

Draft County Donegal Development Plan 2024- 2030

Natura Impact Report

Donegal County Council

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Quality information

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1. Introduction

1.1 Background

- 1.1.1 Donegal County Council (DCC) is preparing a new County Donegal Development Plan 2024-2030 (hereafter referred to as 'CDP 2024-2030', or simply the 'Plan'), which will replace the existing County Donegal Development Plan 2018-2024. It sets out an overall strategy for the proper planning and sustainable development of Donegal between 2024-2030. The Plan includes a written statement (with text, objectives and policies), maps (with zonings) and associated Environmental Reports (of which this document is one). It also includes Local Area Plans for Buncrana, Bundoran and Ballybofey / Stranorlar, and 52 settlement frameworks.
- 1.1.2 It is the responsibility of the Competent Authority, in this case Donegal County Council (DCC), to undertake a report to inform an Appropriate Assessment (AA) of any plan which could result in Likely Significant Effects (LSEs) and, where those are established, adverse effects on the integrity of so-called 'European sites', including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs). The AA Screening Report of the Plan (Donegal County Council, 2023) concluded that an Appropriate Assessment was required as it could not be excluded, on the basis of high-level evidence, that the Draft County Donegal Development Plan 2024-2030, either alone or in-combination with other plans and projects, could result in LSEs on European Sites. DCC therefore commissioned AECOM to prepare this Natura Impact Report (NIR) to assess whether the CDP 2024-2030 could result in adverse effects on the integrity of European sites.

1.2 County profile

- 1.2.1 County Donegal, covering an area of approximately 484,559 ha, is the largest county in Ulster, and the fourth largest county in Ireland. It is located on the north-west seaboard and is bounded on the south-west, west and north by the Atlantic Ocean, with an extensive indented coastline (approximately 1,132 km). Located in the Border Region, County Donegal shares 93% of its entire land boundary with Northern Ireland (counties Derry, Tyrone, Fermanagh) and the remaining 7% (or 9 km stretch) is with County Leitrim at its most southerly point. The county is therefore a key interface between the two jurisdictions and plays an important physical and cultural role in cross-border communications.

- 1.2.2 The Census of Population 2022 recorded a population of 166,321 for Donegal, a 4.5% increase since 2016. There are nine settlements falling into the aggregate urban area category of over 1,500 inhabitants. Letterkenny was the largest urban centre in Donegal in 2016 (2022 census figures not yet available) with a population of 19,274. Approximately 38% of the land is in agricultural use, predominantly in the east of the County, with grass production and rough grazing for cattle and sheep being the main activities. Commercial forestry is also a significant land use in the County, and fishing is a significant employment sector. However, with a peripheral location and a decline in traditional industries and services, Donegal is presented with many challenges as it looks to the future.
- 1.2.3 Donegal is nationally recognized for the beauty of its landscape and coastline. The County is dominated by a mountainous spine with a complex geology consisting predominantly of granite and quartzite peaks running north-east to south-west. These comprise the Derryveagh range to the north, within which Glenveagh National Park is situated, and the Blue Stacks, extending from Ballybofey west to Gleann Cholm Cille (Glencolmcille) in the south. This has resulted in spectacular scenery in coastal locations such as Slieve League with sea cliffs rising to over 600 m.
- 1.2.4 The County also has a rich and distinctive cultural heritage. Twelve of Donegal's coastal islands were inhabited according to the 2016 census, and Donegal contains the second largest Gaeltacht in the country, with Gaeltacht areas distributed from Fanad Head on the north coast to Gleann Cholm Cille (Glencolmcille) in the south of the County. The Gaeltacht with its unique cultural, traditional and linguistic heritage occupies almost a third of the County.
- 1.2.5 In addition to their cultural heritage, the islands also constitute a major natural resource, home to many protected bird and plant species. Oileán Thoraí (Tory Island), Inis Bó Finne (Inishbofin) and Inis Meáin (Inishmeane) are strongholds of the corncrake *Crex crex* and Árainn Mhór (Aranmore) is home to Hart's saxifrage *Saxifraga rosacea rosacea*, a subspecies unique to Ireland.
- 1.2.6 The western seaboard also supports a diversity of other habitats including extensive dune systems, machair, dune scrub, salt marshes and wetlands. Lough Swilly is of major ornithological importance for wintering waterbirds with eighteen species regularly occurring in nationally important numbers and three species in internationally important numbers.

- 1.2.7 The County has many pristine rivers and lakes. These oligotrophic surface waters are home to rare and threatened animals including the freshwater pearl mussel *Margaritifera margaritifera*, Arctic charr *Salvelinus alpinus*, red-throated diver *Gavia stellata* and otter *Lutra lutra*, and rare aquatic plants such as the slender naiad *Najas flexilis*.
- 1.2.8 Blanket bog is dominant over much of the higher land in the County. In addition to its distinctive flora, it provides habitat for red deer *Cervus elaphus*, Irish hare *Lepus timidus hibernicus*, red grouse *Lagopus lagopus*, golden plover *Pluvialis apricaria*, merlin *Falco columbarius*, peregrine *Falco peregrinus* and more recently the golden eagle *Aquila chrysaetos*.
- 1.2.9 **Table 1** lists the number of sites in Donegal with various environmental designations. While the total number of designations indicates the resource value and high quality of the environment in Donegal, this NIR is only concerned with the European site designations (i.e. SACs and SPAs).

Table 1. Environmental designations in County Donegal

| Designation | Number of sites |
|---|------------------------|
| Special Areas of Conservation | 47 |
| Special Protection Areas | 26 |
| Natural Heritage Areas (NHAs) | 14 |
| Proposed NHAs (pNHAs) | 78 |
| National Park | 1 |
| Ramsar Sites | 4 |
| Nature Reserves (officially designated) | 7 |
| Nature Reserves (un-designated) | 3 |
| Wildfowl Sanctuaries | 6 |
| Biogenetic Reserves | 1 |
| Refuges for Fauna | 1 |
| Irish Geological Heritage Sites | 135 |

1.3 Legislative context

- 1.3.1 Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, which is more commonly known as ‘the Habitats Directive’, requires Member States of the European Union (EU) to take measures to maintain or restore, at favourable conservation status, natural habitats and wild species of fauna and flora of Community interest. The provisions of the Habitats Directive require that Member States designate SACs for habitats listed in Annex I and for species listed in Annex II. Similarly, Directive 2009/147/EC on the conservation of wild birds (which is more commonly known as ‘the Birds Directive’) provides a framework for the conservation and management of wild birds. It also requires Member States to identify and classify SPAs for rare or vulnerable species listed in Annex I of the Birds Directive, as well as for regularly occurring migratory species. Collectively, SACs and SPAs are known as ‘European sites’.
- 1.3.2 In Ireland, the habitats and/or species which are the reason(s) for designation of an SAC are referred to as ‘Qualifying Interests’ (QI). In relation to SPAs, the bird species for which a particular site is designated are referred to as the ‘Special Conservation Interests’ (SCI).
- 1.3.3 Under article 6(3) of the Habitats Directive, any plan or project which is not directly connected with or necessary to the management of a European site but would be likely to have a significant effect on such a site, either individually or in-combination with other plans or projects, must be subject to an Appropriate Assessment of its implications for the SAC / SPA in view of the site’s Conservation Objectives.
- 1.3.4 Generally, such plans or proposals may only be approved if the ‘Competent Authority’ has ascertained, by means of an AA, that there will be no adverse effect on the integrity of any European site(s).
- 1.3.5 In the Republic of Ireland, the requirements of Article 6(3) are transposed into national law through Part XAB of the Planning and Development Act 2000 (as amended) for planning matters, and by the European Communities (Birds and Natural Habitats) Regulations 2011 in relation to other relevant approvals / consents.
- 1.3.6 The Competent Authority which is responsible for carrying out the AA is the relevant consenting body for a particular plan or project, which in this case is DCC. However, while the Competent Authority must ultimately conduct the AA, they may appoint consultants to provide the information required to inform this assessment.

1.4 Purpose and structure of this Natura Impact Report

1.4.1 This NIR has been prepared to provide a written record of the Appropriate Assessment of CDP 2024-2030 carried out by DCC with the support of AECOM.

1.4.2 The NIR is structured as follows:

- Chapter 1 – Introduction
- Chapter 2 – Draft County Development Plan 2024-2030
- Chapter 3 – Methodology
- Chapter 4 – Baseline information
- Chapter 5 – Potential impacts from the CDP 2024-2030
- Chapter 6 – Mitigation measures
- Chapter 7 – Appropriate Assessment
- Chapter 8 – Recommendations
- Chapter 9 – Conclusions
- Chapter 10 - References
- Chapter 11 – Figures
- Appendix A – Appropriate Assessment of Objectives and Policies

1.4.3 The purpose of this document is to provide evidence that a scientifically robust, legally compliant AA of CDP 2024-2030 has been carried out by DCC.

1.5 AA Screening conclusion

1.5.1 In order to assess any potential impacts from the implementation of the County Donegal Development Plan 2024-2030 on the European sites identified to be within the zone of influence (Zoi), a strategic and precautionary approach was used following the fundamental approach described in the *Appropriate Assessment of Plans and Projects in Ireland: Guidance for Planning Authorities* published by the (then) Department of Environment, Heritage and Local Government (DOEHLG, 2010), as well as more recent guidance published by the Office of the Planning Regulator (OPR, 2021). Adopting a precautionary approach, DCC were unable to exclude, on the basis of scientific and objective information, that the Plan would not result in LSEs on European sites, either alone or in-combination with other plans or project. The AA Screening concluded that an AA was therefore required in relation to the following impact pathways:

- the strategic scope and geographical extent of the Plan;
- potential impacts on Annex I habitats;
- possible reduction in the area of the habitats within European sites;

- possible direct or indirect damage to the physical quality of the environment (e.g. water quality and supply, soil compaction) in European sites;
- potential serious or on-going disturbance to species or habitats for which European sites are selected (e.g. increased noise, illumination and human activity); and,
- potential direct or indirect damage to the size, characteristics, or reproductive ability of populations of European sites.

1.6 Quality assurance and statement of authority

- 1.6.1 This NIR, and the assessment described within it, has been completed in accordance with the AECOM Integrated Management System (IMS). The AECOM IMS places emphasis on professionalism, technical excellence, quality, as well as covering health, safety, environment and sustainability management. All AECOM staff members are committed to maintaining our accreditation to those parts of BS EN ISO 9001:2015 and 14001:2015, as well as BS OHSAS 18001:2007 that are relevant to a consultancy service.
- 1.6.2 All ecologists and other specialists involved in the AA of CDP 2024-2030 are members, at the appropriate level, of the Chartered Institute of Ecology and Environmental Management (CIEEM) and adhere to their strict Code of Professional Conduct. Details of the qualifications and experience of the AECOM staff involved in preparing this NIR are given in **Table 2**.

Table 2. Staff member details and experience

| Staff member | Qualifications | Experience |
|--|---|--|
| Tony Marshall (Technical Director) | BSc (Hons); CEcol; MCIEEM | Tony Marshall was AECOM's lead for the preparation of this NIR. Tony holds a first-class honours degree in Biological Sciences (Ecology) from the University of Edinburgh. He leads AECOM's ecology teams in Ireland and Scotland and has thirteen years as a professional ecological consultant. He has substantial experience in undertaking Appropriate Assessments for plans and projects in Ireland and Scotland, including the AA of the Proposed Variation to the County Donegal Development Plan 2018-2024 (As Varied) in respect of a Wind Energy Policy Framework. |
| Dr. James Riley (Technical Director) | PhD; CEnv; MCIEEM | Dr. James Riley is AECOM's Technical Director responsible for Appropriate Assessments across the UK and Ireland and undertook verification of this NIR. James is a Chartered Environmentalist with twenty years' consultancy experience. James has supervised hundreds of Appropriate Assessments including for clients such as Donegal County Council and Transport Infrastructure Ireland (TII). He was the lead author on guidance published by CIEEM on the assessment of air quality impacts on wildlife sites. |
| Dr. Damiano Weitowitz Principal Ecologist (HRA / AA Specialism) | BSc, MSc, PhD, ACIEEM | Dr. Damiano Weitowitz has written specialist AA reports assessing the environmental impacts of a range of land use plans developed by government organisations (e.g. Environment Agency), commercial clients, Parish Councils and Local Planning Authorities in England, Wales, Scotland and the Republic of Ireland. His involvement in a wide range of projects has developed his knowledge in several specialist areas, including nutrient neutrality, mitigation approaches to recreational pressure and impacts of renewable energies (e.g. wind farms, hydroelectric schemes and carbon capture plants). He has also developed expertise in the assessments of air quality modelling, water quality, hydrological pathways and habitat loss. Damiano has published several papers in peer-reviewed academic journals, exploring the underlying factors that determine recreational pressure in European protected sites, as well as undertaking scarce research on groundwater ecosystems. |
| Susanne Dunne (Consultant Ecologist) | BSc (Hons); Qualifying Member of CIEEM. | Susanne is a Consultant Ecologist with AECOM's Ireland Ecology team. Susanne has worked for five years as a professional Ecologist for private and public sector clients. Project experience has varied from road, rail and building infrastructure projects the Republic of Ireland, Northern Ireland and the UK. Susanne has a lot of experience Appropriate Assessment (AA) for projects and large Irish national plans. |

CEcol – Chartered Ecologist

| Staff member | Qualifications | Experience |
|---------------------|-----------------------|-------------------|
|---------------------|-----------------------|-------------------|

| | | |
|-----------------------------------|--|--|
| CEnv – Chartered Environmentalist | | |
|-----------------------------------|--|--|

| | | |
|---|--|--|
| MCIEEM – Full Member of the Chartered Institute of Ecology and Environmental Management | | |
|---|--|--|

2. County Development Plan 2024-2030

2.1 Background to the CDP 2024-2030

2.1.1 The Plan is the principal planning strategy document for County Donegal and sets out a vision for the sustainable future development of the County together with objectives and policies designed to achieve this vision. The Plan strives to sustainably balance the physical, social, economic and environmental needs of Donegal, and has been developed in the context of a number of national and regional strategies and initiatives, such as the National Planning Framework (NPF), the Regional Spatial and Economic Strategy (RSES) for the Northern and Western Region, and the collaborative arrangements between DCC and Derry City & Strabane District Council under the umbrella term of the 'North West Strategic Growth Partnership'.

2.1.2 CDP 2024-2030 sets out policies and objectives that provide a framework for the future physical, social, economic, cultural and environmental growth and sustainable development of County Donegal over the six-year period of the Plan and beyond.

2.1.3 The structure of the CDP 2024-2030 is:

- PART A
 - Chapter 1: Introduction
 - Chapter 2: Vision and Ambition
 - Chapter 3: Core Strategy
 - Chapter 4: Climate Change
 - Chapter 5: Town and Villages
 - Chapter 6: Housing
 - Chapter 7: Economic Development
 - Chapter 8: Infrastructure
 - Chapter 9: Natural Resource Development
 - Chapter 10: Tourism
 - Chapter 11: Natural and Built Heritage
 - Chapter 12: Community Development
 - Chapter 13: An Gaeltacht
 - Chapter 14: Marine Resource, Coastal Management and the Islands
 - Chapter 15: Public Rights of Way
 - Chapter 16: Development Guidelines and Technical Standards

- PART B
 - Chapter 17: General Introduction to the Buncrana, Ballybofey/Stranorlar and Bundoran Area Plans
 - Chapter 18: Buncrana Area Plan 2024-2030
 - Chapter 19: Ballybofey-Stranorlar Area Plan
 - Chapter 20: Bundoran Area Plan
- PART C
 - Chapter 21: Settlement Frameworks
- PART D
 - Environmental Report
- APPENDICES
 - Appendix 1: Section 28 Statement
 - Appendix 2: SEA Statement

3. Methodology

3.1 Sources of guidance

3.1.1 This NIR has been prepared in accordance with the European Commission (EC) guidance document Assessment of Plans and Projects in relation to European sites: Methodological Guidance on the provisions of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC (European Commission, 2021). In addition, the following sources of guidance were also considered:

- *Appropriate Assessment of Plans and Projects in Ireland* (Department of Housing, Local Government and Heritage (DoEHLG), 2010);
- *Managing European sites: the provisions of Article 6 of the 'Habitats' Directive 92/43/EEC* (European Commission, 2018);
- *Appropriate Assessment Screening for Development Management* (OPR, 2021); and,
- *Appropriate Assessment under Article 6 of the Habitats Directive: Guidance for Planning Authorities. Circular Letter NPWS 1/10 & PSSP 2/10* (NPWS, 2010).

3.2 Data sources

3.2.1 The following resources were used to gather information relevant to the AA of CDP 2024-2030:

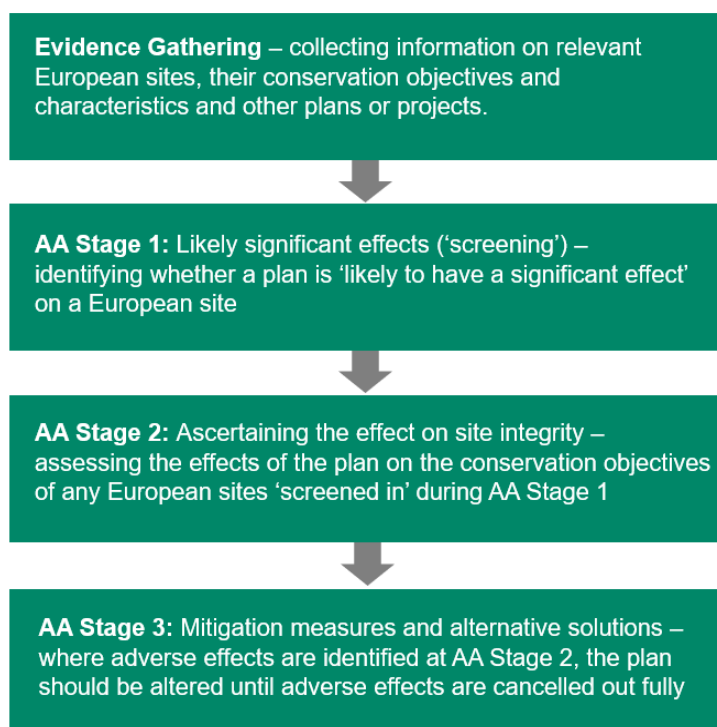
- Environmental Protection Agency (EPA) Maps website (<https://gis.epa.ie/EPAMaps/>);

- National Parks and Wildlife Service (NPWS) Protected Sites in Ireland website (<https://www.npws.ie/protected-sites>);
- information on individual European sites in Northern Ireland provided on the Department of Agriculture, Environment and Rural Affairs (DAERA) website (<https://www.daera-ni.gov.uk/landing-pages/protected-areas>);
- Google maps website (<https://www.google.com/maps>);
- The Status of European Union (EU) Protected Habitats and Species in Ireland (Article 17 Report) (<https://www.npws.ie/publications/article-17-reports/article-17-reports-2019>);
- County Donegal Development Plan 2018-2024. Appropriate Assessment Natura Impact Report of the County Donegal Development Plan 2018-2024 (<https://www.donegalcoco.ie/services/planning/developmentplansbuilttheheritageincludinggrants/county%20donegal%20development%20plan%202018-2024/>);
- Donegal Planning Application Portal (<https://www.donegalcoco.ie/services/planning/planningapplicationsearch/>);
and,
- National Planning Application Database (<https://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8dehttps://housinggovie.maps.arcgis.com/apps/webappviewer/index.html?id=9cf2a09799d74d8e9316a3d3a4d3a8de>).

