safety for users and residents of the proposal.</p>	
21(a).2	'Land Use Zoning Policy relating to Settlement Frameworks'	<p>Flood risk areas may be viewed at the following link: Settlement Frameworks with High-End Future Flooding Scenario Analysis (arcgis.com)</p> <p>Insert new policy:</p> <p>Policy SF-P-xx: To guide development of all settlement frameworks including Lifford, Raphoe, Bunbeg-Derrybeg and Milford in a sequential manner, outwards from the core area in order to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more edge-of-centre and edge-of-town areas and to make better use of under-utilised land. This policy shall not apply to small-scale business enterprises (excluding retail development) of circa 1 to 5 employees.</p>	
21(a).3	'Land Use Zoning Policy relating to Settlement Frameworks'	<p>Insert new policy:</p> <p>Policy SF-P-xx: To facilitate the sustainable provision of a hotel and marina leisure tourism development at Fahan Marina and its environs. In general, standalone holiday homes will not be supported.</p>	

21(b) Proposed Material Alterations (Mapping)

Donegal Municipal District

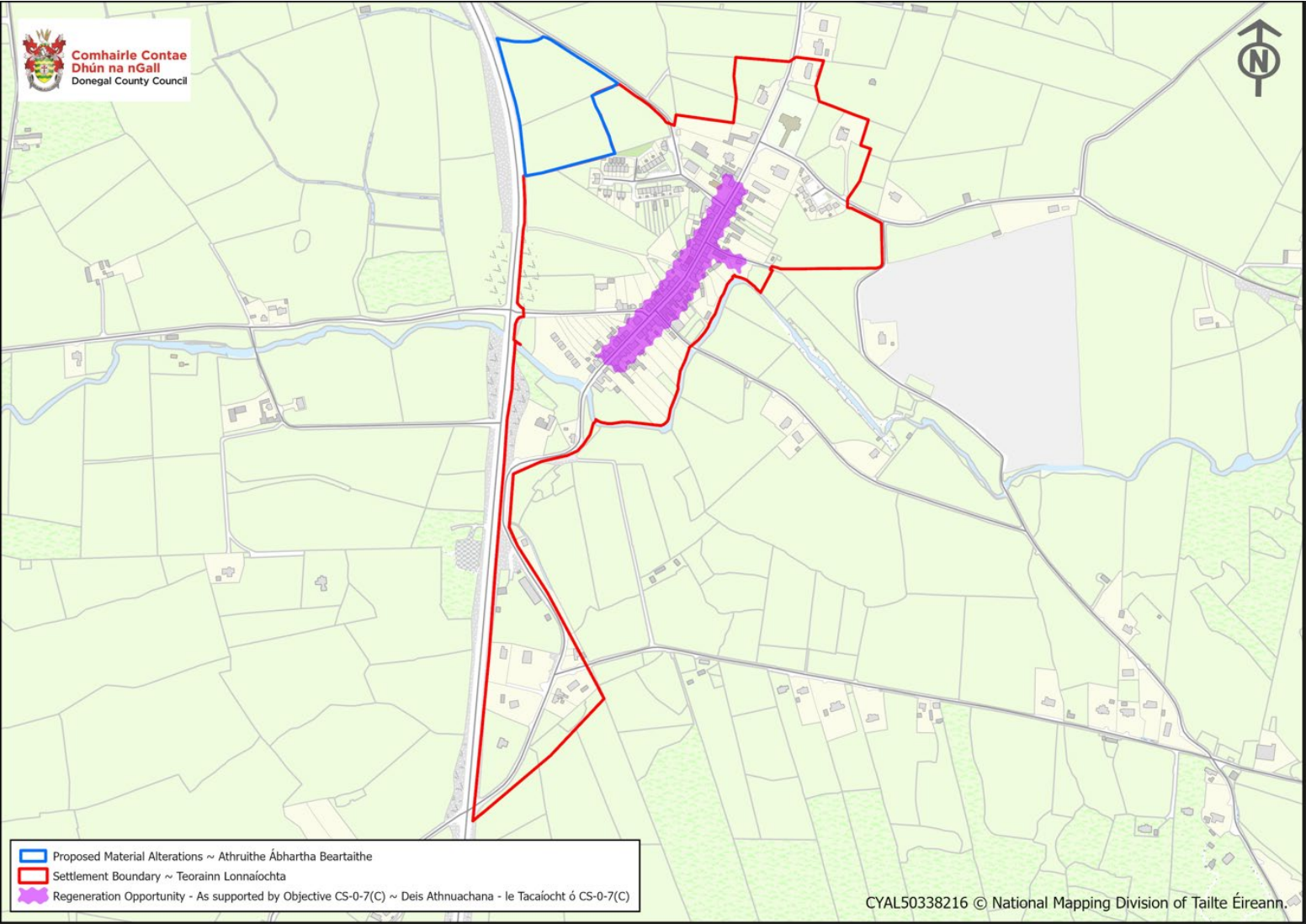
Map 21.1 Carrick Settlement Framework

21(b).1 Extend Settlement Framework boundary to include lands identified in blue outline.