3.3 The Appropriate Assessment process

3.3.1 The process required by Articles 6(3) and 6(4) of the Habitats Directive is stepwise and must be followed in sequence. **Image 1** below outlines the stages of AA according to current EC guidance (European Commission, 2021). The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations, and any relevant changes to the plan or project until no significant adverse effects remain.

Image 1. The stages of Appropriate Assessment (taken from European Commission (2021))



- 3.3.2 The first stage in the sequence of tests (after evidence gathering) is to establish whether an AA is required. This is often referred to as screening for LSEs (or ‘AA Screening’). The purpose of AA Screening is to determine, in view of the best available scientific evidence, whether a plan or project, either alone or in-combination with other plans or projects, could result in LSEs on a European site, in view of that site’s Conservation Objectives. For this purpose and in the context of case law ‘likely’ in practice means ‘possible’¹.
- 3.3.3 If the Competent Authority determines that there are no LSEs (including ‘in-combination’ effects with other plans or projects), then no further assessment is necessary and the plan or project can, subject to any other consent processes, be taken forward. If, however, the Competent Authority determines that there are LSEs or if there is reasonable scientific doubt, then the next stage in the process must be initiated and a detailed AA is undertaken.
- 3.3.4 ‘Appropriate Assessment’ is not a technical term. It refers to whatever level of assessment is appropriate to form a conclusion regarding effects on the integrity (coherence of structure and function) of European sites. As such, it has no pre-ordained methodology. The work involved is essentially identical to that of the AA Screening stage but involves more detail and the methodology is tailored specifically to the impact pathways and the European sites being assessed.
- 3.3.5 The purpose of AA is to further explore the potential impacts and to determine whether a conclusion of no adverse effects on integrity can be drawn for any of the ‘screened in’ impacts / European sites.
- 3.3.6 One of the key considerations during AA is whether there is available mitigation that would entirely address potential effects.
- 3.3.7 A description of each of the AA stages set out in Image 1 and f in the assessment for CDP 2024-2030 is provided under the following sub-headings.

Stage 1 – Evidence Gathering

- 3.3.8 The first task is to gather all of the information needed to inform the subsequent stages of the AA. This includes collecting data on relevant European sites, as well their Conservation Objectives and any identified existing pressures upon them.

¹ Waddenzee (C-127/02).

- 3.3.9 It is a requirement of AA that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and/or projects that may affect the European site(s) in question. One of the key activities in the evidence gathering stage is therefore to identify plans and/or projects which could act in combination with the Plan to result in adverse effects on a European site.
- 3.3.10 A range of data sources were used during the AA of the CDP 2024-2030, as set out in Section 3.2.

Stage 2 – AA Screening

- 3.3.11 Following evidence gathering, the next step is a Likely Significant Effects test (also known as ‘AA Screening’). This is essentially a risk assessment to decide whether the full stage of Appropriate Assessment is required. This stage is also commonly referred to as ‘Appropriate Assessment Screening’.
- 3.3.12 The objective is to ‘screen out’ those plans and projects that can, without any detailed assessment, be concluded to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction.
- 3.3.13 The AA Screening Report was undertaken by DCC. It concluded that LSE from CDP 2024-2030 on European sites within County Donegal and adjoining counties could not, beyond reasonable scientific doubt, be excluded at that stage.

Stage 3 – Appropriate Assessment

- 3.3.14 Where it is determined that a conclusion of no Likely Significant Effects cannot be drawn, the analysis must proceed to Appropriate Assessment. Case law has established that Appropriate Assessment is not a technical term. It refers to whatever level of assessment is appropriate to form a conclusion regarding effects on the integrity (coherence of structure and function) of European sites. As such, it has no pre-ordained methodology. The work involved is essentially identical to that of the Appropriate Assessment Screening stage but involves more detail and the methodology is tailored specifically to the impact pathways and the European sites being assessed.
- 3.3.15 The purpose of the stage of Appropriate Assessment is to further explore the potential impacts and effects and to determine whether a conclusion of no adverse effects on integrity can be drawn for any of the ‘screened in’ European sites. One of the key considerations during this stage is whether there is available mitigation that would entirely address potential effects.

- 3.3.16 Appropriate Assessment must also consider the potential effect(s) on European site integrity from the target plan or project alone and in-combination with other extant or forthcoming plans or projects. Due to the relatively limited information available at County Development Plan level regarding projects that may come forward, it is not always possible to conclude no adverse effect on integrity without 'mitigation' being included.

Stage 4 – Avoidance and Mitigation

- 3.3.17 Where necessary, measures are recommended for incorporation into the relevant plan or project in order to avoid or mitigate adverse effects on European sites.
- 3.3.18 When discussing 'mitigation' for a county development plan document, the primary concern is ensuring that the policy framework exists to enable the delivery of such mitigation rather than the details of the mitigation measures themselves since the plan is a high-level policy document.

3.4 Geographic scope of the Appropriate Assessment

- 3.4.1 DoEHLG (2010) recommends that, for plans, a potential Zol of 15 km be adopted. Thus, any European sites within 15 km of the Plan area could be within the area subject to impacts arising from it.
- 3.4.2 The geographic scope of the AA was therefore taken to encompass all European sites wholly or partly within Donegal, as well as all European sites within neighbouring counties, including those within Northern Ireland, located within 15 km of the County Donegal boundary.

4. Baseline information

4.1 European sites

- 4.1.1 There are a total of 73 European sites (both terrestrial and marine) within or partly within County Donegal, comprising 47 SACs and 26 SPAs.
- 4.1.2 A further eight SACs and two SPAs are located in the counties of Sligo and Leitrim (Republic of Ireland) and fifteen SACs and two SPAs in Derry, Tyrone and Fermanagh (Northern Ireland).
- 4.1.3 The European sites within County Donegal and within the wider zone of influence of the CDP 2024-2030 (i.e. within 15 km of the County Donegal boundary) are shown on **Figure 1**.
- 4.1.4 The full list of European sites is provided in **Table 3**. Note that sites which cross county borders are listed under each of the counties within which they lie and may therefore be described on multiple occasions. For brevity, species listed in **Table 3** have not been given their scientific names, except where the formal designated feature uses a scientific name (e.g. old sessile oak woods with *Ilex* [holly] and *Blechnum* [hard fern] in British Isles).
- 4.1.5 The QI / SCI listed are taken from the NPWS website for each individual European site. Where there are discrepancies between designated habitats / species listed on the NPWS website and the Standard Data Form for a given site, the list provided on the NPWS website has been adopted.
- 4.1.6 Information on the Conservation Objectives and the threats to the integrity of all of European sites listed in **Table 3** is also available on the NPWS website (<https://www.npws.ie/protected-sites>) for European sites in Ireland) and the DAERA website (<https://www.daera-ni.gov.uk/landing-pages/protected-areas> for European sites in Northern Ireland).

Table 3. European sites considered by the NIR of the CDP 2024-2030 in alphabetical order

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|---|--|
| Donegal | |
| Aran Island (Donegal) Cliffs SAC [000111] | <ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • European dry heaths • Alpine and Boreal heaths • Calcareous rocky slopes with chasmophytic vegetation • Siliceous rocky slopes with chasmophytic vegetation • Submerged or partially submerged sea caves |
| Ballintra SAC [000115] | <ul style="list-style-type: none"> • European dry heaths |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|--|--|
| | <ul style="list-style-type: none"> Limestone pavements* |
| Ballyarr Wood SAC [000116] | <ul style="list-style-type: none"> Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles |
| Ballyhoorisky Point to Fanad Head SAC [001975] | <ul style="list-style-type: none"> Perennial vegetation of stony banks Vegetated sea cliffs of the Atlantic and Baltic coast Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. Narrow-mouthed whorl snail Slender naiad |
| Ballyness Bay SAC [001090] | <ul style="list-style-type: none"> Estuaries Mudflats and sandflats not covered by seawater at low tide Embryonic shifting dunes Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) Fixed coastal dunes with herbaceous vegetation (grey dunes)* Humid dune slacks Geyer's whorl snail |
| Cloghernagore Bog and Glenveagh National Park SAC [002047] | <ul style="list-style-type: none"> Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) Watercourses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation Northern Atlantic wet heaths with <i>Erica tetralix</i> European dry heaths Alpine and Boreal heaths <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) Blanket bogs (* if active) Depressions on peat substrates of the <i>Rhynchosporion</i> Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles Freshwater pearl mussel; Atlantic salmon Otter Killarney Fern |
| Coolvoy Bog SAC [001107] | <ul style="list-style-type: none"> Blanket bogs (* if active) |
| Croaghonagh Bog SAC [000129] | <ul style="list-style-type: none"> Blanket bogs (* if active) |
| Derryveagh and Glendowan Mountains SPA [004039] | <ul style="list-style-type: none"> Red-throated diver Merlin Peregrine Golden plover Dunlin |
| Donegal Bay SPA [004151] | <ul style="list-style-type: none"> Great northern diver Light-bellied Brent goose Common scoter Sanderling Wetland and waterbirds |
| Donegal Bay (Murvagh) SAC [000133] | <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide Fixed coastal dunes with herbaceous vegetation (grey dunes)* Dunes with <i>Salix repens</i> ssp. <i>Argentea</i> (<i>Salicion arenariae</i>) Humid dune slacks Harbour Seal |
| Dunmuckrum Turloughs SAC [002303] | <ul style="list-style-type: none"> Turloughs* |
| Dunragh Loughs / Pettigo Plateau SAC [001125] | <ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> Blanket bogs (*if active) |
| Durnesh Lough SAC [000138] | <ul style="list-style-type: none"> Coastal lagoons* <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|---|---|
| Durnesh Lough SPA [004145] | <ul style="list-style-type: none"> Whooper swan Greenland white-fronted goose |
| Falcarragh to Meenlaragh SPA [004149] | <ul style="list-style-type: none"> Corncrake |
| Fanad Head SPA [004148] | <ul style="list-style-type: none"> Corncrake |
| Fawnboy Bog / Lough Nacung SAC [000140] | <ul style="list-style-type: none"> Northern Atlantic wet heaths Blanket bogs (* if active) Depressions on peat substrates of the <i>Rhynchosporion</i> Freshwater pearl mussel |
| Gannivegil Bog SAC [000142] | <ul style="list-style-type: none"> Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) Northern Atlantic wet heaths with <i>Erica tetralix</i> Blanket bogs (* if active) |
| Greers Isle SPA [004082] | <ul style="list-style-type: none"> Black-headed gull Common gull Sandwich tern |
| Gweedore Bay and Islands SAC [001141] | <ul style="list-style-type: none"> Coastal lagoons Reefs Perennial vegetation of stony banks Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) Mediterranean salt meadows (<i>Juncetalia 19aritime</i>) Embryonic shifting dunes Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) Fixed coastal dunes with herbaceous vegetation (grey dunes)* Decalcified fixed dunes with <i>Empetrum nigrum</i> Atlantic decalcified fixed dunes (<i>Calluno-Uliceteta</i>) Dunes with <i>Salix repens</i> ssp. <i>Argentea</i> (<i>Salicion arenariae</i>) Humid dune slacks Machairs (* in Ireland) Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojunceteta</i> European dry heaths Alpine and Boreal heath <i>Juniperus communis</i> formations on heaths or calcareous grasslands Marsh fritillary Otter Petalwort Slender naiad |
| Hempton's Turbot Bank SAC [002999] | <ul style="list-style-type: none"> Sandbanks which are slightly covered by sea water all the time |
| Horn Head and Rinclevan SAC [000147] | <ul style="list-style-type: none"> Embryonic shifting dunes Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) Fixed coastal dunes with herbaceous vegetation (grey dunes)* Dunes with <i>Salix repens</i> ssp. <i>Argentea</i> (<i>Salicion arenariae</i>) Humid dune slacks Machairs (* in Ireland) Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojunceteta</i> Geyer's Whorl Snail Grey Seal Petalwort Slender Naiad |
| Horn Head to Fanad Head SPA [004194] | <ul style="list-style-type: none"> Fulmar Cormorant Shag Barnacle goose Peregrine Kittiwake |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|---|---|
| | <ul style="list-style-type: none"> • Guillemot • Razorbill • Chough • Greenland white-fronted goose |
| Illancrone and Inishkeeragh SPA [004132] | <ul style="list-style-type: none"> • Barnacle goose • Common tern • Arctic tern • Little tern |
| Inishbofin, Inishdooney and Inishbeg SPA [004083] | <ul style="list-style-type: none"> • Barnacle goose • Corncrake • Common gull • Lesser black-backed gull • Arctic tern |
| Inishduff SPA [004115] | <ul style="list-style-type: none"> • Shag |
| Inishkeel SPA [004116] | <ul style="list-style-type: none"> • Barnacle goose |
| Inishtrahull SAC [000154] | <ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts |
| Inishtrahull SPA [004100] | <ul style="list-style-type: none"> • Shag • Barnacle goose • Common gull |
| Kindrum Lough SAC [001151] | <ul style="list-style-type: none"> • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • Slender naiad |
| Leannan River SAC [002176] | <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • Freshwater pearl mussel • Atlantic salmon • Otter • Slender naiad |
| Lough Derg (Donegal) SPA [004057] | <ul style="list-style-type: none"> • Lesser black-backed gull • Herring gull |
| Lough Eske and Ardnamona Wood SAC [000163] | <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) • Petrifying springs with tufa formation (<i>Cratoneurion</i>)* • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles • Freshwater pearl mussel • Atlantic salmon • Killarney fern |
| Lough Fern SPA [004060] | <ul style="list-style-type: none"> • Pochard • Wetland and waterbirds |
| Lough Foyle SPA [004087] ¹ | <ul style="list-style-type: none"> • Red-throated diver • Great crested grebe • Bewick's swan • Whooper swan • Greylag goose • Light-bellied Brent goose • Shelduck • Wigeon • Teal • Mallard • Eider • Red-breasted merganser • Oystercatcher • Golden plover |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|---|---|
| | <ul style="list-style-type: none"> • Lapwing • Knot • Dunlin • Bar-tailed godwit • Curlew • Redshank • Black-headed gull • Common gull • Herring gull • Wetland and waterbirds |
| Lough Golagh and Breesy Hill SAC [002164] | <ul style="list-style-type: none"> • Blanket bogs (* if active) |
| Lough Melvin SAC [000428] ¹ | <ul style="list-style-type: none"> • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) • Atlantic salmon • Otter |
| Lough Nageage SAC [002135] | <ul style="list-style-type: none"> • White-clawed crayfish |
| Lough Nagreany Dunes SAC [000164] | <ul style="list-style-type: none"> • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Decalcified fixed dunes with <i>Empetrum nigrum</i> • Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) • Dunes with <i>Salix repens</i> ssp. <i>Argentea</i> (<i>Salicion arenariae</i>) • Humid dune slacks • Machairs (* in Ireland) • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • Slender naiad |
| Lough Nillan Bog (Carrickatieve) SAC [000165] | <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) • Blanket bogs (* if active) |
| Lough Nillan Bog SPA [004110] | <ul style="list-style-type: none"> • Merlin • Golden plover • Greenland white-fronted goose • Dunlin |
| Lough Swilly SAC [002287] | <ul style="list-style-type: none"> • Estuaries • Coastal lagoons • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritima</i>) • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles • Otter |
| Lough Swilly SPA [004075] | <ul style="list-style-type: none"> • Great crested grebe • Grey heron • Whooper swan • Greylag goose • Shelduck • Wigeon • Teal • Mallard • Shoveler • Scaup • Goldeneye • Red-breasted merganser • Coot |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|---|--|
| | <ul style="list-style-type: none"> Oystercatcher Knot Dunlin Curlew Redshank Greenshank Black-headed gull Common gull Sandwich tern Common tern Greenland white-fronted goose Wetland and waterbirds |
| Magheradrumman Bog SAC [000168] | <ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> Blanket bogs (* if active bog) |
| Malin Head SPA [004146] | <ul style="list-style-type: none"> Corncrake |
| Meenaguse Scragh SAC [001880] | <ul style="list-style-type: none"> Northern Atlantic wet heaths with <i>Erica tetralix</i> |
| Meenaguse / Ardbane Bog SAC [000172] | <ul style="list-style-type: none"> Blanket bogs (* if active) |
| Meentygrannagh Bog SAC [000173] | <ul style="list-style-type: none"> Blanket bogs (* if active) Transition mires and quaking bogs Alkaline fens Slender green feather-moss |
| Muckish Mountain SAC [001179] | <ul style="list-style-type: none"> Alpine and Boreal heaths Siliceous rocky slopes with chasmophytic vegetation |
| Mulroy Bay SAC [002159] | <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide Large shallow inlets and bays Reefs Otter |
| North Inishowen Coast SAC [002012] | <ul style="list-style-type: none"> Mudflats and sandflats not covered by seawater at low tide Perennial vegetation of stony banks Vegetated sea cliffs of the Atlantic and Baltic coasts Fixed coastal dunes with herbaceous vegetation (grey dunes)* Machairs (* in Ireland) European dry heaths Narrow-mouthed whorl snail Otter |
| Pettigo Plateau Nature Reserve SPA [004099] | <ul style="list-style-type: none"> Greenland white-fronted goose |
| Rathlin O'Birne Island SAC [000181] | <ul style="list-style-type: none"> Reefs |
| Rathlin O'Birne Island SPA [004120] | <ul style="list-style-type: none"> Barnacle goose |
| River Finn SAC [002301] | <ul style="list-style-type: none"> Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) Northern Atlantic wet heaths with <i>Erica tetralix</i> Blanket bogs (* if active) Transition mires and quaking bogs Atlantic salmon Otter |
| Roaninish SPA [004121] | <ul style="list-style-type: none"> Barnacle goose Herring gull |
| Rutland Island and Sound SAC [002283] | <ul style="list-style-type: none"> Coastal lagoons Large shallow inlets and bays Reefs Annual vegetation of drift lines Embryonic shifting dunes |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
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| | <ul style="list-style-type: none"> • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Humid dune slacks • Harbour Seal |
| Sessiagh Lough SAC [000185] | <ul style="list-style-type: none"> • oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • Slender naiad |
| Sheephaven SAC [001190] | <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • Vegetated sea cliffs of the Atlantic and Baltic coasts • <i>Salicornia</i> and other annuals colonising mud and sand • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) • Mediterranean salt meadows (<i>Juncetalia 23aritime</i>) • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Humid dune slacks • Machairs (* in Ireland) • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles • Marsh fritillary • Petalwort |
| Sheskinmore Lough SPA [004090] | <ul style="list-style-type: none"> • Greenland white-fronted goose |
| Slieve League SAC [000189] | <ul style="list-style-type: none"> • Reefs • Vegetated sea cliffs of the Atlantic and Baltic coasts • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths • Alpine and Boreal heaths • Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels • Blanket bogs (* if active) • Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) • Calcareous rocky slopes with chasmophytic vegetation • Siliceous rocky slopes with chasmophytic vegetation |
| Slieve Tooley / Tormore Island / Loughros Beg Bay SAC [000190] | <ul style="list-style-type: none"> • Vegetated sea cliffs of the Atlantic and Baltic coasts • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes) • Decalcified fixed dunes with <i>Empetrum nigrum</i> • Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) • Alpine and Boreal heaths • Blanket bogs (* if active) • Narrow-mouthed whorl snail • Otter • Grey seal |
| St. John's Point SAC [000191] | <ul style="list-style-type: none"> • Large shallow inlets and bays • Reefs • Vegetated sea cliffs of the Atlantic and Baltic coasts • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) • Alkaline fens • Limestone pavements* • Submerged or partially submerged sea caves • Marsh fritillary |
| Tamur Bog SAC [001992] | <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> • Blanket bogs (* if active) |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
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| | <ul style="list-style-type: none"> • Depressions on peat substrates of the <i>Rhynchosporion</i> |
| Termon Strand SAC [001195] | <ul style="list-style-type: none"> • Coastal lagoons |
| Tory Island SPA [004073] | <ul style="list-style-type: none"> • Fulmar • Corncrake • Razorbill • Puffin |
| Tory Island Coast SAC [002259] | <ul style="list-style-type: none"> • Coastal lagoons • Reefs • Perennial vegetation of stony banks • Vegetated sea cliffs of the Atlantic and Baltic coasts • Submerged or partially submerged sea caves |
| Tranarossan and Melmore Lough SAC [000194] | <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Annual vegetation of drift lines • Perennial vegetation of stony banks • Vegetated sea cliffs of the Atlantic and Baltic coasts • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Decalcified fixed dunes with <i>Empetrum nigrum</i> • Dunes with <i>Salix repens</i> ssp. <i>Argentea</i> (<i>Salicion arenariae</i>) • Humid dune slacks • Machairs (* in Ireland) • Hard oligo-mesotrophic waters with benthic vegetation of <i>Chara</i> spp. • European dry heaths • Alpine and Boreal heaths • Petalwort |
| Trawbreaga Bay SPA [004034] | <ul style="list-style-type: none"> • Barnacle goose • Light-bellied Brent goose • Chough • Wetland and waterbirds |
| West Donegal Coast SPA [004150] | <ul style="list-style-type: none"> • Fulmar • Cormorant • Shag • Peregrine • Herring gull • Kittiwake • Razorbill • Chough |
| West Donegal Islands SPA [004230] | <ul style="list-style-type: none"> • Shag • Barnacle goose • Corncrake • Common gull • Herring gull |
| West of Ardara / Maas Road SAC [000197] | <ul style="list-style-type: none"> • Estuaries • Mudflats and sandflats not covered by seawater at low tide • Large shallow inlets and bays • Annual vegetation of drift lines • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) • Mediterranean salt meadows (<i>Juncetalia 24aritime</i>) • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Decalcified fixed dunes with <i>Empetrum nigrum</i> • Atlantic decalcified fixed dunes (<i>Calluno-Ulicetea</i>) • Dunes with <i>Salix repens</i> ssp. <i>Argentea</i> (<i>Salicion arenariae</i>) • Humid dune slacks • Machairs (* in Ireland) |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
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| | <ul style="list-style-type: none"> • Oligotrophic waters containing very few minerals of sandy plains (<i>Littorelletalia uniflorae</i>) • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths • Alpine and Boreal heaths • <i>Juniperus communis</i> formations on heaths or calcareous grasslands • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) • Molinia meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caeruleae</i>) • Lowland hay meadows (<i>Alopecurus pratensis</i>, <i>Sanguisorba officinalis</i>) • Blanket bogs (* if active) • Depressions on peat substrates of the <i>Rhynchosporion</i> • Alkaline fens • Geyer's whorl snail • Freshwater pearl mussel • Marsh fritillary • Atlantic salmon • Otter • Harbour seal • Petalwort • Slender naiad |
| Leitrim | |
| Arroo Mountain SAC [001403] | <ul style="list-style-type: none"> • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths • Alpine and Boreal heaths • Blanket bogs (* if active) • Petrifying springs with tufa formation (<i>Cratoneurion</i>)* • Calcareous and calcshist scree of the montane to alpine levels (<i>Thlaspietea rotundifolii</i>) • Calcareous rocky slopes with chasmophytic vegetation |
| Ben Bulbin, Gleniff and Glenade Complex SAC [000623] ¹ | <ul style="list-style-type: none"> • Watercourses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths • Alpine and Boreal heaths • <i>Juniperus communis</i> formations on heaths or calcareous grasslands • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) • Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels • Blanket bogs (* if active) • Transition mires and quaking bogs • Petrifying springs with tufa formation (<i>Cratoneurion</i>)* • Alkaline fens • Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) • Calcareous and calcshist scree of the montane to alpine levels (<i>Thlaspietea rotundifolii</i>) • Calcareous rocky slopes with chasmophytic vegetation • Geyer's whorl snail • Otter |
| Bunduff Lough And Machair / Trawalua / Mullaghmore SAC [000625] ¹ | <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Large shallow inlets and bays • Reefs • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
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| | <ul style="list-style-type: none"> • Humid dune slacks • Machairs (* in Ireland) • <i>Juniperus communis</i> formations on heaths or calcareous grasslands • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) • Alkaline fens • Marsh fritillary • Petalwort |
| Glenade Lough SAC [001919] | <ul style="list-style-type: none"> • Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i> – type vegetation • White-clawed crayfish • Slender naiad |
| Lough Gill SAC [001976] ¹ | <ul style="list-style-type: none"> • Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i> – type vegetation • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) • Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles • Alluvial forests with <i>Alnus glutinosa</i> and <i>Fraxinus excelsior</i> (<i>Alno-Padion</i>, <i>Alnion incanae</i>, <i>Salicion albae</i>) • White-clawed crayfish • Sea lamprey • Brook lamprey • River lamprey • Atlantic salmon • Otter |
| Lough Melvin SAC [000428] ¹ | <ul style="list-style-type: none"> • Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> • <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>) • Atlantic salmon • Otter |
| Sligo / Leitrim Uplands SPA [004187] ¹ | <ul style="list-style-type: none"> • Peregrine • Chough |
| Sligo | |
| Ben Bulbin, Gleniff and Glenade Complex SAC [000623] ¹ | <ul style="list-style-type: none"> • Watercourses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation • Northern Atlantic wet heaths with <i>Erica tetralix</i> • European dry heaths • Alpine and Boreal heaths • <i>Juniperus communis</i> formations on heaths or calcareous grasslands • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) • Species-rich <i>Nardus</i> grasslands, on siliceous substrates in mountain areas (and submountain areas, in Continental Europe) • Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels • Blanket bogs (* if active) • Transition mires and quaking bogs • Petrifying springs with tufa formation (<i>Cratoneurion</i>)* • Alkaline fens • Siliceous scree of the montane to snow levels (<i>Androsacetalia alpinae</i> and <i>Galeopsietalia ladani</i>) • Calcareous and calcshist screes of the montane to alpine levels (<i>Thlaspietea rotundifolii</i>) • Calcareous rocky slopes with chasmophytic vegetation • Geyer's whorl snail • Otter |
| Bunduff Lough And Machair / Trawalua / Mullaghmore SAC [000625] ¹ | <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Large shallow inlets and bays • Reefs |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|---|---|
| | <ul style="list-style-type: none"> • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Humid dune slacks • Machairs (* in Ireland) • <i>Juniperus communis</i> formations on heaths or calcareous grasslands • Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) • Alkaline fens • Marsh fritillary • Petalwort |
| Inishmurray SPA [004068] | <ul style="list-style-type: none"> • Shag • Barnacle goose • Herring gull • Arctic tern |
| Sligo / Leitrim Uplands SPA [004187] ¹ | <ul style="list-style-type: none"> • Peregrine • Chough |
| Streedagh Point Dunes SAC [001680] | <ul style="list-style-type: none"> • Mudflats and sandflats not covered by seawater at low tide • Perennial vegetation of stony banks • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) • Mediterranean salt meadows (<i>Juncetalia 27aritime</i>) • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Narrow-mouthed whorl snail |
| Derry | |
| Bann Estuary SAC | <ul style="list-style-type: none"> • Fixed coastal dunes with herbaceous vegetation (grey dunes)* • Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>) • Embryonic shifting dunes • Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) |
| Binevenagh SAC | <ul style="list-style-type: none"> • Species-rich <i>Nardus</i> grasslands, on silicious substrates in mountain areas (and submountain areas in Continental Europe)* • Calcareous rocky slopes with chasmophytic vegetation • Calcareous and calcshist scree of the montane to alpine levels (<i>Thlaspietea rotundifolii</i>) |
| Lough Foyle SPA | <ul style="list-style-type: none"> • Red-throated diver • Great crested grebe • Bewick's swan • Whooper swan • Greylag goose • Light-bellied Brent goose • Shelduck • Wigeon • Teal • Mallard • Eider • Red-breasted merganser • Oystercatcher • Golden plover • Lapwing • Knot • Dunlin • Bar-tailed godwit • Curlew • Redshank • Black-headed gull • Common gull • Herring gull • Wetlands and waterbirds |
| Magilligan SAC | <ul style="list-style-type: none"> • Fixed coastal dunes with herbaceous vegetation (grey dunes)* |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|--|---|
| | <ul style="list-style-type: none"> Dunes with <i>Salix repens</i> ssp. <i>Argentea</i> Humid dune slacks Embryonic shifting dunes Shifting dunes along the shoreline with <i>Ammophila arenaria</i> (white dunes) Marsh fritillary Petalwort |
| River Faughan and Tributaries SAC | <ul style="list-style-type: none"> Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles Atlantic salmon Otter |
| River Roe and Tributaries SAC | <ul style="list-style-type: none"> Watercourses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles Atlantic salmon Otter |
| Skerries and Causeway SAC | <ul style="list-style-type: none"> Sandbanks which are slightly covered by sea water all the time Reefs Submerged or partially submerged sea caves Harbour porpoise |
| Tyrone | |
| Fairy Water Bogs SAC | <ul style="list-style-type: none"> Active raised bogs |
| Moneygal Bog SAC | <ul style="list-style-type: none"> Active raised bogs |
| Owenkillew River SAC | <ul style="list-style-type: none"> Watercourses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles Bog woodland* Freshwater pearl mussel Atlantic salmon Otter |
| River Foyle and Tributaries SAC | <ul style="list-style-type: none"> Watercourses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation Atlantic salmon Otter |
| Fermanagh | |
| Largalinn SAC | <ul style="list-style-type: none"> Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles |
| Lough Melvin SAC [000428] ¹ | <ul style="list-style-type: none"> Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or <i>Isoeto-Nanojuncetea</i> <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caeruleae</i>) Atlantic salmon Otter |
| Monawilkin SAC | <ul style="list-style-type: none"> Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles |
| Pettigoe Plateau SAC | <ul style="list-style-type: none"> Natural dystrophic lakes and ponds Blanket bogs (* if active) Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoeto-Nanojuncetea</i> Northern Atlantic wet heaths with <i>Erica tetralix</i> European dry heaths |
| Pettigoe Plateau SPA | <ul style="list-style-type: none"> Greenland white-fronted goose |
| West Fermanagh Scarplands SAC | <ul style="list-style-type: none"> Semi-natural dry grasslands and scrubland facies on calcareous substrates (<i>Festuco-Brometalia</i>) (* important orchid sites) <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinia caeruleae</i>) Limestone pavements* <i>Tilio-Acerion</i> forests of slopes, screes and ravines * |

| Site name [Site Code] | Qualifying Interest(s) / Special Conservation Interest(s) |
|---|---|
| | <ul style="list-style-type: none"> • Natural eutrophic lakes with <i>Magnopotamion</i> or <i>Hydrocharition</i> – type vegetation • Northern Atlantic wet heaths with <i>Erica tetralix</i> • Blanket bogs (* if active) • Petrifying springs with tufa formation (<i>Cratoneurion</i>)* • Alkaline fens |
| <p>* Indicates a priority habitat under Annex I of the Habitats Directive. ¹ European site lies within multiple counties.</p> | |

4.2 Conservation Objectives

4.2.1 The overall aim of the Habitats Directive is to maintain or restore the favourable conservation status of habitats and species of European Community interest listed in the Habitats and Birds Directives. Site-specific, detailed Conservation Objectives have been developed for SACs and SPAs and aim to define favourable conservation conditions for a particular habitat or species at that site.

4.2.2 According to the NPWS (2019) favourable conservation status of a habitat is achieved when:

- its natural range, and area it covers within that range, are stable or increasing;
- the specific structure and functions which are necessary for its long-term maintenance exist and are likely to continue to exist for the foreseeable future; and,
- the conservation status of its typical species is favourable.

4.2.3 The favourable conservation status of a species is achieved when:

- population dynamics data on the species concerned indicate that it is maintaining itself on a long-term basis as a viable component of its natural habitats;
- the natural range of the species is neither being reduced nor is likely to be reduced for the foreseeable future; and,
- there is, and will probably continue to be, a sufficiently large habitat to maintain its populations on a long-term basis.

5. Potential impacts from the CDP 2024-2030

5.1 Impact sources

- 5.1.1 When applying the source-pathway-receptor approach, the potential impacts which could arise from objectives, policies and sites identified for development were considered. Although the specific impacts which could arise may differ, broadly speaking, development promoted by policies or brought forward in a particular site allocated for development of a particular type could give rise to various categories of impact. The broad categories of impact sources that require consideration are set out in **Table 4**.

Table 4. Categories of potential impact sources

| Impact category | Brief description |
|-------------------------------------|--|
| Direct loss of habitat | The direct loss of habitat from within the boundary of a European site. This may include the loss of a habitat type which is itself a QI / SCI of a site, or the loss of habitat that is used by QI / SCI for commuting, foraging and/or sheltering. |
| Loss of functionally-linked habitat | The loss of habitat which is outside of the designated boundary of a European site, but which is critical to its functioning. For example, the loss of grassland used by foraging geese belonging to a nearby SPA. |
| Waterborne pollution | Including, for example, suspended sediment or water surface run-off containing other pollutants such as hydrocarbons or chemicals. Effluent discharges would also be included in this impact pathway. |
| Airborne pollution | This encompasses both dust (i.e. particles of sufficiently large size to coat vegetation and interfere with photosynthesis) and atmospheric pollutants that can be toxic to vegetation or contribute to nitrogen deposition (and thus eutrophication). The latter mainly constitutes oxides of nitrogen (NO _x) associated with combustion such as exhaust stacks and vehicle exhausts, and ammonia (NH ₃) associated particularly with industrial processes and agriculture. |
| Hydrological changes | Impacts which alter the hydrological conditions either within a European site or in an area used by the QI / SCI of a European site. For example, reduced flows in a watercourse due to impoundment, or changes to groundwater flows or volumes due to abstraction. These changes can have multiple effects on habitats and species. |
| Changes to coastal processes | Activities which interfere with the natural, dynamic nature of coastal processes, including erosion and deposition. This impact category includes the process of coastal squeeze, which prevents the landward migration of Qis (e.g. Atlantic saltmarsh and mudflats). |
| Disturbance of qualifying species | This could be physical disturbance, for example due to the movement of vehicles or vessels in proximity to qualifying species, or due to noise and/or vibration. The latter may occur at greater distances. Disturbance could arise either during the construction or operational phase of a development. Recreational disturbance caused by increased human presence is also included in this category. |
| Barriers and/or displacement | Barriers to the movement of qualifying species, which can either be physical (for example a dam in a river) or physiological (for example, the attraction of migratory fish towards the outflow of a hydro-electric scheme). Displacement may also occur due to the presence of new infrastructure (for example a wind farm). |
| Injury or mortality | The direct injury or mortality of a QI / SCI, either during the construction of operation of a new development. For example, injury or death of a bird due to collision with an operational wind turbine. |
| Changes to predator-prey dynamics | This could arise in multiple ways but such changes could have detrimental impacts on QI / SCI. An example may be the installation of perching sites (e.g. new security fencing around infrastructure) in an otherwise open area of habitat used by nesting waders. The provision of features which can be used for perching by raptors can increase predation rates of nesting waders. |

| Impact category | Brief description |
|---------------------------------------|--|
| Spread of invasive non-native species | Invasive non-native species can have detrimental impacts on native species and habitats. Their spread can occur during construction and operation of a development, and via multiple pathways (for example via watercourses or on the treads of construction machinery). |

5.2 Impact pathways

- 5.2.1 For an impact to have a tangible effect on a qualifying feature of a European site, a realistic pathway between the impact source and the feature must exist.
- 5.2.2 For each of the types of impact which could arise (as set out in **Table 4**), the maximum distance at which an effect could occur was assessed based on the pathway(s) by which such impacts could reach a European site or its qualifying feature(s). These ‘impact pathway buffers’ (set out in **Table 5**) are based on best available evidence, wherever possible.