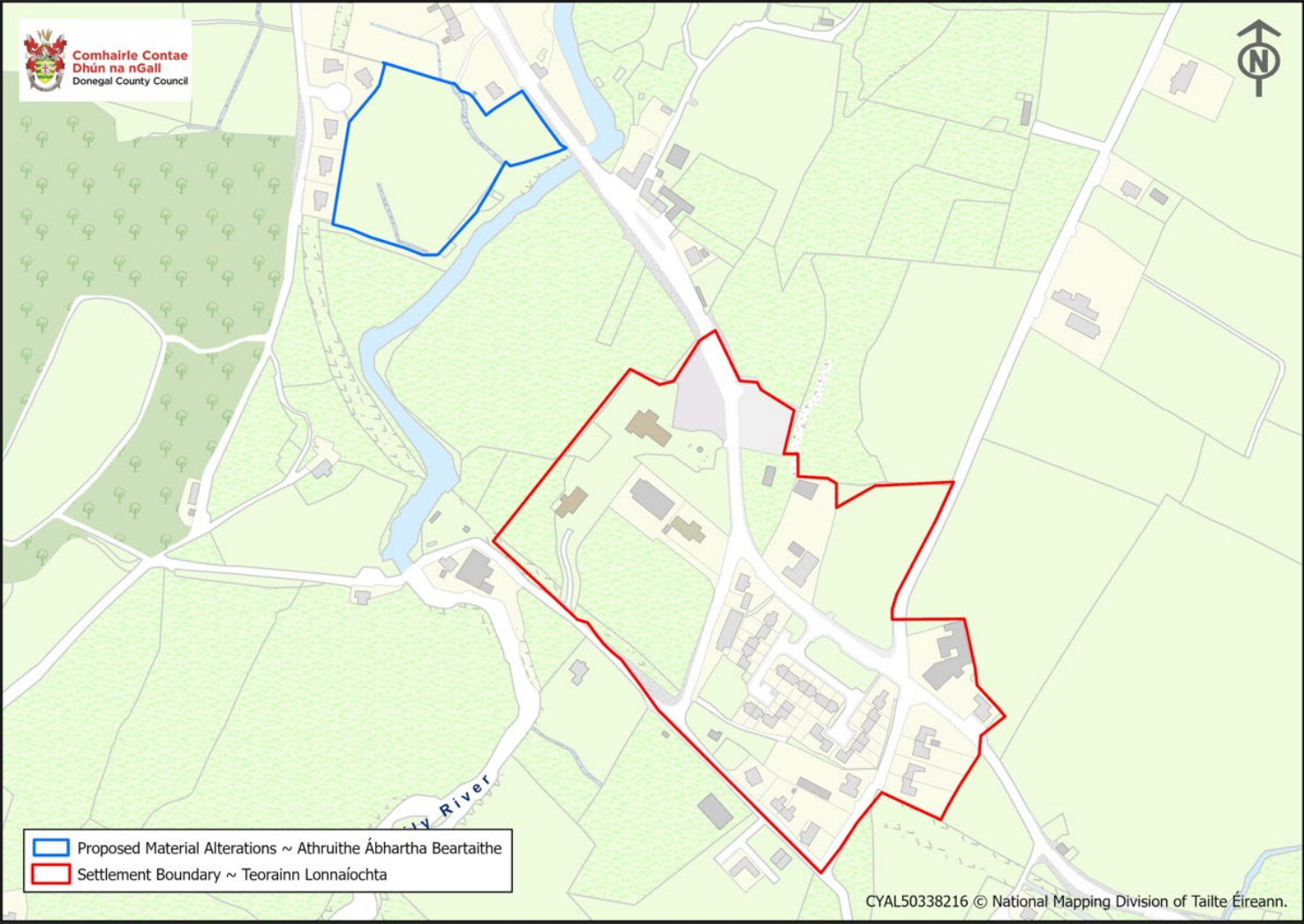
Map 21.2 Ballintra Settlement Framework

21(b).2 Extend Settlement Framework boundary to include lands identified in blue outline.



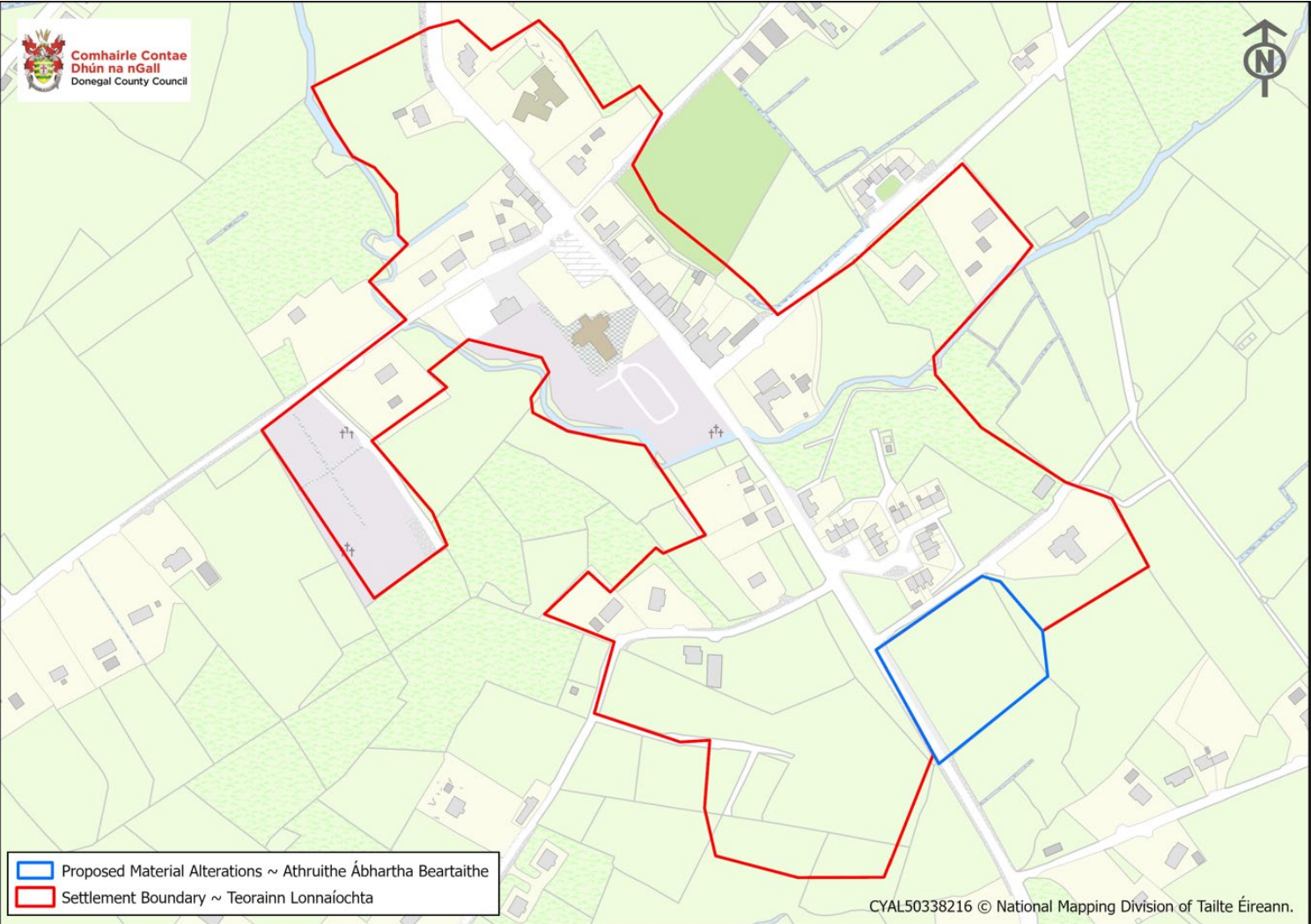
Map 21.3 Bruckless Settlement Framework

21(b).3 Extend Settlement Framework boundary to include lands identified in blue outline.