Table 5. Impact pathways and associated buffer distances

| Impact category | Possible impact pathway |
|---------------------------------------|--|
| Direct loss of habitat | Within European site boundary. |
| Loss of functionally-linked habitat | To determine whether habitat may be functionally-linked to a European site requires some level of detailed study, often including targeted field survey. However, this impact can only occur on mobile animal species which could be present outside of the European site for which they are designated. This depends on the species in question. Nature.Scot in SNH (2016) suggest that certain species of geese may forage up to 15-20 km from boundary of SPA for which they are SCI. This is likely to be the largest distance at which functionally-linked habitat may be located from a European site. More generally, functionally-linked habitat likely to be within maximum of 10 km (though often considerably less than this) from European site boundary for most species. |
| Waterborne pollution | No buffer used – relies on their being a hydrological connection to a European site according to the source-pathway-receptor model. |
| Airborne pollution | <ul style="list-style-type: none"> • 50-500 m for dust generation. • 200 m for emissions from road traffic. |
| Hydrological changes | No buffer used – relies on their being a hydrological connection to a European site according to the source-pathway-receptor model. |
| Changes to coastal processes | No buffer used – relies on their being a physical connection to a European site according to the source-pathway-receptor model. |
| Disturbance of qualifying species | <ul style="list-style-type: none"> • 500 m for general noise and/or visual disturbance. • 1.5-10 km for increased recreational disturbance. |
| Barriers and/or displacement | Not possible to set buffer. Depends on movements of species, which may be very long-distance for those which migrate. |
| Injury or mortality | Injury or mortality only likely to occur within European site boundary or when species are using functionally-linked habitat. Therefore, see row above relating to loss of functionally-linked habitat. |
| Changes to predator-prey dynamics | Difficult to set a buffer distance. Effects likely to be largest (most significant) where impact occurs within European site boundary. Potential for effects (which may be significant) in functionally-linked habitat. |
| Spread of invasive non-native species | Generally, within 100 m, except where hydrological connectivity could result in spread further afield. |

Direct habitat loss

- 5.2.3 Direct loss of habitat could occur due to the construction of developments within the boundary of a European site. This may result in the loss of habitat which itself is a QI, or the loss of habitat which supports SAC or SPA species.

Loss of functionally-linked habitat

- 5.2.4 While most European sites have been geographically defined to encompass the key features that are necessary for coherence of their structure and function, and the support of their qualifying fauna, this is not necessarily the case. A diverse array of animals including fish, invertebrates and birds are not always confined to the boundary of European sites.
- 5.2.5 For example, the highly mobile nature of both wader and waterfowl species implies that areas of habitat of crucial importance to the integrity of their populations lie outside the physical limits of European sites. Despite not being part of the formal designation, these habitats are integral to the maintenance of the structure and function of the European site, for example by encompassing important foraging grounds. Therefore, land use plans that may affect such functionally-linked supporting habitat require further assessment.
- 5.2.6 The concept of 'functionally-linked habitat' or 'supporting habitat' has been addressed in both Ireland and the UK. For example, an NIR of the Regional Spatial and Economic Strategy of the Eastern & Midland Regional Assembly (<http://www.emra.ie/dubh/wp-content/uploads/2019/06/Natura-Impact-Report-EMRA-RSES.pdf>) considered the importance of *ex-situ* habitat (i.e. land outside the footprint of relevant designations) for resting and feeding purposes, particularly for Brent geese *Branta bernicla*. While no specific policy mitigation in relation to this impact pathway was recommended, it was established that aspects of the strategy that cannot be implemented without adverse effects at the planning consent stage, will not be permitted. Mid Ulster District Council also appraised the potential of their Local Development Plan to affect bird supporting habitats in their Habitats Regulations Assessment (HRA) report (<https://www.midulstercouncil.org/MidUlsterCouncil/media/Mid-Ulster-Council/Publications/Planning/Local%20Development%20Plan/Habitat-Regulations-Assessment.pdf>). The report recommended additional policy wording that requires developers to obtain updated data on supporting habitats of waterfowl.

5.2.7 There is an abundance of authoritative examples of Habitats Regulations Assessment (the UK equivalent to NIRs) cases of plans affecting bird populations in the UK, where Natural England (the statutory nature conservation organisation for England) recognised the potential importance of functionally-linked habitat (Chapman and Tyldesley, 2016). For example, bird surveys undertaken for a HRA established that approximately 25% of the golden plover population in the Somerset Levels and Moors SPA were affected while on functionally-linked habitat, and this required the inclusion of mitigation measures in the relevant plan policy wording. Another important case study originates from the Mersey Estuary SPA, where adjacently located functionally-linked land had a peak survey count of 108% of the five year mean peak population of golden plover. This finding led to considerable amendments in the planning proposal to ensure that the site integrity was not adversely affected.

5.2.8 One of the most thoroughly documented legal precedents and case studies in the UK regarding functionally-linked habitat has been established in the Solent, where the Solent Waders and Brent Goose Strategy (SWBGS) (<https://solentwbgs.wordpress.com/page-2/>), a conservation partnership project focusing particularly on Brent geese and wading birds, conducted surveys over three winters between 2016 and 2019. This led to a thorough mapping of core functionally-linked supporting habitats surrounding Solent's European sites. However, the identification of functionally-linked habitats in other geographic areas is not always a straightforward process. The importance of non-designated land parcels may not be apparent and thus might require the analysis of existing data sources (e.g. Bird Atlases or data from records centres) to be firmly established. In some instances, data may not be available at all, requiring further survey work. Suitable starting points for assessing this impact pathway include site synopses and Conservation Objectives published for Irish sites by NPWS, as well as academic articles published in the peer-reviewed literature.

Waterborne pollution

5.2.9 The quality of the water that feeds European sites is an important determinant of the nature of their habitats and the species they support. Poor water quality can have a range of environmental impacts:

- at high levels, toxic chemicals and metals can result in immediate death of aquatic life, and can have detrimental effects even at lower levels, including increased vulnerability to disease and changes in wildlife behaviour;
- eutrophication, the enrichment of water with nutrients, increases plant growth and consequently results in oxygen depletion. Algal blooms, which commonly result from eutrophication, increase turbidity and decrease light penetration. The decomposition of organic wastes that often accompanies eutrophication

deoxygenates water further, augmenting the oxygen depleting effects of eutrophication. In the marine environment, nitrogen is the limiting plant nutrient and so eutrophication is associated with discharges containing bioavailable nitrogen; and,

- some industrial chemicals, and components of sewage effluent are suspected to interfere with the functioning of the endocrine system, possibly having negative effects on the reproduction and development of aquatic life.

5.2.10 Construction sites have many potential sources of water pollutants, including diesel and oil, paints, solvents and harmful chemicals. For example, most construction work involves earthworks and/or other sediment disturbance, leading to the potential mobilisation of fine sediments in surface water run-off. Such sediments increase the turbidity of waterways, restrict photosynthesis and potentially kill aquatic life. Diesel, oil, heavy metals and other toxic compounds can also be washed into surface waterbodies in run-off, leading to physiological harm and death in animals.

5.2.11 A primary factor in determining the severity of water quality impacts is the distance between construction sites and ecological receptor sites. European sites in close proximity to developments are more likely to be impacted, whereas potential water quality impacts reduce with distance due to natural attenuation and dilution processes.

Airborne pollution

5.2.12 Emissions of dust to air can occur during the during construction works and during the operation and decommissioning of developments. Emissions can vary substantially from day to day, depending on the level of activity, the specific works being undertaken, and the weather conditions. A large proportion of the emissions result from site plant and road vehicles moving over temporary roads and open ground (Holman *et al.*, 2014).

5.2.13 According to the Institute of Air Quality Management (IAQM) (Holman *et al.*, 2014), the main air quality impacts relevant to habitats and species that may arise during construction activities are:

- dust deposition, resulting in the soiling of surfaces; and,
- an increase in concentrations of airborne particles and nitrogen dioxide (NO_x) due to exhaust emissions from diesel powered vehicles and equipment used on site (non-road mobile machinery) and vehicles accessing the site.

- 5.2.14 Dust from demolition and construction sites deposited on vegetation may create ecological stress within the local plant community. During long dry periods dust can coat plant foliage adversely affecting photosynthesis and other biological functions. Rainfall removes the deposited dust from foliage and can rapidly leach chemicals into the soil.
- 5.2.15 NO_x can be toxic to vegetation (e.g. causing leaf yellowing and dieback and contributes to nitrogen and acid deposition). Deposition of nitrogen and acid can cause a variety of negative responses in habitats. Habitat responses to air pollution (particularly nitrogen deposition) are complex and cascade through trophic levels. Bogs and heaths are particularly sensitive to nitrogen deposition, but other habitats including woodland are also adversely affected. Further information on the effects of airborne pollution on habitats and species can be found in published documents (e.g. recent CIEEM advice on ecological assessment of air quality impacts (CIEEM, 2021)).

Hydrological changes

- 5.2.16 Changes to surface water hydrology can occur as a result of engineering activities during the construction phase. For example, the construction or replacement of water crossings can change hydrological conditions within a watercourse. Abstraction of water (e.g. for use in dust suppression or other construction works) can also reduce water levels, as can changes to the existing flows of surface water to a watercourse.
- 5.2.17 These impacts can occur either within a European site, or can impact on the QI / SCI of a European site if they pass through or occur within the relevant part of the watercourse.
- 5.2.18 Changes to groundwater conditions can occur as a result of excavations or the installation of piled structures (for example by interrupting groundwater flows). Guidance published by the Scottish Environment Protection Agency (SEPA) suggests that such activities could impact on groundwater dependent terrestrial ecosystems (GWDTE) up to 100 m from excavations less than 1 m in depth, extending up to 250 m for deeper excavations (SEPA, 2017).

Changes to coastal processes

- 5.2.19 Activities which take place on the coast and within the marine environment could interfere with the natural, dynamic nature of coastal processes. This could include erosion and deposition.

Disturbance of qualifying species

5.2.20 Developments can result in the disturbance of qualifying species occurring both within the boundary of SACs / SPAs and functionally-linked habitats. Noise and visual disturbance arising from construction activities may result in behavioural changes (e.g. flight from the nest in birds, cessation of foraging). Furthermore, post-construction disturbance from site usage, road traffic and operational lighting might also arise. Three of the most important factors determining the magnitude of disturbance appear to be: species sensitivity, proximity of the disturbance source, and timing / duration of the disturbance. Generally, the most disturbing visual and auditory stimuli are likely to involve irregular, infrequent, unpredictable loud noise events, movements or vibrations. Animals are least likely to be disturbed by activities that involve regular, predictable and quiet patterns of sound or movement. The further any activity is from the impacted individuals, the less likely it is to result in disturbance.

Barriers and/or displacement

5.2.21 Barriers and/or displacement can affect QI / SCI species in several ways, including the indirect loss of habitat (e.g. for foraging, resting, moulting or nesting) or by affecting productivity. The latter could be the result of high energetic costs associated with the displacement to potentially less plentiful foraging grounds.

Injury or mortality

5.2.22 The direct injury or mortality of QI species could occur where the species in question may be within a European site or be using functionally-linked habitat outside of a European site boundary. Except where nesting, birds are not considered to be vulnerable to injury or mortality as a result of construction works. However, there is the risk of collision of QI species with vehicles or plant or as a result of increased vehicles during the operational phase depending on the development. The potential for the direct mortality of fish species as a result of waterborne pollution during construction is also considered.

Changes to predator-prey dynamics

5.2.23 The changes to predator-prey dynamics of QI / SCI species could occur where the species in question may be within a European site or be using functionally-linked habitat outside of a European site boundary.

Spread of invasive non-native species

5.2.24 Invasive non-native species can have detrimental effects on native flora and fauna. The construction, operation and decommissioning of developments is very unlikely to result in the spread of any invasive non-native animal species. However, construction / decommissioning works of developments might have the potential to spread invasive non-native plant species. This could introduce such species to a European site and have impacts on habitats and species.

6. Mitigation measures

- 6.1.1 Avoidance or mitigation measures cannot be considered at the AA Screening stage. It is only once the Appropriate Assessment stage is reached that such measures can be taken into account in the assessment. This section sets out avoidance and mitigation measures that will ensure that identified impacts on QI / SCI do not result in adverse effects on the integrity of relevant European sites, in view of the Conservation Objectives of those sites.
- 6.1.2 Sustainable development while protecting and enhancing the environment are core tenets of CDP 2024-2030 and these aims have informed the formulation of objectives and policies across all themes of the Plan. In line with coordinated national and regional strategies, proposed development is directed to robust receiving environments with sufficient capacity to absorb it. This is in keeping with the principle of avoidance of negative effects in the first instance.
- 6.1.3 Many objectives and policies in CDP 2024-2030 specifically require compliance with Article 6 of the Habitats Directive or impose constraints of no impact on European sites. Mitigating policies clearly indicate that where any physical development, such as housing, commercial development, roads, ports, service infrastructure or any other form of development, has the potential to significantly effect a European site, it will be subject to an individual project-level AA. Where it is found that a specific project has the potential to directly, or indirectly effect the integrity of European sites, mitigation will be sought through avoidance in the first instance. If avoidance is not feasible, mitigation in the form of alternatives to the proposed project must be sought. In considering alternative solutions CDP 2024-2030 recognises that the Conservation Objectives and status of European sites outweigh any considerations of cost, delays or other aspects of an alternative solution. Donegal County Council shall not, therefore, limit its consideration of alternative solutions to those suggested by the project proponents. As discussed in Section 7.3, constraints to prevent environmental impacts are referenced throughout many of the objectives and policies of CDP 2024-2030. They include requirements to comply with relevant national and European environmental legislation, strategies and plans.

Specific mitigation measures

- 6.1.4 The following mitigation measures are recommended to avoid or minimise the impacts which could arise from projects brought forward under or supported by the objectives, policies and sites identified for development within the CDP 2024-2030:
- further study to determine whether any habitat surrounding onshore projects is functionally-linked to a European site. This could include targeted field survey,

potentially to be carried out over multiple years. Where land is found to be used as functionally-linked habitat, its loss should be avoided as far as possible through project design;

- where construction works are proposed in proximity to a European site or habitat which is functionally-linked to a terrestrial European site designated for animal species, measures to avoid disturbance of the qualifying species will be required. This may include:
 - requirement for noise modelling to determine the magnitude of noise disturbance associated with specific construction techniques (e.g. impact piling), either in terms of the absolute noise level generated or in the form of assessing the relative change in noise level compared to a pre-construction baseline;
 - the use of temporary or permanent screening to reduce noise and/or visual impacts. For example, noise reducing barriers may be used as a temporary solution during construction. Planting of hedgerows and/or trees may provide a more permanent, longer-term measure to screen operational activities;
 - using technology and best available techniques which minimise the generation of noise during construction and operation;
 - a ‘soft-start’ may be adopted for all potentially disturbing activities to minimise the risk of impacts on waterbirds within at least 300 m. This involves gradually increasing the intensity of an activity (for example the noise it generates) over a period of time to allow birds to habituate to the disturbance;
- a range of standard mitigation measures for mammals should also be implemented during the construction phase to minimise the risk of accidental injury or death:
 - any excavations should be left with a method of escape for any otters that may enter overnight, and should be checked at the start of each working day to ensure that no otters are trapped within them;
 - any pipes should be capped or otherwise blocked at the end of each working day, or if left for extended periods of time, to ensure no otters become trapped;
 - new roads should be designed to provide safe crossing points for species such as otter, where required and in locations deemed to be suitable by an ecologist;
- pollution prevention measures will be required during the construction and operation of any project. These may include (but not necessarily be limited to):
 - controls and contingency measures to manage run-off from construction areas and to manage sediment;
 - all oils lubricants or other chemicals should be stored in an appropriate secure container in a suitable storage area, with spill kits provided across the development site;
 - in order to avoid pollution of soils, vegetation and/or watercourses, all refuelling and servicing of vehicles and plant should be carried out in a designated area which is bunded and has an impermeable base. This should be at least 50 m from any watercourse / waterbody;
- measures to limit the impacts of recreational pressure caused by new housing developments may be required. This could include:

- encouraging people to use existing (or new, where necessary) formalised paths and access routes;
- preventing people from accessing areas where they could adversely impact on qualifying habitats, species or habitats supporting qualifying species (for example through fencing or planting);
- providing signage to educate people on required behaviours at the sites. In particular, this could relate to advice in relation to dog walking;
- providing education through other means, including, for example, providing leaflets with all new homes and on-site information boards;
- where necessary, implementing byelaws to restrict dog walking off-lead;
- creating designated dog walking areas to attract people to use these rather than areas where disturbance of qualifying species could occur;
- where evidence indicates the unsustainable use of and/or on-going ecological impacts have been identified in European sites, develop recreation mitigation strategies with other relevant stakeholders. These may encompass a range of mitigation measures, including on-site access management and alternative greenspace provision, as well as setting out a funding mechanism (typically through developer contributions);
- air quality modelling for any development which involves emissions to air. Guidance on the assessment of air quality impacts on European sites (for example CIEEM, 2021; Holman *et al*, 2019) must be followed to determine that emissions will not adversely affect the integrity of any European site, either alone or in-combination with other sources of air pollution;
- the design of a project should seek to maintain existing surface water conditions by:
 - ensuring that adequate capacity to treat wastewater effluent is available at the relevant Wastewater Treatment Works (WWTWs) and to phase development where necessary in line with the treatment capacity;
 - delivering Sustainable Drainage Systems (SuDS) to reduce surface runoff speed / volume and to maximise the retention time / attenuation of pollutants and sediments in water accumulating on impermeable surfaces;
 - abiding by any emerging nutrient neutrality requirements for catchments of European sites that are subject to ongoing pressures from nutrient enrichment;
- further studies, including targeted field surveys if necessary, are likely to be required to determine the distribution of QI / SCI species in relation to developments progressed under CDP 2024-2030. The results of these studies will help to identify particularly important areas for qualifying features within and outside of the boundary of European sites; and,
- survey for the presence of invasive non-native plant species on land which will be impacted by development. Suitable biosecurity measures will need to be devised based on the species present and their distribution, and the nature of works to take place. Such measures will need to be set out in a Biosecurity Management Plan or similar but must be designed to prevent the spread of such species from the site. Wherever possible, the possibility of eradication from the site should also be investigated.

7. Appropriate Assessment

7.1 Overview

- 7.1.1 In order to assess the potential impacts associated with the implementation of the Plan on the relevant European sites identified in Section 4, an AA of each individual policy, objective and sites identified for development, both *in-situ* and *ex-situ* was undertaken. This assessment is presented in **Appendix 1** of this NIR.
- 7.1.2 The life of CDP 2024-2030 shall be six years during the period 2024-2030. The Plan will set out the strategic framework through which development proposals will be guided and progressed. The potential impacts arising shall be monitored via the establishment of appropriate arrangements for the on-going management and monitoring of development progression in a manner that will ensure consistency across the Plan area.
- 7.1.3 There are 47 SACs and 27 SPAs wholly or partly within County Donegal and together these cover approximately 25% of the area of the County. The number and extensive nature of European sites within County Donegal and in neighbouring counties means that much of the development allocated within the Plan will be within, or in close proximity to European sites.
- 7.1.4 The scope of this assessment is to consider implications at the strategic level of the CDP 2024-2030 policies and objectives, the main goal of which is to implement the provisions of the Regional Planning Guidelines, the National Spatial Strategy and other National and EU Legislation. The detailed assessment of all policies and objectives set out in **Appendix 1**, identifies that many of the Plan policies and objectives explicitly define strategies / measures to ensure that no adverse effects on European sites and the general environment will occur due to its implementation. There are specific objectives and policies within the Plan that will have positive environmental effects. These are described in Section 7.3 below.

7.2 Sites identified for development

- 7.2.1 The sites identified for development within the Plan were reviewed. Possible impacts which could arise from the type of development which has been directed to each site (e.g., housing, industrial etc.) were identified, in addition to any possible pathways to European sites or the qualifying features of European sites. This was done using the source-pathway-receptor model, assisted by the impact pathway buffers.

7.2.2 Consideration was given to the qualifying features of identified European sites, including their ecology, vulnerabilities, the site conservation objectives, and the way in which development at a given location may prevent a site from meeting its conservation objectives. On this basis, European sites which could be subject to likely significant effects from each policy were identified.

7.2.3 European sites identified within the potential ZOI of identified development sites might be subject to a number of impacts depending on the type of development that will be constructed / operated. Sites allocated for opportunities cannot be fully assessed at this stage given the unknowns of the development types that will be constructed / operated there, so these have been assessed in broad terms at this stage (Appendix A). Sites identified for residential use and/or specific industries have been assessed more fully in Table 6 below.

Table 6. Appropriate Assessment of specific site locations identified for development

| Objective / policy | Location | Appropriate Assessment | Conclusion |
|--|----------|---|--|
| BC-TC-O-3 To secure the development of the brownfield 'Town Centre Opportunity Sites' identified in the Plan. | Buncrana | <p>These Town Centre Opportunity Sites are within 1 km of Lough Swilly SAC, with some sites hydrologically linked to waterbodies that are in continuity with the SAC and Lough Swilly SPA therefore causing the potential for impact. Depending on the developments that will be constructed / operated within these sites, European sites might be impacted through disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species.</p> <p>Ecology surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development. i.e. a survey to assess the suitability of the site for QI / SCI species, or whether any Annex I habitats are present / adjacent to the site.</p> <p>Standard measures such as pollution prevention measures should mitigate for impacts to watercourses from pollution (e.g. the Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020). Measures to prevent the spread of invasive non-native species should also be implemented for all construction works.</p> <p>Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may be needed to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that these sites could be developed in such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field survey, in order to establish the presence and distribution of qualifying features in relation to development proposals.</p> |
| BC-TC-O-4 To revitalise the public realm and built environment of the Market Square. | Buncrana | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Market Square is within 1 km of Lough Swilly SAC. Depending on the developments that will be constructed / operated within the | Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that Market Square could be developed in such a way |

| Objective / policy | Location | Appropriate Assessment | Conclusion |
|--|-----------------|---|--|
| | | <p>area, European sites have the potential to be affected due to disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species.</p> <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Standard mitigation measures should be implemented for all construction works (including preventing siltation of watercourses). Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the area may need to be implemented to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field surveys, to establish the presence and distribution of qualifying features in relation to development proposals.</p> |
| <p>BC-RG-O-1</p> <p>To secure the development of the brownfield 'Settlement Consolidation Sites' and Opportunity Site 4 as identified in the Plan.</p> | <p>Buncrana</p> | <p>Development delivered under this policy (e.g. new infrastructure) may impact on Lough Swilly SAC and Lough Swilly SPA depending on what type of development will be taken forward for this site. Opportunity Site 4 lies directly adjacent to Lough Swilly SAC and within 2 km of Lough Swilly SPA. Depending on the developments that may be built on this site, potential impacts to QI/SCI species of European sites might encompass disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species.</p> <p>Ecology surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Standard mitigation measures should be implemented for all construction works (including preventing siltation of watercourses). Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may need to be implemented to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>Standard and strategic mitigation is likely to be required to ensure that any development within Opportunity Site 4 does not result in adverse effects on the qualifying features of any European site, either alone or in-combination with other plans or projects in the wider area.</p> <p>However, with the implementation of mitigation measures, it is predicted that developments within this Site can be delivered without an adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects.</p> <p>Depending on the development that will be constructed / operated within the Site, this conclusion may have to be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is likely to require more detailed study, potentially including field surveys, and the development of bespoke, strategic mitigation to avoid in-combination impacts.</p> |
| <p>BC-SCC-O-1</p> <p>To support and facilitate the redevelopment of the Buncrana Community Leisure Centre.</p> | <p>Buncrana</p> | <p>Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of redevelopment will be undertaken within the leisure centre. Buncrana Community Leisure Centre is less than 200 m from Lough Swilly SAC and 2 km from Lough Swilly SPA. Potential impacts to QI/SCI species of European sites might include disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species.</p> <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Standard mitigation measures should be implemented for all construction works (including preventing siltation of watercourses).</p> | <p>Based on the type of impact which could arise, and the availability of general mitigation measures, it is considered that Buncrana Community Leisure Centre could be redeveloped and implemented in such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field survey, in order to establish the presence and distribution of</p> |

| Objective / policy | Location | Appropriate Assessment | Conclusion |
|---|----------------------------------|---|--|
| | | <p>Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>qualifying features in relation to development proposals.</p> |
| <p>BS-H-P-1 Facilitate residential development proposals which accord with the district level placemaking objectives and principles set out in Section 5.0 of the Ballybofey/Stranorlar Regeneration Strategy and Action Plan within Districts 1,2 and 4 (inclusive) of said publication.</p> | <p>Ballybofey and Stranorlar</p> | <p>Development delivered under this policy (e.g. new housing) may impact on River Finn SAC depending on what type of development will be undertaken within these sites. District 4 is directly adjacent to River Finn SAC, with District 1 and 2 within 800 m of the SAC. Potential impacts to QI/SCI species of European sites as a result of these residential developments might include disturbance, waterborne and airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species.</p> <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for residential development.</p> <p>Due to the proximity to the River Finn SAC, adverse impacts on the site must be avoided during the construction phase within the Site. Standard pollution prevention guidelines must be adhered to including The Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020).</p> <p>Measures to mitigate noise / vibration generated during the construction and operational phases of houses within the Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures such as standard pollution prevention measures, it is considered that these sites could be developed in such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field surveys, in order to establish the presence and distribution of qualifying features in relation to development proposals.</p> |
| <p>BS-RCNH-O-1 To support and strengthen Ballybofey/Stranorlar as a sporting centre of excellence including the completion of the Donegal Community Stadium, and the Stranorlar Multi-Use sports facility.</p> | <p>Ballybofey and Stranorlar</p> | <p>Development delivered under this policy (e.g. new sporting infrastructure) may impact on the River Finn SAC depending on what type of redevelopment will be undertaken within Donegal Community Stadium, and the Stranorlar Multi-Use sports facility. The facilities are less than 350 m from the River Finn SAC. Potential impacts to QI/SCI species of European sites might include disturbance, waterborne and airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species.</p> <p>Ecology surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Due to the proximity to the River Finn SAC, adverse impacts on the site in the construction phase must be avoided. Standard pollution prevention guidelines must be adhered to including The Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020).</p> <p>Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that these facilities could be redeveloped in such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field surveys, to establish the presence and distribution of qualifying features in relation to development proposals.</p> |

| Objective / policy | Location | Appropriate Assessment | Conclusion |
|---|----------------------------------|--|--|
| <p>BS-OPP-P-1 Facilitate business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises) and multiple residential development proposals on Opportunity Site 1 which accord with the Opportunity Site 1 indicative Masterplan and:</p> <ul style="list-style-type: none"> • Do not prejudice the delivery strategic function, road safety, and carrying capacity of, the Section 1 TEN-T PRIPD link road. In this regard any multimodal access enabling permeability across and to the Opp Site 1 shall be via a single access point the location and design of which shall be subject to the strict agreement of Donegal County Council. • Facilitate, in conjunction with the aforementioned the provision of safe, quality, and direct local transport links including public and private vehicular, pedestrian and cycling infrastructure between the Section 1 TEN-T PRIPD Link road and the Glenfinn Road. • Provide for a high-quality active travel friendly design/layout within any retail or service based enterprises which creates strong building frontages along adjoining access roads and priorities pedestrian/cycling access. • Ensure the protection of residential amenity within existing and future residential areas including the provision of a densely-planted environmental buffer along the eastern boundary of the adjoining Blue Cedars estate. • Retain and integrate existing environmental features/mature field boundaries where feasible. | <p>Ballybofey and Stranorlar</p> | <p>Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> <p>The site is less than 220 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might include disturbance, waterborne and airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species</p> <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Due to the proximity to the River Finn SAC, adverse impacts on the site in the construction phase must be avoided. Standard pollution prevention guidelines must be adhered to including The Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020).</p> <p>Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that these facilities could be developed such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field survey, in order to establish the presence and distribution of qualifying features in relation to development proposals.</p> |
| <p>BS-OPP-P-2 Facilitate business/enterprise proposals (including light engineering/manufacturing, logistics/warehousing, service based enterprises) multiple residential development and</p> | <p>Ballybofey and Stranorlar</p> | <p>The Site is less than 325 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might include disturbance, waterborne and airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species.</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that these facilities could be developed in such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> |

| Objective / policy | Location | Appropriate Assessment | Conclusion |
|---|----------------------------------|---|---|
| <p>education proposals on Opportunity Site 2 which:</p> <ul style="list-style-type: none"> Provide for a developer led high quality, safe, attractive, and direct local transport link including road, pedestrian and cycling infrastructure and designed in consultation with the DCC Road Design Section between the Donegal Road and the Trusk Road. Provide for development led high quality, safe, attractive, direct local transport link including road, pedestrian and cycling connectivity between Opportunity Site 2 and the undeveloped lands to the south west. Ensure the protection of residential amenity of the adjoining residential areas including the provision of a densely-planted environmental 10m buffer between commercial developments and adjoining residential areas. Retain and integrate existing environmental features/mature field boundaries where feasible. | | <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Due to the proximity to the River Finn SAC, adverse impacts on the site in the construction phase must be avoided. Standard pollution prevention guidelines must be adhered to including The Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020). Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field survey, in order to establish the presence and distribution of qualifying features in relation to development proposals.</p> |
| <p>BS-OPP-P-3 Facilitate the expansion of the adjacent golf course or hospital facilities on Opportunity Site 3 which:</p> <ul style="list-style-type: none"> Provide access onto the Lifford Road by means of the existing vehicular accesses points detailed on the Zoning Map. Ensure the protection of the environmental and residential amenities of the adjoining uses including the provision of environmental buffers (minimum 10m) with suitable landscaping/planting between commercial developments and adjoining residential properties/the Ballybofey and Stranorlar Golf Course/St Joseph's Community hospital. | <p>Ballybofey and Stranorlar</p> | <p>The Site is less than 250 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might include disturbance, waterborne and airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species.</p> <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Due to the proximity to the River Finn SAC, adverse impacts on the site in the construction phase must be avoided. Standard pollution prevention guidelines must be adhered to including The Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020). Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that these facilities could be developed in such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field survey, in order to establish the presence and distribution of qualifying features in relation to development proposals.</p> |
| <p>BS-OPP-P-4 Facilitate proposals for the re-development of the existing mart site including multiple residential development or</p> | <p>Ballybofey and Stranorlar</p> | <p>The Site is less than 250 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might include disturbance, waterborne and airborne pollution, loss of</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that these facilities could be developed in such a way that no adverse effects on the integrity of</p> |

| Objective / policy | Location | Appropriate Assessment | Conclusion |
|---|---------------------------|--|---|
| business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4. | | <p>functionally-linked habitat, barriers and/or displacement of QI/SCI species.</p> <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Due to the proximity to the River Finn SAC, adverse impacts on the site in the construction phase must be avoided. Standard pollution prevention guidelines must be adhered to including The Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020).</p> <p>Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field survey, in order to establish the presence and distribution of qualifying features in relation to development proposals.</p> |
| BS-OPP-P-5 Facilitate proposals for multiple residential development, sports/recreational or community facilities on Opportunity Site 5. | Ballybofey and Stranorlar | <p>The Site is 150 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might include disturbance, waterborne and airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species.</p> <p>Surveys will have to be undertaken to determine if there are any potential ecological constraints to the use of this site for development.</p> <p>Due to the proximity to the River Finn SAC, adverse impacts on the site in the construction phase must be avoided. Standard pollution prevention guidelines must be adhered to including The Guidelines for the Crossing of Watercourses during the Construction of National Road Schemes (NRA, 2008) and the Planning for Watercourses in the Urban Environment (Inland Fisheries Ireland, 2020).</p> <p>Measures to mitigate noise / vibration generated during the construction and operational phases of developments within the Opportunity Sites may be required to minimise potential disturbance of QI / SCI species. Air quality assessments may be required depending on the development proposed.</p> | <p>Based on the types of impact which could arise, and the availability of general mitigation measures, it is considered that these facilities could be developed in such a way that no adverse effects on the integrity of any European site would occur as a result of projects brought forward, either alone or in-combination with other known plans or projects.</p> <p>This conclusion must be re-examined through NIR assessment at future stages of the planning process, including at the project level. This is very likely to require detailed further study, including field survey, in order to establish the presence and distribution of qualifying features in relation to development proposals.</p> |

7.3 Specific objectives and policies with positive environmental effects

- 7.3.1 CDP 2024-2030 has incorporated significant environmental mitigation measures in the form of proactive objectives and policies. These reflect the consideration given to potential environmental impacts throughout the iterative process of plan development which has guided the formulation and environmental assessment of all policies and objectives.
- 7.3.2 A suite of objectives and policies dealing with biodiversity (BIO-O-1, BIO-P-1, BIO-P-2, BIO-P-3, BIO-P-4 and BIO-P-5) provide explicit and strong protection for terrestrial, aquatic, water-dependent, and marine habitats and ecosystems. In particular they protect European sites by requiring compliance with the Habitats Directive Birds Directive, as well as protecting animal and plant species listed in Annex IV of the Habitats Directive (as well as providing for the conservation of a wider spectrum of habitats and species of significance in order to maintain biodiversity in general). Implementation of these objectives and policies will be critical for the protection of SACs and SPAs. Notably, policy protection also extends to functionally-linked habitats (i.e. habitat beyond the designated site boundary that is critical for achieving the Conservation Objectives of European sites), including rivers, riverbanks, field boundaries, ponds and small woods. Many European sites in County Donegal are designated for breeding or over-wintering birds, which often rely on functionally-linked habitats for adequate roosting, foraging and resting. The protection of such sites is an important protective element of CDP 2024-2030.
- 7.3.3 A range of other objectives and policies provide protection as they specify that any development proposals must ensure that they do not result in adverse effects on European sites, both in relation to in-situ and ex-situ effects. Policy mitigation is incorporated into the following policies and objectives of the Plan:
- Water and Wastewater Infrastructure – Policy WW-P-2: Safeguards water and groundwater quality in the environment (including European sites), as well as helping achieve the objectives of the Water Framework Directive² and Habitats / Birds Directives;
 - Economic Development – Policy ED-P-10: Ensures that proposals for economic development do not adversely affect important features of European sites;
 - Rural Housing – Policy RH-P-4: This policy considers opportunities to deliver necessary social and affordable housing at locations around rural schools and rural settlements, in compliance with the Habitats Directive;

² Directive 2000/60/EC of the European Parliament and of the Council of 23 October 2000 establishing a framework for Community action in the field of water policy (more commonly referred to as the 'Water Framework Directive').

- Rural Housing – Policy RH-P-9: Specifies that the Council will assess proposals for individual rural dwellings against potential adverse impacts on European sites or other designated habitats of conservation importance;
- Flooding – Policy F-P-3: This policy supports the development of long- and short-term flood remediation works subject to compliance with the Habitats Directive;
- Wind Energy – Policy WE-P-9: Ensures that wind energy development proposals will be assessed for potential adverse impacts on European sites;
- Extractive Industry – Policy EX-P-1: This policy specifies that proposals for new extractive industries shall not be supported where they might result in an adverse effects on European sites or other designated habitats of conservation importance;
- Tourism – Policy TOU-P-4: Ensures that any tourism and recreational activities that will harness the potential of river systems will be taken forward in compliance with the Habitats Directive;
- Tourism – Policy TOU-P-6: Ensures that any proposals for standalone tourism-related accommodation developments will be done so subject to the Habitats Directive.
- Tourism – Policy TOU-P-8: Specifies that all development proposals for the creation of new, or the extension of existing tourist developments, will have to ensure they do not affect European sites;
- Housing – Policy GEN-H-P-3: Ensures that any proposals for one-off housing in 'Rural/Agricultural' areas shall be in compliance with the Habitats Directive;
- Buncrana LPD General – Policy BC-S-P-4: This policy supports the principle of the development of a flagship tourism project subject to compliance with the Habitats Directive;
- Buncrana LPD Natural Heritage– Policy BC-NH-P-2: Specifies that the Council conserve and protect the lands identified as 'High Amenity' and that any development proposals within this land are in compliance with the Habitats Directive;
- Buncrana LPD Natural Heritage – Policy BC-NH-P-3: Ensures that the conservation integrity of beaches within the Plan area are protected, thus ensuring no adverse impacts to European sites;
- Ballybofey & Stranorlar LDP Flooding – Policy BS-F-P-1: This policy supports the implementation of Ballybofey/Stranorlar Flood Relief Scheme subject to compliance with the Habitats Directive; and,
- Ballybofey & Stranorlar LDP Recreation, Community and Natural Heritage Policies – Policy BS-RCNH-P-4: Enables the development of riverside recreational walks but subject to compliance with the Habitats Directive.