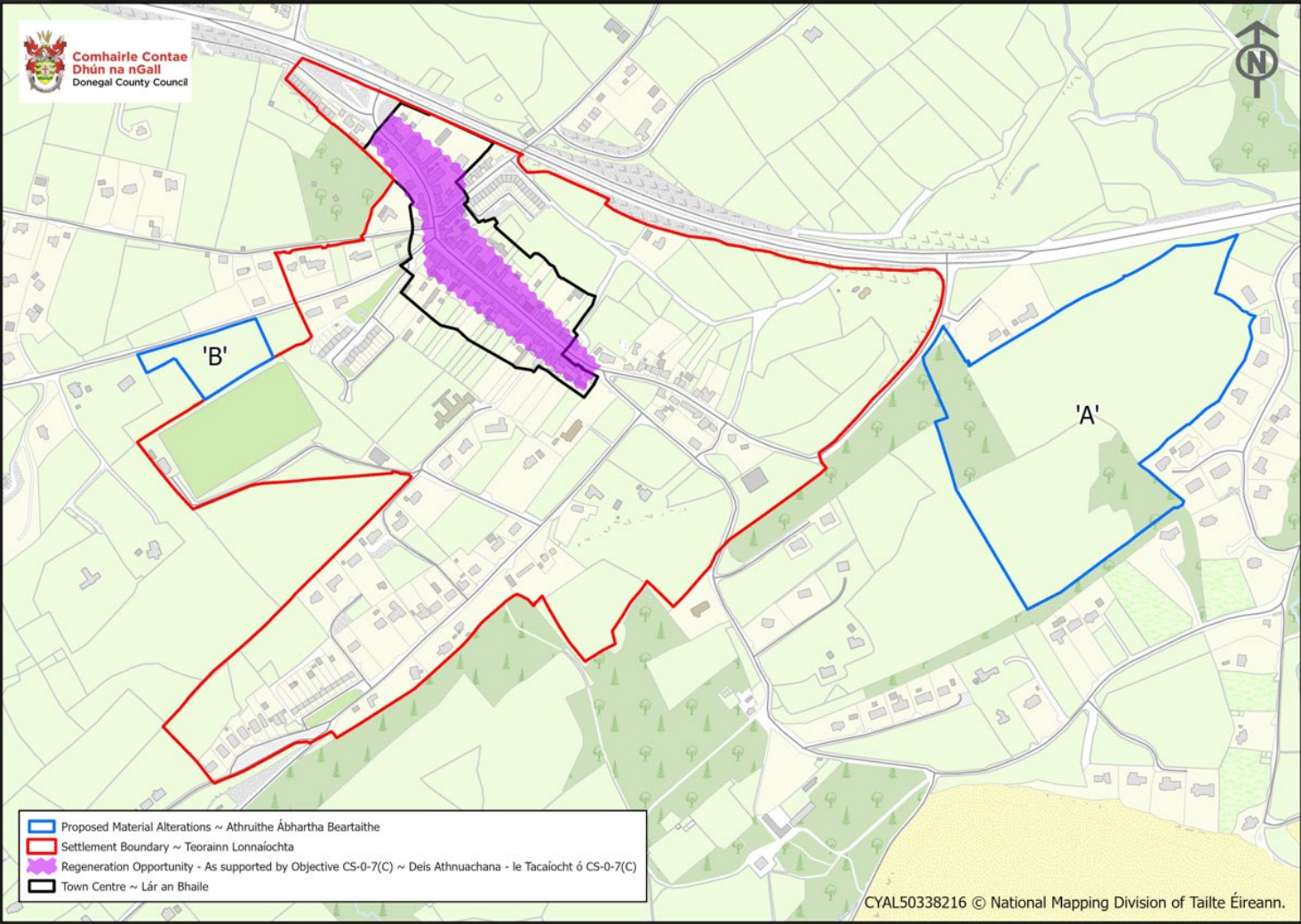
Map 21.6 Frossess Settlement Framework

21(b).4 Extend Settlement Framework boundary to include lands identified in blue outline.



Map 21.9 Mountcharles Settlement Framework

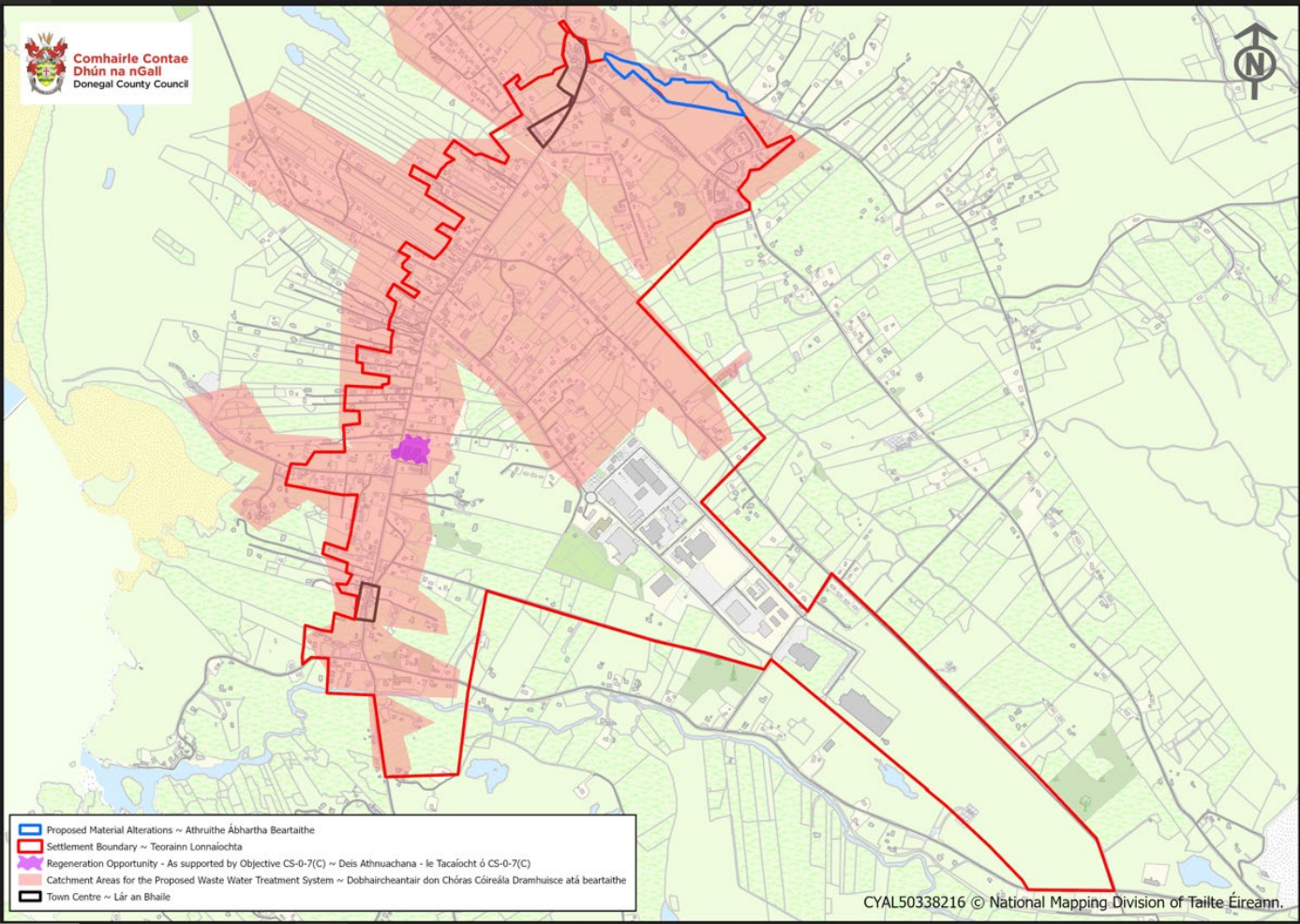
- 21(b).5 (a) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A'.
- (b) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'B'.



Glenties Municipal District

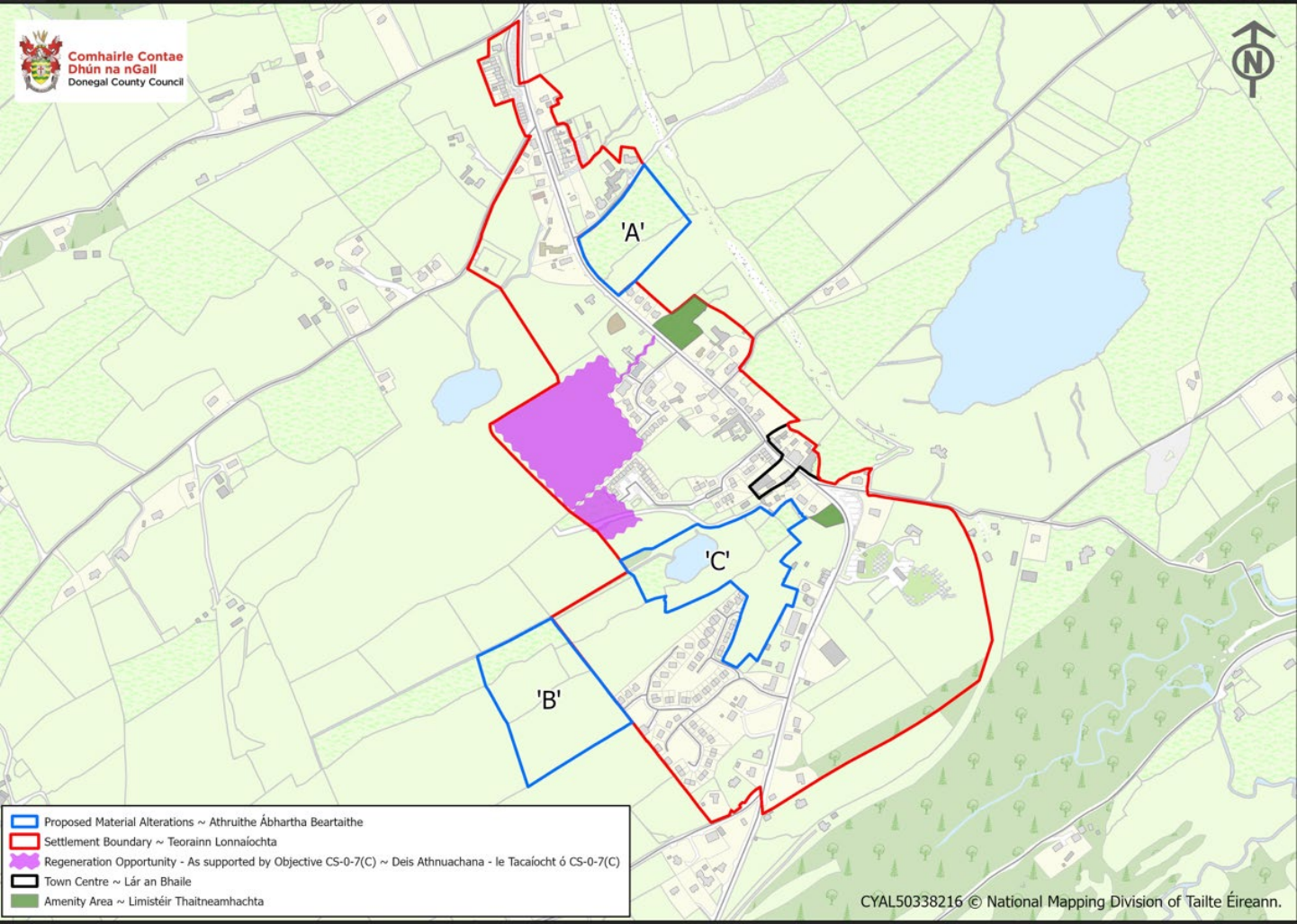
Map 21.14 An Bun Beg/ Doirí Beaga (Bunbeg/Derrybeg) Settlement Framework

21(b).6 Extend Settlement Framework boundary to include lands identified in blue outline.



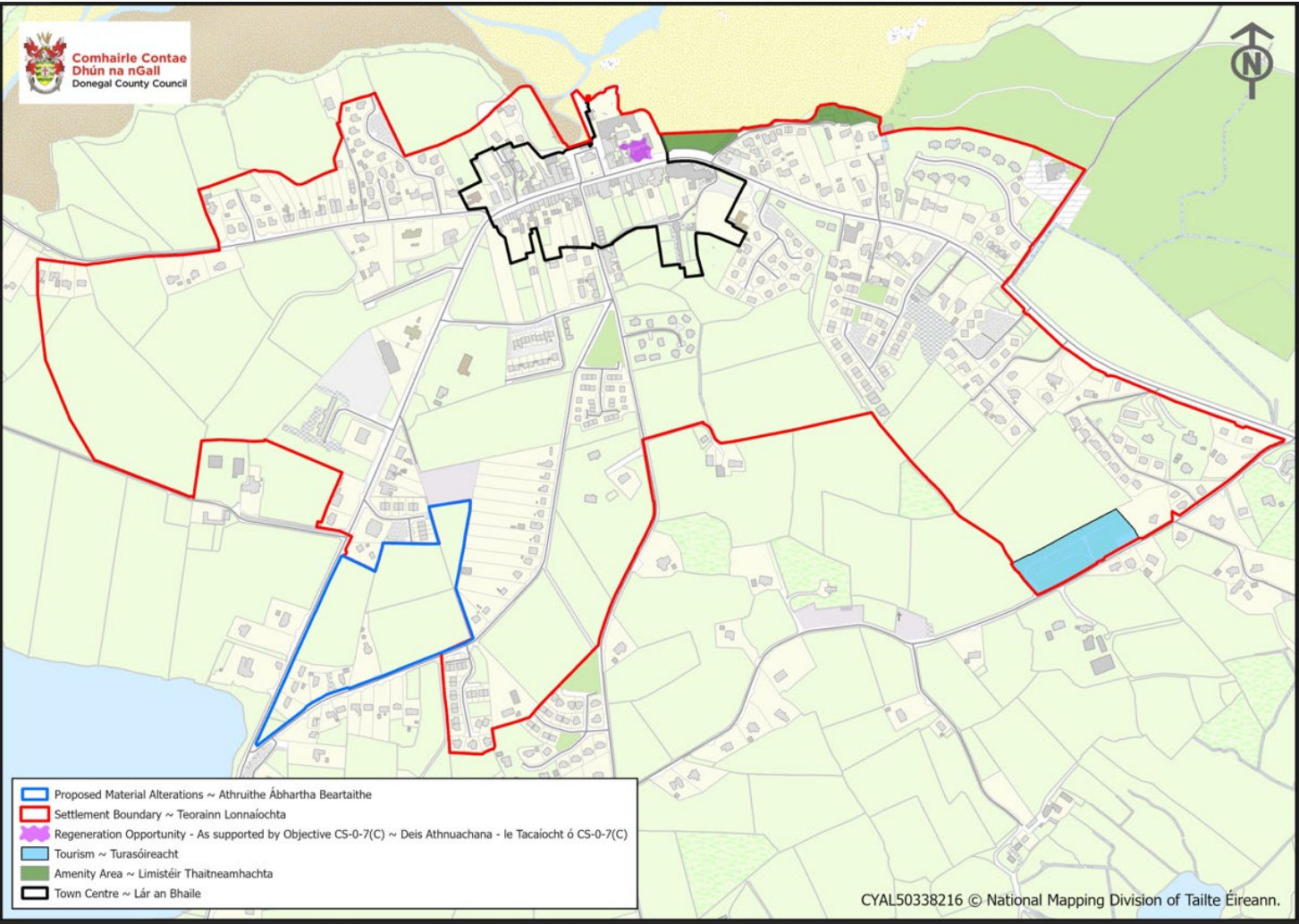
Map 21.19 Creeslough Settlement Framework