- 7.3.4 Some seventeen of the objectives and policies set out in CDP 2024-2030 specifically include compliance with Article 6 of the Habitats Directive as a condition of implementation. In addition to this, wider environmental constraints are referenced throughout many of the objectives and policies of the Plan, including compliance with River Basin Management Plans (RBMPs) and Programmes of Measures, Freshwater Pearl Mussel Sub-Basin Plans, Shellfish Pollution Reduction Programmes, and EU Biodiversity Strategy.

7.4 In-combination effects

- 7.4.1 Where a plan or project is likely to have a significant effect on a European site, either alone or in-combination with other plans or projects it is subject to AA. The in-combination test should include completed, approved but uncompleted, or proposed (but not yet approved) plans or projects if sufficient detail is available for assessment. The consideration of cumulative effects includes the sum total of influences affecting the condition of European sites.
- 7.4.2 The Plan is framed within a hierarchy of international, national and regional level guidelines providing a framework within which other local operational plans are developed. Other plans that may interact with the CDP 2024-2030 and have the potential to cause significant in-combination effects on European sites are described below.

Project Ireland 2040: National Planning Framework

- 7.4.3 The National Planning Framework is a high-level strategic plan for shaping the growth and development of the country to 2040. It is a framework for the preparation of other plans such as Regional Spatial and Economic Strategies (RSEs) and other statutory land-use plans such as City and County Development Plans and Local Area Plans. It is a region focused strategy for managing growth with a new major policy emphasis on compact growth and regeneration targeting infill and brownfield sites, renewing and developing existing settlements rather than continual expansion and sprawl of cities and towns, with a strengthened and more environmentally focused planning at local level. All plans and projects informed by the NPF will be subject to AA Screening and more detailed AA as required, therefore no significant adverse in-combination impacts on the integrity of European sites are likely.

National Development Plan 2018-2027

7.4.4 The National Development Plan (NDP) sets out the investment priorities that will underpin the implementation of Ireland's infrastructural commitments as set out in the NPF, over the next ten years, through a total investment of approximately €166 billion. The NDP contains ten corresponding 'Strategic Investment Priorities' to support the NPF's ten 'National Strategic Outcomes'. Although it is not a land use plan, it guides relevant funding streams at National, Regional and Local Level, and thus provides a framework within which many operational and other plans are placed. Given the nature of the goals and objectives of the NDP, their close alignment with and supportive approach to other plans, in particular the NPF, it is unlikely that the NDP will result in any in-combination effects on European sites.

Regional Spatial and Economic Strategy 2020-2032, Northern and Western Regional Assembly

7.4.5 The RSES provides a framework which County Development Plans and Local Area Plans must be consistent with. The objective of the RSES is to support the implementation of the NPF and the economic policies and objectives of the Government by providing a long-term planning and economic framework which shall be consistent with the NPF and the economic policies or objectives of the Government. It provides a structured hierarchy for integrated control of spatial development. The suite of spatial plans, at National, regional and local level, are highly integrated and hierarchical in their implementation in order to optimise sustainable environmental outcomes. Each is subjected to AA and therefore no significant in-combination effects on the integrity of European sites are likely.

National Energy and Climate Plan 2021-2030

7.4.6 In accordance with the Governance of the Energy Union and Climate Regulation, Ireland published its National Energy and Climate Plan 2021-2030 (NECP) in June 2020. The NECP builds on previous national strategies and sets out in detail six objectives regarding the five energy dimensions together with planned policies and measures to ensure achievement of the objectives. The NECP is strategic in nature underpinning Ireland's national climate and energy policies and measures and therefore it is not likely that it will result in any in-combination effects on European sites.

Climate Action Plan 2021

7.4.7 The Climate Action Plan (CAP) follows the Climate Act 2021, and commits Ireland to a legally binding target of net-zero greenhouse gas emissions no later than 2050, and a reduction of 51% by 2030 in line with European and International objectives. This increase in renewable energy production will require significant new infrastructure including increased offshore wind development. The CAP is strategic in nature underpinning Ireland's commitment to meeting its EU targets and therefore it is not likely that the CAP will result in any in-combination effects on European sites.

National Adaptation Framework: Planning for a Climate Resilient Ireland

7.4.8 The National Adaptation Framework (NAF) follows on from the work carried out previously under the National Climate Change Adaptation Framework in 2012. The NAF sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change and to avail of positive impacts. Under the requirements of the NAF, a number of Government Departments are required to prepare Sectoral Adaptation Plans in relation to priority areas, work on which is currently underway. The NAF is strategic in nature outlining adaptation actions to avoid or reduce the adverse impacts of climate change and to anticipate possible future changes and therefore it is not likely that the NAF will result in any in-combination effects on European sites.

The Regional Development Strategy for Northern Ireland 2035

7.4.9 The Regional Development Strategy (RDS) for Northern Ireland 2035 is designed to reinforce and strengthen the hubs, corridors and gateways making best use of regional assets to accommodate growth. It seeks to increase links with neighbouring regions and capitalise on trans-regional development opportunities. The RDS 2035 defines the North West as Derry, Strabane and Limavady, along with the greater part of County Donegal. It describes Derry City as the core settlement and as a key cross-border and international gateway providing access by road, rail and sea to the North West. The National Spatial Strategy has identified a number of key areas for consideration in a spatial context, including the potential for cooperation on key strategic planning issues with Northern Ireland. Spatial planning in the border region of Ireland and Northern Ireland reflects this integrated cohesive approach. Donegal in particular has an extensive boundary with Northern Ireland with significant implications in the context of the Plan. The Regional Development Strategy recognises the relevance of coordinating spatial planning in Cross Border areas. Specific policies and objectives are also contained within CDP 2024-2030 for the protection of European sites within Northern Ireland. The North West Strategic Growth Partnership is a cooperative cross border initiative, jointly led by Donegal County Council and Derry City & Strabane District Council to realise the full potential of the North West City Region and is an approach that is consistent with the objectives for the region set out in the National Spatial Strategy and the Regional Development Strategy as well as the Regional Planning Guidelines. Consequently, it is considered that the Regional Development Strategy for Northern Ireland 2035 will not result in any significant in combination effects on European sites.

Donegal Local Economic and Community Plan

7.4.10 The Donegal Local Economic and Community Plan 2016-2022 (LECP) is a six-year plan and sets out the objectives and actions needed to promote and support both the economic development and the local community development of the County. Although it is not a land use plan, it guides relevant funding streams within Donegal at a European, National, Regional and Cross Border Level, and thus provides a framework within which many operational and other plans are placed. Screening of the LECP for Strategic Environmental Assessment and for AA concluded that the plan is not likely to have significant effects on the environment in general or on European sites in particular. Values underpinning the LECP include sustainability, and collaborative planning. It recognises natural resources, landscape, and environment as key assets within the County, and the threat posed by over-development. The large network of conservation sites is recognized as integral to Donegal as an environmental exemplar, and for learning, and tourism. One of the plan goals is to protect, enhance and promote the natural environment of County Donegal. The goals of the LECP align closely with the core strategy of CDP 2024-2030. Actions arising from these goals are supportive of the Plan and its policies and objectives. The LECP sets out high level 'soft' objectives in terms of the physical environment. It seeks to implement these objectives through support and promotion of implementation of other plans, including the CDP, LAPs, Regional Waste Management Plan and RBMP. In relation to spatial planning the LECP's express goal is to utilise existing resources to facilitate effective spatial planning in the region. Therefore, given the nature of its goals and objectives, their close alignment with and supportive approach to other plans, in particular CDP 2024-2030, it is unlikely that the LECP will result in any significant in combination effects on European sites.

Ireland's Forestry Programme 2014-2020

7.4.11 The objective of the programme is to meet the needs of Ireland's forestry sector and it sets down a series of measures that are the basis of the programme including afforestation, forest infrastructure such as roads, management, and native woodland conservation. The Forest Service is Ireland's national forest authority with responsibility for overseeing the development of public and private forestry in Ireland in a manner that is compatible with the protection of the environment. Through a licensing and consent system, the Forest Service regulates the main forestry activities and adherence to a range of standards, guidelines and requirements is mandatory. Individual forestry proposals are assessed for potential impact before consent or licence. The Forestry Standards Manual November 2015, and the Environmental Requirements for Afforestation December 2016, require that in relation to European sites, the Forest Service will undertake AA Screening and where necessary, Appropriate Assessment, and can only approve the project if it is satisfied that it will not adversely affect the integrity of European sites, either alone or in combination with other plans or projects. The Forestry Programme has undergone a full Appropriate Assessment. This concluded that in-combination impacts with the Border Regional Planning Guidelines were not likely. The tight regulation of the forestry sector and the mitigation put in place mean that it is unlikely that the programme will result in any significant in-combination effects on European sites

The Marine Strategy Framework Directive

7.4.12 The Marine Strategy Framework Directive (MSFD) requires EU Member States to achieve 'Good Environmental Status' for their marine waters by 2020, as judged against a range of eleven biodiversity and pressure related descriptors. Thus, national aquaculture strategies must ensure that aquaculture does not have negative impacts in terms of non-indigenous species, eutrophication, seafloor integrity, concentrations of contaminants (both in the water generally and in seafood specifically), populations of commercial fish or marine litter. The MSFD Programme of Measures (PoMs), was submitted to the European Commission in July 2016, and the main purpose of the PoMs is to put in place actions and measures which will support the meeting of the environmental targets set out under Article 10, leading to the achievement (or maintenance) of 'Good Environmental Status' (GES). The Habitats Directive, Birds Directive, and the MSFD are inter-related in that they share a common overall goal of conserving biodiversity, and their objectives are complementary. Management measures taken to achieve the conservation objectives within European sites, and conversely targets set to achieve GES under the MSFD are mutually supportive; therefore it is not likely that the MSFD will result in any significant in-combination effects on European sites.

River Basin Management Plan

7.4.13 The River Basin Management Plan for Ireland 2018-2021 (2nd cycle) sets out the actions required to improve water quality to achieve 'good' water status for all waters (rivers, lakes, estuaries and coastal waters) taking an integrated approach to the protection, improvement and sustainable management of the water environment in accordance with the requirements of the Water Framework Directive. A 'Third Cycle Draft River Basin Management Plan 2022-2027' was published for consultation from 27 September 2021 until 31 March 2022; finalisation and publication are expected in Q3 or Q4 2023. This plan sets out three 'Areas for Action' to improve water quality based around, Restoration, Protection and Catchment Projects. In view of the specific actions aimed at improving water quality and achieving good ecological status in the plan it is considered that will not result in any significant in-combination effects on the European sites.

8. Recommendations

- 8.1.1 It is recommended that all planning applications must undergo AA Screening, and if necessary Appropriate Assessment, to ensure there are no adverse effects on the integrity of any European site. The policy BIO-P-1 in the CDP will be fulfilled in conjunction with this recommendation. Information to inform this AA process will be required from applicants. This may involve a range of further studies depending on the scheme, as set out in paragraph 6.1.4 of this NIR.

9. Conclusions

- 9.1.1 The AA Screening Report concluded that, adopting the precautionary principle, DCC, as Competent Authority, could not exclude the possibility that CDP 2024-2030 could give rise to LSEs on European sites, either alone or in-combination with other plans or project. The AA Screening therefore determined that a more detailed AA was required.
- 9.1.2 Having gone through the AA process, as set out in this NIR, it can be concluded that adoption and implementation of CDP 2024-2030 will have no adverse effects on the integrity of any European sites due to the inclusion of mitigation measures outlined in Section 6 and the safeguarding objectives / policies detailed in Section 7.3.
- 9.1.3 This conclusion must be subject to AA at future stages of the planning process, including at project level, when more information will be available to inform the assessment since it is conceivable that the detailed design of a particular proposal may identify issues that cannot be identified or assessed based on the level of detail available for CDP 2024-2030. As such, the conclusion of this NIR for CDP 2024-2030 does not mean that consent for any proposed project will be granted, nor does it replace the more detailed project-level AA that will be required in order to determine any planning applications.
- 9.1.4 Recommendations are given in this NIR that where there is the potential for impacts on the QI / SCI of any European sites, planning applications must undergo AA Screening, and if necessary Appropriate Assessment, to ensure there are no adverse effects on the integrity of any European site, and that specific mitigation measures are used in relation to proposed developments. These provide an initial starting point for incorporation into projects when taking forward proposals. However, these will almost certainly need to be refined once more detail on relevant proposals is known further through the planning process. Moreover, a requirement for additional mitigation measures not suggested at this stage may also be identified based on the precise nature of relevant proposals and/or the occurrence / distribution of QI / SCI in relation to the development.
- 9.1.5 Cumulative and in-combination effects were considered in relation to other plans and programmes of relevance. Many of these latter are used to guide the formulation of objectives and policy in the CDP. Many are themselves mutually complementary and supportive having been prepared as part of coordinated and structured planning systems and individually assessed in respect of Habitats Directive Appropriate Assessment.

9.1.6 This NIR for the CDP concludes a Finding of No Significant Effects following the completion of Stage 2 of the process. As a result, there is no requirement to proceed to Stage 3 of the AA Process. This assessment should be read in conjunction with the County Donegal Development Plan 2024-2030 and the accompanying SEA Environmental Report (Part D of the Plan) prepared in compliance with the requirements of the SEA Directive.

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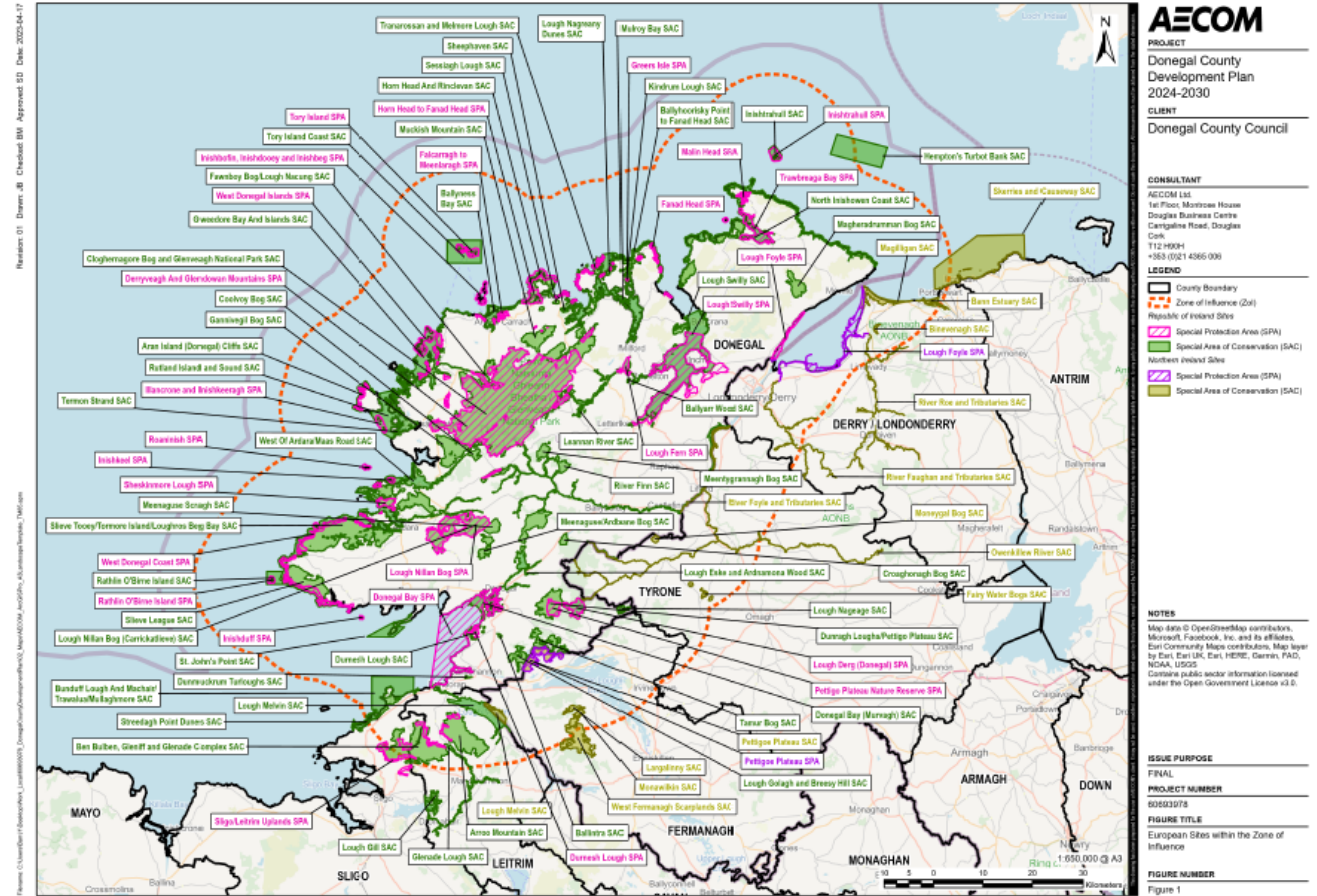
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11. Figures

Figure 1 – European sites within the Zone of Influence



Appendix A Appropriate Assessment of objectives / policies

| Objective / policy number | Objective / policy description | European sites within ZOI that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|--------------------------------------|---|---|---|--------------------------------------|---|--|
| Part A – The Strategic Plan | | | | | | |
| Chapter 2 Vision and Ambition | | | | | | |
| Key Strategic Objectives | | | | | | |
| S-O-1 | To plan for population growth to 183,500 people by 2031 in line with the NPF, and to seek to realise a further population uplift of upwards of 200,000 people by 2040. | Potentially all sites | Varied – impacts from implementation of these objectives may arise where new housing, economic or regenerative development is delivered. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the Plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
| S-O-2 | To assert County Donegal as having a key role within the area of the Northern and Western Regional Assembly, including realising the potential of the North-West City Region and the Atlantic Economic Corridor. | | | | | |
| S-O-3 | To support growth of the County through an 'All of County Strategy' in order to ensure effective development and to harness particular strengths and opportunities that exist within the different areas of the County. | | | | | |
| S-O-4 | To support the development and implementation of a sustainable economic model for County Donegal embracing growth in areas such as innovation, research and development, rural diversification, tourism initiatives, energy advances and the promotion of sustainable start up enterprises as an integral component of accelerating socio-economic growth throughout the County and in a Regional, Cross Border and National context. | | | | | |
| S-O-5 | To prioritise regeneration and renewal of the County's towns, villages and rural areas in order to support vibrant and strengthened communities and drivers of economic growth. | | | | | |

| Objective / policy number | Objective / policy description | European sites within Zol that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|---------------------------|---|---|---|--------------------------------------|---|--|
| S-O-6 | To protect, enhance and appropriately harness the unique quality and diversity of the environment in the County, through a wide range of measures, supported by proper planning and sustainable development. | None | Positive impact as SO6 will seek to protect the environment through a wide range of measures, supported by proper planning and sustainable development. | No | Not required | No |
| S-O-7 | To progress and ultimately carry out / implement the TEN-T Priority Route Improvement Project, Donegal (TEN-T PRIPD) 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). | Potentially all sites | Varied – impacts from implementation of this objective may arise where new infrastructure is provided, such as the delivery of route improvements. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |

Chapter 3 Core Strategy

Core strategy objectives

| | | | | | | |
|--------|---|--|---|--|---|----|
| CS-O-1 | To support the growth of Letterkenny and its metropolitan area as the key driver of population and economic growth in the County. | Potentially all European sites within the Letterkenny area | Development delivered under this objective (i.e. housing, employment, roads, water services, communications) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the | Yes, however coordinated development of Letterkenny and its metropolitan area reduce the likelihood of in-combination impacts. | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub- | No |
|--------|---|--|---|--|---|----|

| Objective / policy number | Objective / policy description | European sites within Zol that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|---------------------------|---|---|--|--------------------------------------|---|--|
| | | | plan regarding growth quanta and locations. | | basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | |
| CS-O-2 | To support the growth of a network of 'County Growth Drivers and 'Service Towns' as key locations of population growth (providing for an additional approximate 5500 persons by 2030. | Potentially all European sites within the Zol | Development delivered under this objective (e.g. additional housing in Service Towns) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
| CS-O-3 | To support vibrant 'Rural Settlements' and 'Open Countryside' by providing for an additional population of approximately 7000 persons by 2030. | Potentially all European sites within the Zol | Development delivered under this objective (e.g. additional housing in rural settlements) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction | No |

| Objective / policy number | Objective / policy description | European sites within Zol that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|---------------------------|---|---|--|--------------------------------------|---|--|
| CS-O-4 | To seek alignment of investment in infrastructure with the priorities for growth established in the settlement structure unless, in specific instances, environmental constraints prevent such investment, environmental issues demand investment elsewhere or innovative opportunities arise for strategic investment of regional significance at alternative locations. | Potentially all European sites within the Zol | Development delivered under this objective (e.g. investments in infrastructure improvements) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
| CS-O-5 | To pursue opportunities for further investment in essential infrastructure. | Potentially all European sites within the Zol | Development required to achieve this objective (e.g. investments into essential infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |

| Objective / policy number | Objective / policy description | European sites within Zol that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|---------------------------|--|---|---|--------------------------------------|---|--|
| CS-O-6 | To coordinate and promote the delivery of key roads and access infrastructure (including the A5 Western Transport Corridor and A6 road projects, the TEN-T Priority Route Improvement Project, Donegal and improvements to the TEN-T network generally and the Bridgend Bypass Project) with the other relevant authorities including partners in the North West Strategic Growth Partnership and within the Northern and Western Regional Assembly so as to result in effective strategic connections to and throughout the County. | Potentially all European sites within the Zol | Development required to achieve this objective (e.g. promotion of key roads and access infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
| CS-O-7 | To support economic growth throughout the County through: (a) The establishment of Letterkenny as a centre for economic growth across the sectors, in particular through the promotion of the existing business park, consolidation of the town centre including the prioritising of improvements to public realm, the delivery of key road and access infrastructure, through a proactive approach to enable the delivery of key regeneration sites. | Potentially all European sites within the Zol | Development required to achieve this objective (e.g. supporting economic growth throughout the county) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its | No |

| Objective / policy number | Objective / policy description | European sites within Zol that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|-------------------------------|--|---|--|--------------------------------------|---|--|
| | <p>(b) To continue to support 'County Growth Drivers and 'Service Towns' as critical drivers of growth outside of Letterkenny.</p> <p>(c) To continue to support the regeneration, renewal and development of the County's towns and villages over the life of the Plan.</p> <p>(d) To continue to identify and harness opportunities arising as a consequence of the impact of Brexit for new economic investment particularly within the border region.-O-8: It is an objective of the Council to promote sustainable development and transportation strategies in urban and rural areas including the promotion of measures to: (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources; (ii) reduce anthropogenic greenhouse gas emissions; and (iii) address the necessity of adaptation to climate change.</p> | | | | potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | |
| Core Strategy Policies | | | | | | |
| CS-P-1 | It is the policy of the Council that within the boundaries of settlements identified in the Settlement Structure as, applications for development will be assessed in the light of all relevant material planning considerations including any identified land use zonings, availability of infrastructure, relevant policies of the Development Plan/Local Area Plan as applicable, other regional and national guidance/policy and relevant environmental designations. | None | No potential impact as this is a development management policy that specifies how planning applications will be assessed. No housing or employment development is proposed. The policy is positive because it specifically refers to environmental designations. | No | None | No |
| CS-P-2 | It is the policy of the Council to guide development of towns 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. | None | No impacts as this policy illustrates the approach to development within Donegal. The policy does not allocate quanta or locations. | None | Not required | No |

| Objective / policy number | Objective / policy description | European sites within Zol that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|---------------------------|---|---|--|--------------------------------------|--|--|
| CS-P-3 | <p>To support and facilitate the provision of:</p> <ul style="list-style-type: none"> additional wastewater treatment capacity and water supply upgrades; public realm improvements; new/enhanced civic, cultural, green, amenity, and recreational infrastructure; initiatives to tackle vacancy and dereliction; and, active and sustainable transport infrastructure and visitor facilities in our coastal/Wild Atlantic Way settlements. | Potentially all European sites within the Zol | Development delivered under this policy (e.g. new civic / cultural infrastructure) may impact on European sites. However, it should be noted that the provision of most of the deliverables included in the policy (e.g. additional wastewater treatment capacity, recreational facilities, active transport infrastructure) will be positive for the environment, including European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives / policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |

Chapter 4 Climate Change

Climate Change Objectives

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|--------|--|------|--|------|--------------|----|
| CA-O-1 | <p>To promote sustainable settlement and transportation strategies in urban and rural areas including the promotion of measures to:</p> <p>(i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources,</p> <p>(ii) reduce anthropogenic greenhouse gas emissions and address the necessity of adaptation to climate change, taking account of the local authority climate action plan (within the meaning of section 14B of the Climate Action and Low Carbon Development Act 2015), where such a plan has been made for the area</p> | None | No impact. This is a safeguarding objective. | None | Not required | No |
|--------|--|------|--|------|--------------|----|

| Objective / policy number | Objective / policy description | European sites within ZOI that may be affected* | Potential impact(s) on European sites | Potential for in-combination effects | Mitigation | Adverse effect on site integrity after mitigation (yes / no) |
|-------------------------------------|---|---|---|--------------------------------------|--------------|--|
| | in question;] in particular, having regard to location, layout and design of new development. | | | | | |
| CA-O-2 | To support and implement: the UN Sustainable Development Goals (SDGs); the relevant National Planning Framework climate change National Policy Objectives (NPOs); the national climate change objectives contained in the Climate Action Plan 2021; and the Overarching Environmental Regional Policy Objectives and relevant Regional Policy Objectives of the Regional Spatial and Economic Strategy; and the actions contained within Donegal County Council's Climate Adaptation Strategy 2018-2024 (or any updates of any of the foregoing). | None | No impact. This is a safeguarding objective. | None | Not required | No |
| Chapter 5 Towns and Villages | | | | | | |
| TV-O-1 | To identify appropriate regeneration and renewal initiatives, primarily through enhancement schemes to strengthen communities in specific Layer 3 rural towns/areas namely; Churchill, Convoy, Dunkineely, Kilmacrennan, Mountcharles, Newtowncunningham and St. Johnston. | None | No impacts as this objective illustrates the approach to development initiatives within Donegal. | None | Not required | No |
| TV-O-2 | To support initiatives, including collaboration across the public, private and community and voluntary sectors, to strengthen and improve the physical environment of towns and villages and encourage positive place-making. | None | No impacts as this objective wishes to support initiatives within Donegal. The objective does not allocate locations. | None | Not required | No |
| TV-O-3 | To seek innovation in addressing infrastructural constraints in the County's 'Strategic Towns'. | None | No impacts as this objective will seek innovation in addressing infrastructural constraints. The objective does not allocate quanta or locations. | None | Not required | No |
| TV-O-4 | To identify 'vacant' sites and 'regeneration sites' in urban areas in accordance with the Urban Regeneration and Housing Act 2015 and through the review of adopted Local Area Plans. | None | No impacts as this objective will identify vacant sites. The objective does not allocate quanta or locations. | None | Not required | No |

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| TV-O-5 | To ensure quality design proposals for new development within towns and villages in order to contribute to positive place-making. | None | No impacts as this objective will ensure quality proposals. The objective does not allocate quanta or locations. | None | Not required | No |
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Towns and Villages Policies

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| TV-P-1 | It is the policy of the Council to encourage proposals aimed at harnessing particular special economic functions of the County's key settlements subject to other policies of this Plan and subject to the proper planning and sustainable development of the area. | None | No impacts as this policy will encourage economic proposals. | None | Not required | No |
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| TV-P-2 | It is the policy of the Council to encourage proposals for small scale residential development, including social housing schemes in towns and villages that will contribute to revitalisation and renewal subject to other policies of this Plan including Part C and subject to the proper planning and sustainable development of the area. | None | No impacts as this policy will encourage development proposals. The policy does not allocate quanta or locations. | None | Not required | No |
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| TV-P-3 | <p>It is a policy of the Council to ensure that development proposals within towns and villages centres:</p> <ul style="list-style-type: none"> • Provide for distinctive buildings of a high architectural quality which contribute to a distinct sense of place and a quality public realm. • Create strong street frontage by either, adhering to the established building line in the immediate area or establish a new building line immediately adjoining the public road adjoining where a reasonable opportunity exists to do so. A greater setback will be permitted where the development would provide for the creation a high quality urban place with sufficient landscaping/planning, street furniture etc. • Respects, where appropriate, the context of the adjoining buildings, adjacent streetscape or buildings in the immediate area, in terms of design, height, scale and mass etc. • Respects the architectural character (in terms of design/arrangement of fenestration, facia/soffit treatment, general finishes and materials), eaves height, roof pitch, roof line, and overall building form and height, as appropriate, in areas characterised by traditional vernacular or high quality streetscape. | None | No impacts as this policy will ensure developments will abide by certain requirements. The policy does not allocate quanta or locations. | None | Not required | No |
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- Creates buildings of a human scale, by providing for a fine grain of development, in terms of overall scale, fenestration, size/proportions, signage, detailing and buildings with a narrow street frontage.
- Promote, where appropriate, visual interest through modulation and detailing of architectural elements (e.g. detailing/treatments of eaves, windows, frontages, slight variations in roof lines, setback etc).
- Utilise, where appropriate adaptable and accessible design on the ground floor to ensure their future re-use for alternative functions (e.g. retail/commercial etc).
- Avoidance of the use of industrial type cladding, or the glazing of extensive areas of the proposed development.

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| TV-P-4 | <p>It is a policy of the Council to consider proposals for contemporary architecture within town centres which:</p> <ul style="list-style-type: none"> • Provides for a high quality design and utilises high quality durable materials. • Is sympathetic to the overall height, scale, and mass, and would not be otherwise incongruous with, the adjacent buildings or streetscape. | None | No impacts as this policy will see the Council considering proposals within town centres. The policy does not allocate quanta or locations. | None | Not required | No |
| TV-P-5 | <p>It is the policy of the Council to ensure that development proposals make efficient use of land and do not otherwise hinder the future development potential of backlands within urban areas.</p> | None | No impacts as this policy will ensure developments will make efficient use of land The policy does not allocate quanta or locations. | None | Not required | No |
| TV-P-6 | <p>It is a policy of the Council that proposals for shop fronts shall, as appropriate:</p> <ul style="list-style-type: none"> • Be of a high quality design standard. • Respect the architectural characteristics of the subject building, in terms of scale, proportion, finishes, materials and relationship to upper levels. • Respect the existing streetscape and traditional shop fronts in the area in terms of scale, proportion, plot width, overall grain of development, arrangements of fenestration, facia treatment, colouring scheme, materials, and finishes. | None | No impacts as this policy will ensure shop fronts abide by certain requirements. The policy does not allocate quanta or locations. | None | Not required | No |

- Avoids the use of excessively scaled box facias, plastic canopies over shop fronts, external security shutters, brash colours, flashing or neon lighting.
- Otherwise be in accordance with the policies contained within this Plan.

Chapter 6 Housing

Urban Housing Objectives

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| UB-O-1 | It is an objective of the Council to secure the provision of place-based, high quality, energy efficient, mixed tenure housing that is fully considered in terms of design, adaptability and futureproofing. | None | No impacts as this objective illustrates the approach to the provision of housing. The objective does not allocate quanta or locations. | None | Not required | No |
| UB-O-2 | To deliver serviced sites for housing within towns and villages. | None | No impacts as this objective illustrates the approach to housing. The objective does not allocate quanta or locations. | None | Not required | No |
| UB-O-3 | To seek the effective resolution of unfinished residential development. | None | No impacts as this objective illustrates the approach to the finishing of housing. Prior to these houses gaining consent to be delivered, they would have initially undergone Appropriate Assessment which would have concluded no adverse effects. The objective does not allocate quanta or locations. | None | Not required | No |

Urban Housing Policies

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|--------|---|---|--|-----|--|----|
| UB-P-1 | It is a policy of the Council that the provision of multiple housing developments (defined as 2 or more units and excluding holiday homes) will generally be acceptable in principle within those towns/settlements identified in the Core Strategy/Settlement Structure, subject in all cases to the principles of quality placemaking, compact growth and the sequential development of settlements from the centre out, the availability of sustainable wastewater treatment solutions and relevant zoning objectives. The scale of any such development shall be in line with the | Potentially all European sites within the Zol | Development delivered under this policy (e.g. new housing developments) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel | No |
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provisions of the Core Strategy, shall have regard to the circumstances of the specific settlement and shall be in accordance with all relevant objectives and policies of this Plan.

Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

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| UB-P-2 | <p>(a) It is a policy of the Council that multiple (defined as 2 or more units) and single holiday home units will be considered within the towns/settlements identified in the Core Strategy/Settlement Structure, provided that the proposed development would not result in the total number of existing and permitted holiday homes within the settlement exceeding 20% of the total existing and permitted housing stock. Any application will also be assessed in the light of all relevant material planning considerations including land-use zonings, the availability of infrastructure, relevant policies of the County Development Plan and other regional and national guidance/policies and relevant environmental designations. Such developments must have regard to the scale and form of the settlement. (b) It is a policy of the Council that where an applicant can demonstrate that the proposed development would assist with the regeneration or remediation of vacant and/or derelict properties in the centre of the settlement, holiday home development will be considered within the towns/settlements identified in the Core Strategy/Settlement Structure without the application of a restriction in terms of the balance between holiday homes and permanent homes, subject to environmental and heritage designations and amenity considerations.</p> | None | <p>No impacts as this policy considers housing policies. The policy does not allocate quanta or locations.</p> | None | Not required | No |
| UB-P-3 | <p>It is a policy of the Council to require that 20% of - (i) land zoned for residential use, or for a mixture of residential and other uses; and (ii.) any land which is not zoned for residential use, or for a mixture of residential and other uses, but in respect of which permission for the development of houses is granted</p> | None | <p>No impacts as this policy illustrates the approach to managing development within the County. The policy does not allocate quanta or locations.</p> | None | Not required | No |

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| | is reserved for the provision of social and affordable housing. | | | | | |
| UB-P-4 | To ensure that new residential development is carried out in serviced areas or those areas where the provision of required planned infrastructure (e.g. roads, footpaths, wastewater, water supply social and community infrastructure etc.) is imminent. | None | No impacts as this policy illustrates the approach to managing development within the County. The policy does not allocate quanta or locations. | None | Not required | No |
| UB-P-5 | It is the policy of the Council to guide urban residential development 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 remote areas and to make better use of underutilised land. | None | No impacts as this policy illustrates the approach to managing development within the County. The policy does not allocate quanta or locations. | None | Not required | No |
| UB-P-6 | It is a policy of the Council to support the principle of new residential development that will result in the regeneration and/or renewal of town centre areas or areas of vacancy and/or dereliction. | None | No impacts as this policy illustrates the approach to managing development within the County. The policy does not allocate quanta or locations. | None | Not required | No |
| UB-P-7 | It is a policy of the Council to require that proposals for new residential developments (2 or more units) in settlements demonstrate that the design process, layout, specification and finish of the proposed development generally comply with all relevant Governmental Planning Guidelines/Standards and give due regard to the key considerations of – <ul style="list-style-type: none"> • Public realm, open space and amenity. • Connectivity and accessibility, having particular regard to active travel and sustainable modes of transport. • High Quality Design - massing, form, scale, density and finishes. • Mix of house types. • Energy efficiency. • Biodiversity considerations. • Climate adaptation and surface water management. • Integration with neighbouring developments and uses. | None | No impact as this is a development management policy that addresses key criteria of new development, including design, housing mix and climate adaptation. It will not result in adverse effects on European sites. | No | Not required | No |