- 21(b).7 (a) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A'.
- (b) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'B'.
- (c) Remove the Draft Plan 'Amenity Area' zoning identified in blue outline and labelled 'C'.



Map 21.20 Dunfanaghy Settlement Framework

21(b).8 Extend Settlement Framework boundary to include lands identified in blue outline and labelled.



Inishowen Municipal District

Map 21.30 Fahan Settlement Framework

- 21(b).9 (a) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A'.
- (b) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'B'.



Map 21.36 Moville Settlement Framework

- 21(b).10 (a) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A'.
- (b) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'B'.
- (c) Remove the Draft Plan 'Amenity Area' zoning identified in blue outline and labelled 'C'.
- (d) Insert New Policy in respect of the site identified in blue outline and labelled 'D'.

Policy xx: It is a policy of the Council to consider proposals for development of site ref T1 that provide for:

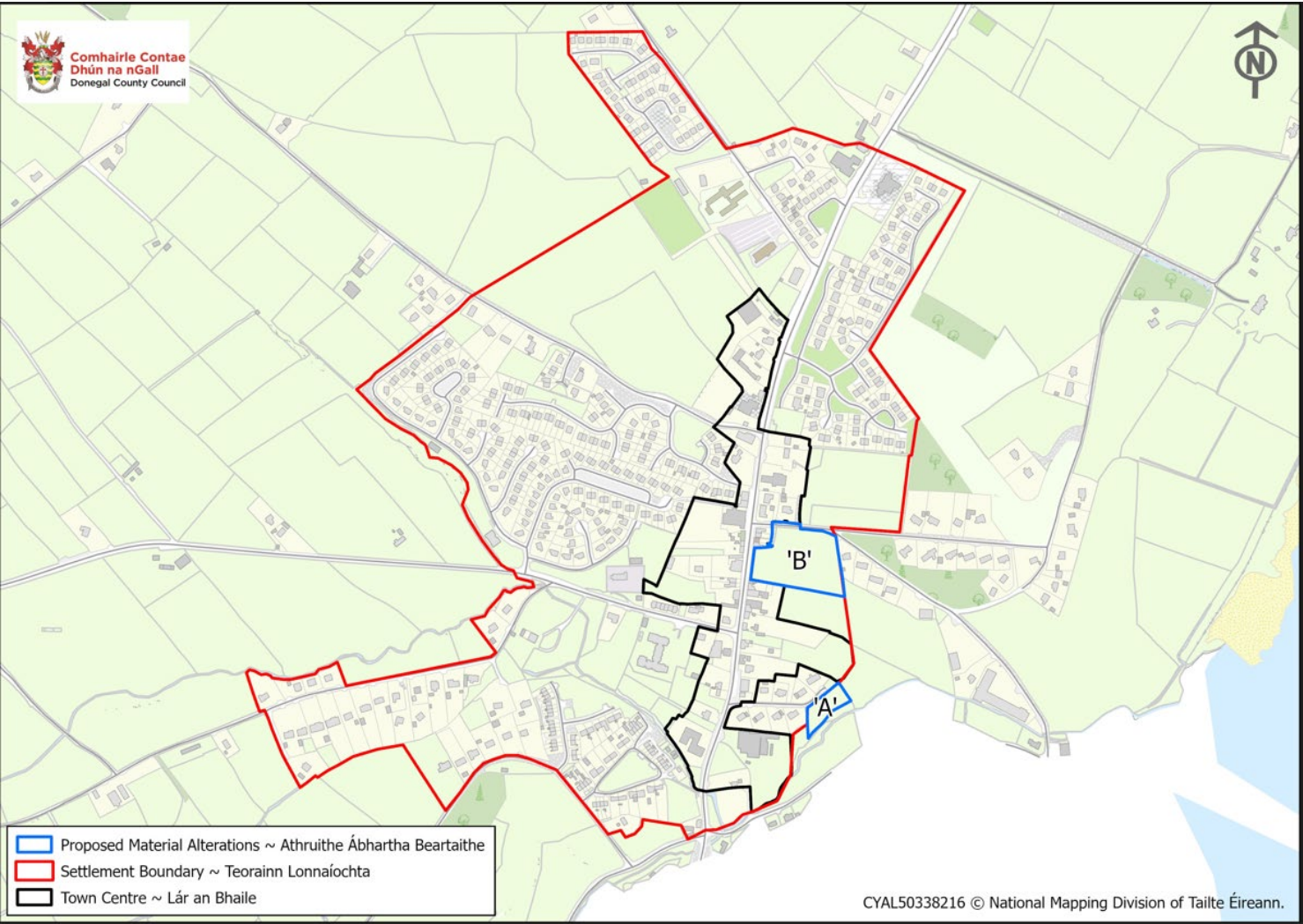
1. A small hydro facility at the existing dam on the River Bredagh; and
2. Ecotourism, including the provision of sustainable glamping and camping, compatible with the natural riverine habitat and cognisant of adjacent lands zoned for 'amenity' purposes.