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| UB-P-8 | It is a policy of the Council to determine appropriate residential densities for housing sites having regard to the provisions of all relevant departmental guidelines, the provisions of Circular Letter: NRUP 02/2021, the specific nature of the development proposed and the site location and context. | None | No impacts as this policy illustrates the parameters for housing sites. The policy does not allocate quanta or locations. | None | Not required | No |
| UB-P-9 | It is the policy of the Council both to protect the residential amenity of existing residential units and to promote design concepts for new housing that ensures the establishment of reasonable levels of urban residential amenity. | None | No impacts as this policy illustrates the approach to managing development within the County. The policy does not allocate quanta or locations. | None | Not required | No |
| UB-P-10 | It is a policy of the Council to require layouts of residential development to be designed and constructed having regard to best practice in terms of Universal Design, including the guidance for housing development set out in the National Disability Authority publication, 'Building for Everyone: A Universal Design Approach'. | None | No impacts as this policy illustrates the approach to managing development within the County. The policy does not allocate quanta or locations. | None | Not required | No |
| UB-P-11 | It is a policy of the Council to require that all new multiple housing developments comprising 7 or more units contain a minimum of 30% residential units that are built to universal design standards, in accordance with the requirements of the National Disability Authority publication 'Building for Everyone: A Universal Design Approach'. Where the total number of units to be constructed is between 2 and 6, it is a policy of the Council to require that a minimum of 1 of those units be built to universal design standards. | None | No impacts as this policy details development management parameters. The policy does not allocate quanta or locations. | None | Not required | No |
| UB-P-12 | Multiple residential developments shall, in general: (a) On greenfield sites, include a minimum of 15% of the overall site area reserved as public amenity area; (b) In other cases, such as large infill sites or brown field sites include a minimum of 10% of the overall site area reserved as public amenity area; or (c) On lands characterised by a large private or institutional building/s set in substantial open lands, include a minimum of 20% of the overall site area reserved as public amenity area. | None | No impacts as this policy details development management parameters. The policy does not allocate quanta or locations. | None | Not required | No |

Rural Housing Objectives

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|--------|--|------|--|------|--------------|----|
| RH-O-1 | To ensure that new residential development in rural areas provides for genuine rural need. | None | No impacts as this objective details development | None | Not required | No |
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| | | | management parameters. The objective does not allocate quanta or locations. | | | |
| RH-O-2 | To protect rural areas under strong urban influence, rural areas under strong holiday home influence, and rural areas immediately outside towns from intensive levels of unsustainable urban/suburban residential development. | None | No impacts as this objective details development management parameters. The objective does not allocate quanta or locations. | None | Not required | No |
| RH-O-3 | To sustain identified small clachan-style communities in 'Structurally Weak Areas'. | None | No impacts as this policy aims to sustain communities. The policy does not allocate quanta or locations. | None | Not required | No |
| RH-O-4 | To ensure that rural housing is located, designed and constructed in a manner that does not detract from the character or quality of the receiving landscape having particular regard to 'Scenic Amenity' maps as contained within Chapter 9 of this Plan. | None | No impacts as this policy details development management parameters. The policy does not allocate quanta or locations. | None | Not required | No |
| RH-O-5 | To facilitate the positive re-use of existing vacant rural housing stock in the County to seek to prevent further deterioration and dereliction. | None | No impacts as this policy details development management parameters. The policy does not allocate quanta or locations. | None | Not required | No |

Rural Housing Policies

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|--------|---|------|--|------|--------------|----|
| RH-P-1 | <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 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. 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. New holiday homes will not be permitted in these areas.</p> | None | No impact as this is a development management policy that will consider proposals for new one-off rural housing. The policy doesn't commit to any housing being delivered. | None | Not required | No |
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|--------|---|------|---|------|--------------|----|
| RH-P-2 | <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 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. 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. New holiday homes will not be permitted in these areas.</p> | None | No impact as this is a development management policy that will consider proposals for new one-off rural housing. The policy doesn't commit to any housing being delivered. | None | Not required | No |
| RH-P-3 | <p>To consider proposals for new one-off housing within structurally weak 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> | None | No impact as this is a development management policy that will consider proposals for new one-off rural housing. The policy doesn't commit to any housing being delivered. | None | Not required | No |
| RH-P-4 | <p>It is a policy of the council to consider opportunities to deliver necessary social and affordable housing at locations around (i) rural schools and; (ii) rural settlements; subject to wastewater services being appropriately delivered and maintained by Donegal County Council as part of a social housing scheme and subject to all other relevant objectives and policies of the plan, including environmental considerations and compliance with the Habitats Directive.</p> | None | No impact as this is a development management policy that will consider proposals for the provision of housing around rural schools and settlements. The policy does not commit to any such housing actually being delivered. | None | Not required | No |
| RH-P-5 | <p>To consider proposals for single dwellings for permanent occupation/family homes within identified Clachans without requiring the demonstration of a rural housing need, subject to the dwelling:</p> <ul style="list-style-type: none"> a. being sited and designed in a manner that enables the development to be assimilated into the area; b. not giving rise to a road safety hazard; c. complying with public health standards; and | None | No impact as this is a development management policy that will consider proposals for new one-off rural housing. The policy doesn't commit to any housing being delivered. | None | Not required | No |

d. otherwise complying with the policies of this Plan.
New holiday home developments will not be permitted in these areas.

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| RH-P-6 | To consider proposals for the refurbishment, or replacement, or extension of an existing non-vernacular habitable dwelling for use as either a permanent dwelling or as a holiday home, subject to compliance with the terms of Policy RH-P- 9 below. The design, size, height and finishes of the finished dwelling must be of a scale and form such that the development integrates effectively into the host landscape. | None | No impact as this is a development management policy that will consider proposals for the refurbishment, replacement or extension of habitable dwellings. The policy doesn't commit to any housing being delivered. | None | Not required | No |
| RH-P-7 | To consider proposals for the refurbishment of derelict vernacular buildings (refer to definitions below) within rural areas, for use as either a permanent dwelling or as a holiday home, subject to (inter alia) the following criteria being satisfied: (i) The proposed development will provide for the retention of the majority of the existing building. (ii.) Proposals for extensions shall, in general, not exceed 150m ² or 50% of the size of the original building.. The design, size, height and finishes of the proposed refurbishment/ extension must respect the architectural character of the original building type unless otherwise agreed with the Planning Authority, and the finished building must otherwise be of a scale and form such that the development integrates effectively into the host landscape. (iii.) Compliance with the terms of Policy RH-P-9 below. | None | No impact as this is a development management policy that will consider proposals for the refurbishment of derelict vernacular buildings in rural areas. The policy doesn't commit to any housing being delivered. | None | Not required | No |
| RH-P-8 | To consider proposals for the provision of ancillary accommodation for dependant relatives within the curtilage of an existing rural dwelling, subject to compliance with the following criteria: (a) Ancillary accommodation for dependant relatives shall be clearly subservient to the main dwelling house in terms of scale and mass, shall be consistent with the form and appearance of the main dwelling house and shall be designed to integrate effectively within the host rural environment. (b) Ancillary accommodation shall be served by the existing vehicular entrance to the site and the onus shall be placed on prospective applicants to | None | No impact as this is a development management policy that will consider proposals for the provision of ancillary accommodation for dependent relatives. The policy doesn't commit to any such housing actually being delivered. | None | Not required | No |

demonstrate that existing entrance arrangements are safe and fit for purpose,
 (c) Adequate provision shall be made for the treatment and dispersal of domestic effluent. In the event of a grant of permission the Council will attach an Occupancy condition which may require the completion of a legal agreement under Section 47 of the Planning and Development Act 2000 (as amended).

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| RH-P-9 | <p>(a.) Proposals for individual dwellings (including refurbishment, replacement and/or extension projects) shall be sited and designed in a manner that is sensitive to the integrity and character of rural areas as identified in the 'Scenic Amenity' Map of this Plan, and that enables the development to be assimilated into the receiving landscape. Proposals shall be subject to the application of best practice in relation to the siting, location and design of rural housing as set out in Donegal County Council's 'Rural Housing Design Guidelines' published to accompany the Development Plan and available at (insert link). In applying these principles, the Council will be guided by the following considerations:</p> <ol style="list-style-type: none"> 1. A proposed dwelling shall avoid the creation or expansion of a suburban pattern of development in the rural area; 2. A proposed dwelling shall not create or add to ribbon development (see definitions); 3. A proposed dwelling shall not result in a development which by its positioning, siting or location would be detrimental to the amenity of the area or of other rural dwellers or would constitute haphazard development; 4. A proposed dwelling will be unacceptable where it is prominent in the landscape; and shall have regard to Policy T-P-15; 5. A proposed new dwelling will be unacceptable where it fails to blend with the landform, existing trees or vegetation, buildings, slopes or other natural features which can help its integration. Proposals for development involving extensive or significant excavation or infilling will not normally be favourably considered nor will proposals that result in the removal of trees or wooded areas beyond that | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any developments will not result in adverse effects on European sites. | None | Not required | No |
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necessary to accommodate the development. The extent of excavation that may be considered will depend upon the circumstances of the case, including the extent to which the development of the proposed site, including necessary site works, will blend in unobtrusively with its immediate and wider surroundings.

(b.) Proposals for individual dwellings shall also be assessed against the following criteria:

(i.) the need to avoid any adverse impact on Natura 2000 sites or other designated habitats of conservation importance, prospects or views including views covered by

Policy NH-P-17.;

(ii.) the need to avoid any negative impacts on protected areas defined by the River Basin District plan in place at the time;

(iii.) the site access/egress being configured in a manner that does not constitute a hazard to road users or significantly scar the landscape, having regard to Policy T-P-15 and the Technical Standards contained in the Plan;

(iv.) the safe and efficient disposal of effluent and surface waters in a manner that does not pose a risk to public health and accords with Environmental Protection Agency codes of practice;

6. Compliance with the flood risk management policies of this Plan;

(c.) In the event of a grant of permission the Council will attach an Occupancy condition which may require the completion of a legal agreement under S47 of the Planning and Development Act 2000 (as amended).

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| RH-P-10 | <p>To require new single house development proposals within the catchment area of the proposed sewerage network in An Bun Beg-Doiri Beaga area to make provision for a future connection to the sewerage network, in consultation with Uisce Éireann. Any applications for single rural houses within this area must:</p> <p>(a) include detail of the proposed means of connection to the proposed network, and</p> <p>(b) submit detailed proposals for the interim on-site disposal of effluent to current Environmental Protection Agency standards for the disposal of effluent from single house treatment</p> | None | <p>No impact as this policy requires new single house development proposals within the catchment area of the proposed sewerage network in An Bun Beg Doiri Beaga to provide for a connection to the sewere network. This is a positive requirement regarding water quality in nearby European sites.</p> | None | Not required | No |
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systems. The catchment area of the proposed sewerage network serving the area is identified on the Settlement Framework mapping for An Bun Beg-Doirí Beaga accompanying this Plan.

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| RH-P-11 | To direct new multiple housing units (defined as 2 or more units) to those towns identified in the Core Strategy/Settlement Hierarchy. | None | No impact as this is a development management policy that directs new multiple housing units to certain towns identified in the Core Strategy / Settlement Hierarchy as a matter of principle. However, the policy itself does not allocate a specific quantum of development. | None | Not required | No |
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Chapter 7 Economic Development

Economic Development Objectives

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| ED-O-1 | To align job creation with the Core Strategy's Settlement Hierarchy with a view to achieving a jobs ratio of 1.0 and above in Letterkenny and those settlements identified as County Growth Drivers. | None | No impact as this policy aims at achieving a jobs ratio of 1.0 and above in Letterkenny, rather than setting out how this will be achieved. The policy does not allocate any employment development. | None | Not required | No |
| ED-O-2 | To support appropriately-scaled and located economic development projects in the County's smaller towns and villages. | None | No impact as this is a development management policy that provides support for appropriately scaled and located economic development in principle. The policy does not allocate any employment development. | None | Not required | No |
| ED-O-3 | To support appropriately scaled and located rural economic development projects where they are functionally-related to the countryside. | None | No impact as this is a development management policy that provides support for appropriately scaled and located economic development in rural areas in principle. The policy does not allocate any employment development. | None | Not required | No |
| ED-O-4 | To support the development of Páirc Ghnó Gaoth Dobhair as a business, enterprise and manufacturing centre to support the employment base, economic | None | No impact as this is a development management policy supporting business in | None | Not required | No |

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| | vitality and in turn the linguistic vibrancy of the Gaeltacht. | | Páirc Ghnó Gaoth Dobhair. However, no specific employment allocations are made. | | | |
| ED-O-5 | To facilitate cross-border collaboration to enable and sustain regional economic, cultural and social development opportunities including through the North West City Region, the Atlantice Economic Corridor and engagement with other neighbouring Council areas. | None | No impact as this is a development management policy facilitating cross-border collaboration between different areas. However, no specific employment allocations are made. | None | Not required | No |
| ED-O-6 | To ensure that sufficient land is provided at appropriate locations for employment generating uses in key settlements and that such land is protected from inappropriate development that would prejudice its long-term development. | None | No impact due to the vague nature of the policy and it being primarily about safeguarding land for employment generating uses. No quanta or locations of development are provided. | None | Not required | No |
| ED-O-7 | To facilitate the development of underutilised sites and buildings to meet demands for Grade A office accommodation and quality housing in core areas of key settlements. | None | No impact as this is a development management policy with focus on developing underutilised sites. The policy does not provide quanta or locations of employment development. | None | Not required | No |
| ED-O-8 | To develop serviced lands for economic development and job creation purposes in key settlements across the county. | None | No impact as this is a very broad economic objective developing serviced lands for economic uses. The policy does not specify quanta or locations of employment development. | None | Not required | No |
| ED-O-9 | To facilitate the activation of economically important lands through CPO or other means including public private partnerships as appropriate. | None | No impact as this objective is very broad, supporting the activation of economically important lands. The objective does not provide quanta or locations of employment development. | None | Not required | No |
| ED-O-10 | To encourage enterprise and employment developments to locate in brownfield sites or unoccupied buildings in town centres or, where appropriate, in existing industrial/retail parks or other | None | No impact as this is a development management objective that encourages employment development | None | Not required | No |

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| | brownfield industrial sites in preference to undeveloped zoned or unzoned lands as a key measure to drive economic activation of town centres and to optimize the economic spin off from enterprise. | | towards existing brownfield sites. The objective allocates no quanta or locations of employment development. | | | |
| ED-O-11 | To enhance town centre vibrancy by supporting the development of 18 hour economy with quality gastronomy, entertainment and recreational options located in attractive and active town centre spaces. | None | No impact as this is a broad development objective that provides general support to enhance the vibrancy of town centres, rather than allocating specific quanta and locations of economic growth. | None | Not required | No |
| ED-O-12 | To encourage and facilitate the activation of new town centre housing options having regard to Chapter 5 and Chapter 6. | None | No impact as this is a very broad objective that facilitates the activation of new town centre housing options. However, it provides no quanta or locations for these options. | None | Not required | No |
| ED-O-13 | To support and facilitate, where appropriate, the further growth and development of the County's economic base through the key sectors identified in this plan. Proposals outside of these sectors shall be open for consideration and assessed against all policies and objectives of this plan, as well as national, regional plans, policies and guidelines | None | No impact as this objective extends broad support to the further growth and development of the economic base in Donegal County, but does not identify specific quanta and locations of employment development. | None | Not required | No |
| ED-O-14 | To facilitate and support the future development of the ATU campuses in Letterkenny and Killybegs, including their innovation, research and development functions. | Potentially all European sites within the Zol including European sites within proximity to Killybegs; St. John's Point SAC, Inishduff SPA, and West Donegal Coast SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Depending on the developments, European sites have the potential to be affected due to disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | In the absence of identified locations for new developments within Killybegs, and without detailed survey information that will need to be gathered for any planning application once precise development locations are identified, it is not possible at this stage to fully assess the potential effects of any developments on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level. However, with the implementation of available standard mitigation, and by designing the developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, and displacement impacts should be avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, | No |

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| | | | | | given the availability of areas of alternative habitat across the Killybegs region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects. | |
| ED-O-15 | To implement the policy objectives as set out within the National Marine Spatial Planning Framework to support the effective management of marine activities and the sustainable use of the county's marine resources in accordance with related objectives contained in Chapter 15: 'Marine Resource, Coastal Management and the Islands'. | None | No impact as this objective simply implements the policies set out in the National Marine Spatial Planning Framework (NMSPF). The NMSPF would have undergone statutory appraisal, including HRA prior to consent for adoption being granted. | None | Not required | No |
| ED-O-16 | To support the early development of a Designated Marine Area Plan, off the coast of Donegal and the North West region, in line with provisions in the Marine Spatial Planning Framework | None | No impact as this objective supports the early development of a Designated Marine Area Plan, which is essentially a desk-based exercise. No European site could be impacted by this. | None | Not required | No |
| ED-O-17 | To support the strategic importance of Killybegs as a primary commercial fishing port, and as a hub for the development of the renewable energy sector. | Potentially all European sites within the Zol including European sites within proximity to Killybegs; St. John's Point SAC, Inishduff SPA, and West Donegal Coast SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Depending on the developments, European sites have the potential to be affected due to disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | In the absence of identified locations for new renewable developments within Killybegs, and without detailed survey information that will need to be gathered for any planning application once precise development locations are identified, it is not possible at this stage to fully assess the potential effects of any developments on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level. However, with the implementation of available standard mitigation, and by designing the developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, and displacement impacts should be avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, given the availability of areas of alternative habitat across the Killybegs region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects. | No |

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| ED-O-18 | To support and facilitate the sustainable development of Offshore Wind opportunities off the Donegal coastline. | None | No impact as this objective provides broad support to the development of off-shore wind energy opportunities, without allocating specific quanta or locations of wind farms. | None | Not required | No |
| ED-O-19 | To facilitate the continued investment in key strategic infrastructure in Killybegs Port in a sustainable manner. | None | No impact as this objective only provides broad investment support for key strategic infrastructure in Killybegs Port without providing specifics on potential proposals. | None | Not required | No |
| ED-O-20 | To progress the delivery of key strategic enabling infrastructure including roads, rail, broadband, gas, electricity, water and wastewater as identified in this plan in close collaboration with government departments, agencies and utilities operators in order to align the Core Strategy and the economic development objectives of this plan with the development and roll out of their respective investment programmes. | None | No impact as this is a strategic objective that provides general support to key strategic enabling infrastructure. However, no specific quanta or locations of such development are mentioned. | None | Not required | No |
| ED-O-21 | To facilitate, where appropriate, proposals to enhance the Metropolitan Area Networks, all ICT resources and infrastructure to achieve sustainable economic development and support the initiatives contained in the Donegal Digital Action Plan. | None | No impact as this objective provides broad support to proposals that enhance the Metropolitan Area networks. However, no detail on the type and location of such proposals are given. | None | Not required | No |

Economic Development Policies

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|--------|---|------|--|----|--------------|----|
| ED-P-1 | <p>(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.</p> <p>(b.) To consider such proposals on lands currently used for such purposes.</p> <p>(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 necessary infrastructure, compliance with