Applications submitted for development of this site shall be accompanied by a flood risk assessment.



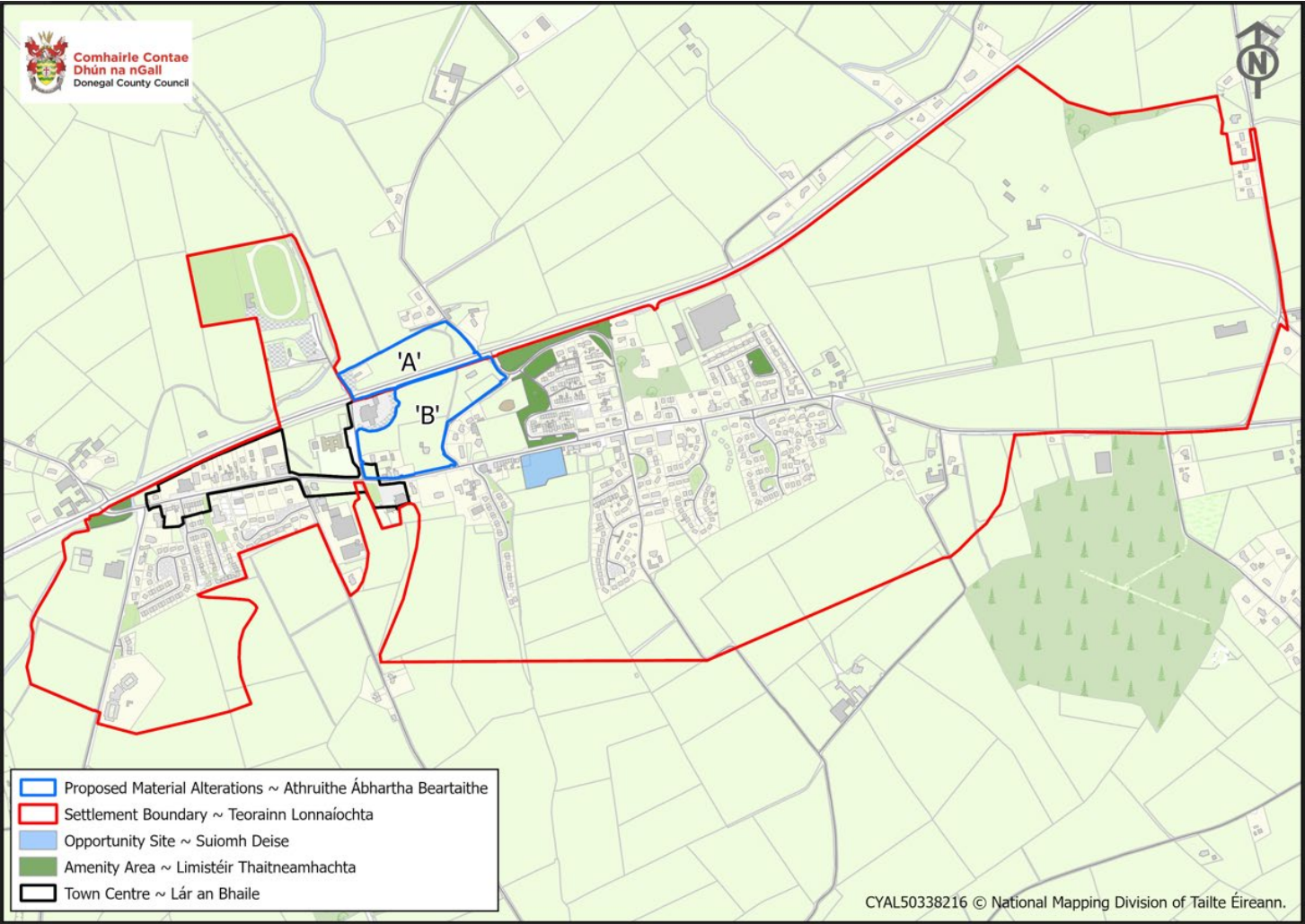
Map 21.37 Muff Settlement Framework

- 21(b).11 (a) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A'.
- (b) Remove the Draft Plan 'Amenity Area' zoning identified in blue outline and labelled 'B'.



Map 21.38 Newtowncunningham Settlement Framework

- 21(b).12 (a) Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A'.
- (b) Extend 'Town Centre' boundary to include lands identified in blue outline and labelled 'B'.



Map 21.39 Quigleys Point Settlement Framework

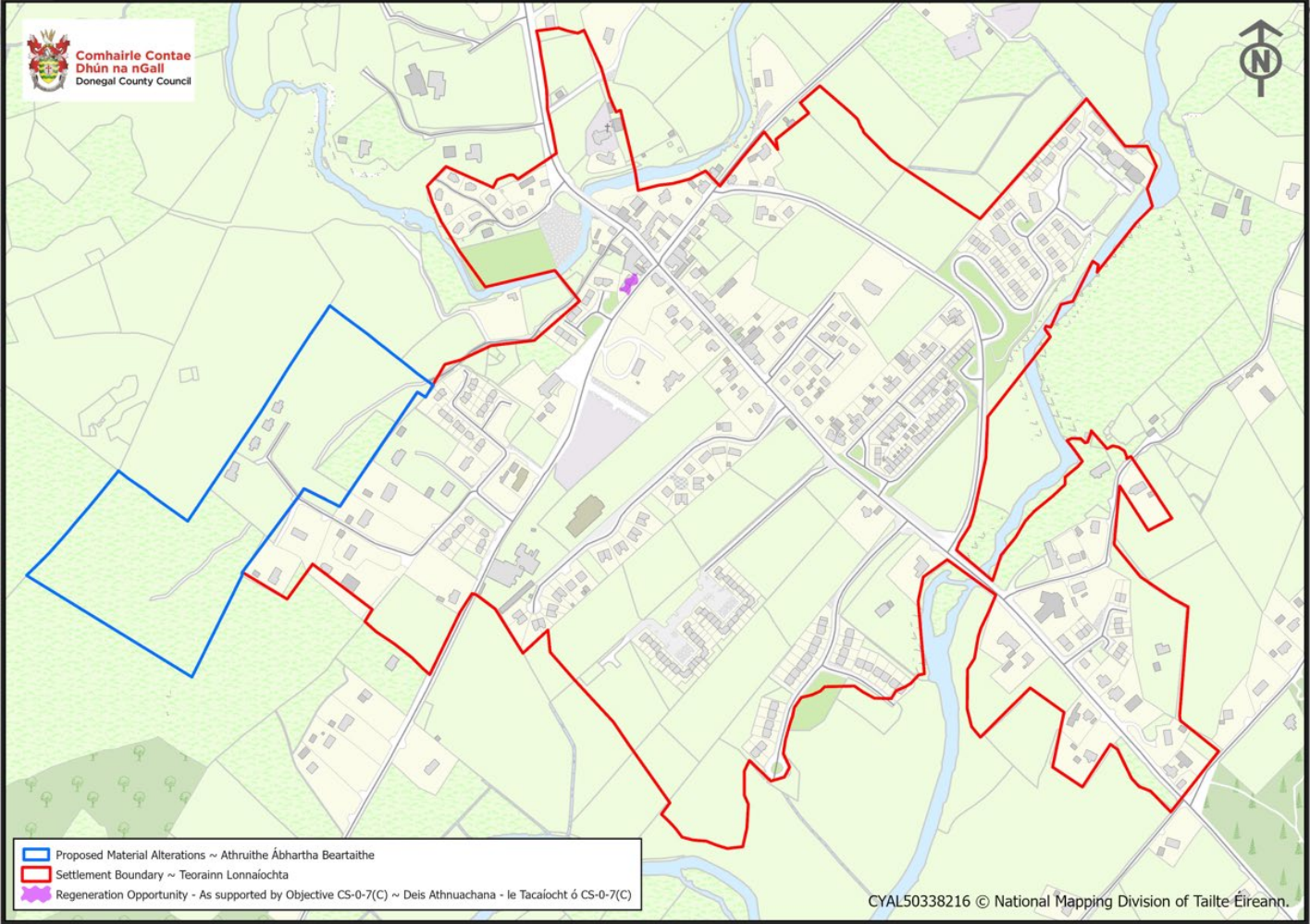
21(b).13 Extend Settlement Framework boundary to include lands identified in blue outline.



Letterkenny/Milford Municipal District

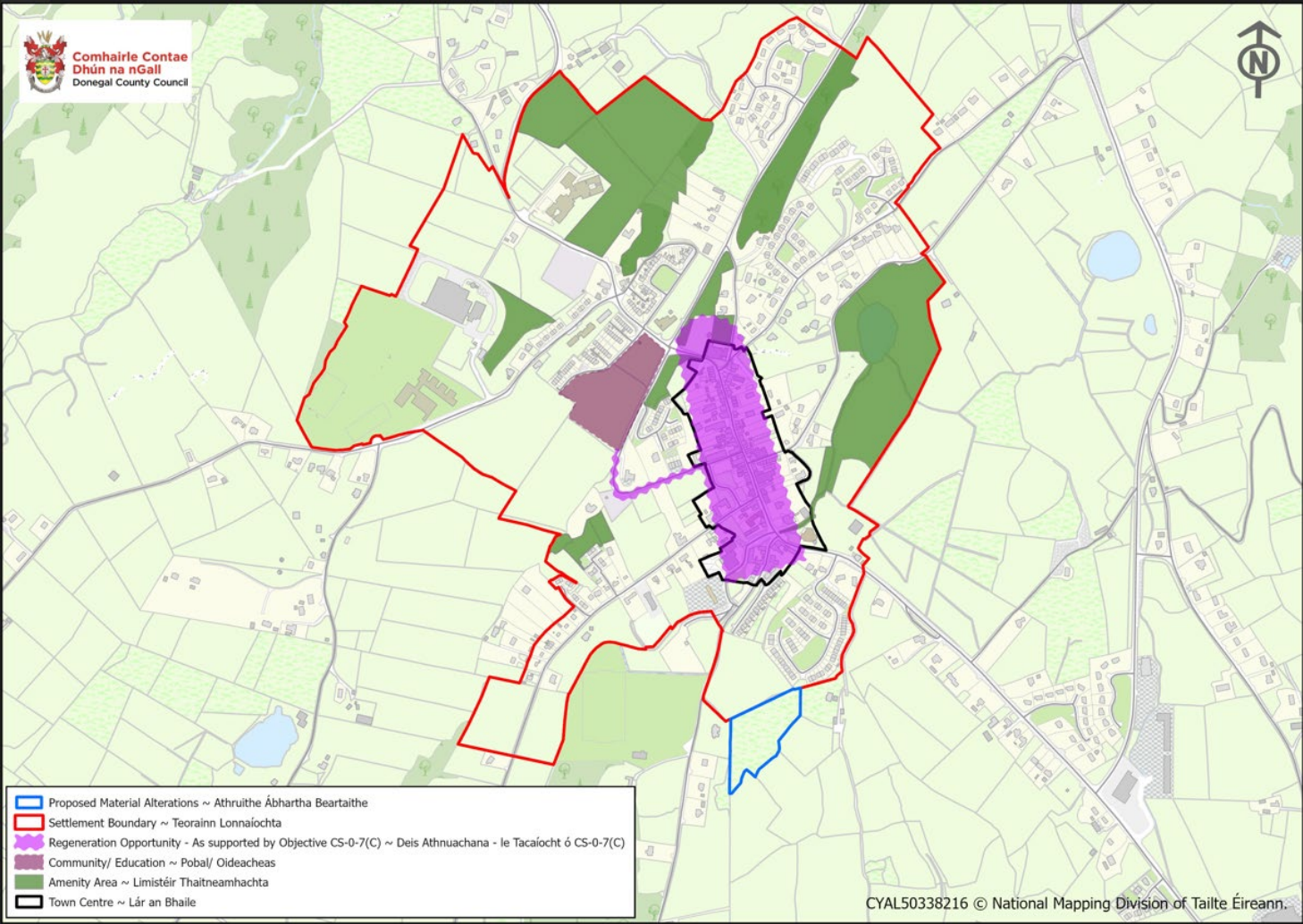
Map 21.42 Kilmacrennan Settlement Framework

21(b).14 Extend Settlement Framework boundary to include lands identified in blue outline.



Map 21.43 Milford Settlement Framework

21(b).15 Extend Settlement Framework boundary to include lands identified in blue outline.



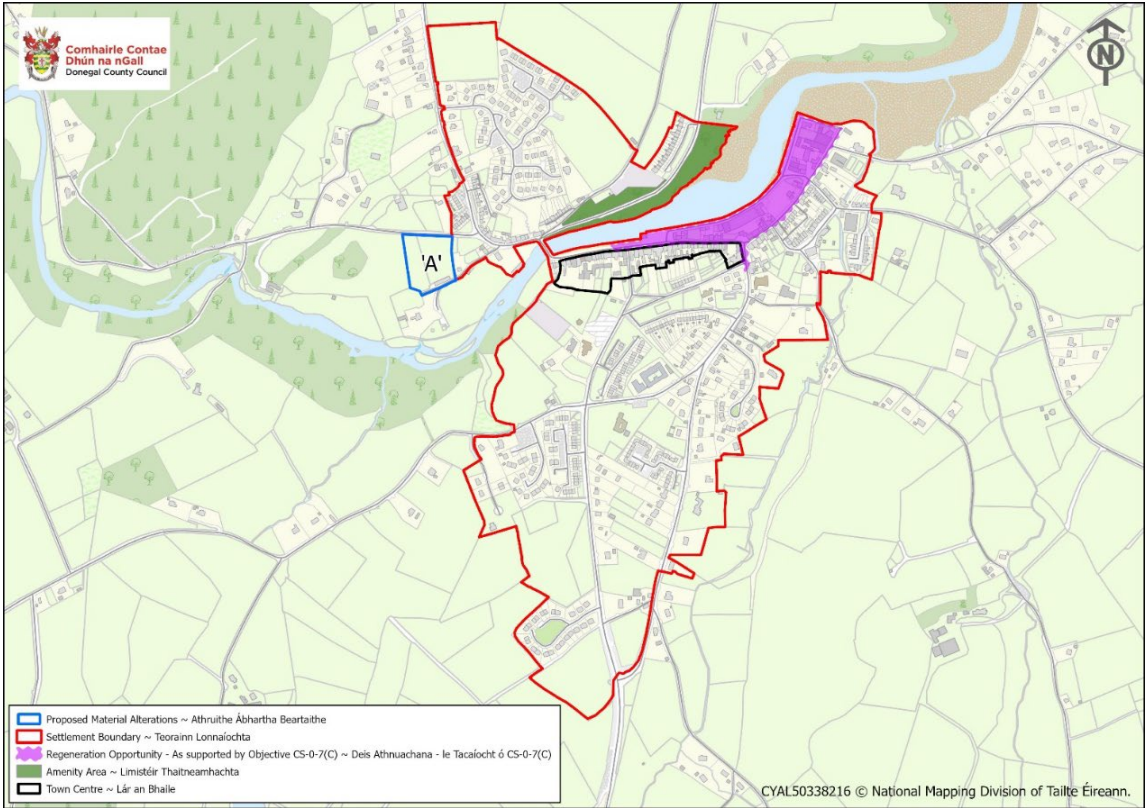
Map 21.46 Ramelton Settlement Framework

21(b).16 Extend Settlement Framework boundary to include lands identified in blue outline and labelled 'A' and insert New Policy in respect of the lands.

Policy SF-P- xx:

Ensure that any development occurring within the area outlined in blue in the map below in Ramelton:

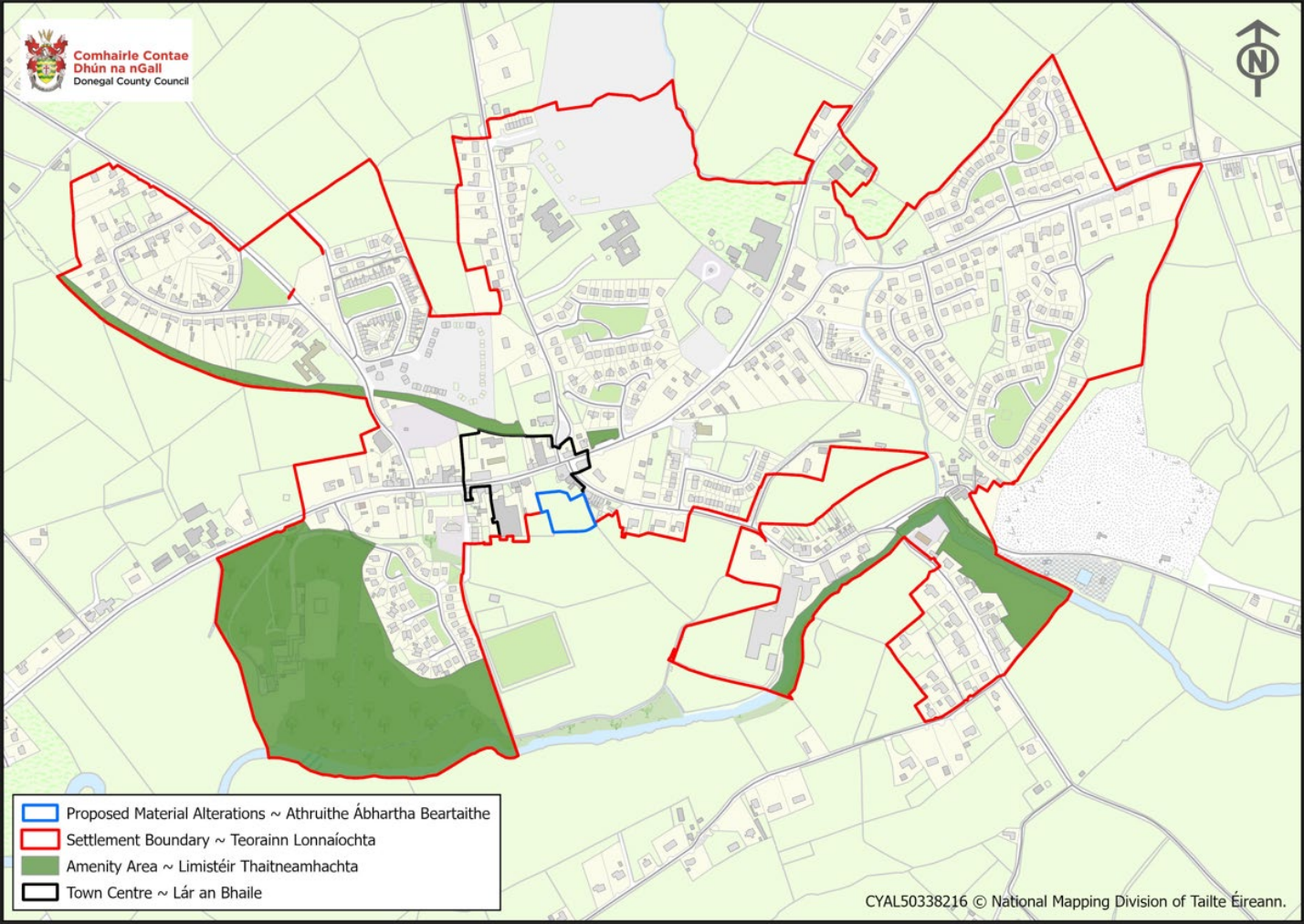
- a) Preserves the special character and sense of place of the host Ramelton Architectural Conservation Area.
- b) Provides vehicular/footpath access solely via the R249 to the north and a separate additional active travel only linkage along the 'Green Lane' to the south as far as the existing footpath in Ramelton village.
- c) Does not materially harm/affect the character of RPS 4080014, provides for the sensitive heritage led regeneration of said structure, preserves the visual setting of said structure and provides a substantial setback and appropriate screening between it and any new development.



Lifford-Stranorlar Municipal District

Map 21.49 Convoy Settlement Framework

21(b).17 Extend Settlement Framework boundary to include lands identified in blue outline.



Map 21.51 Killygordon/Crossroads Settlement Framework

21(b).18 Extend Settlement Framework boundary to include lands identified in blue outline.

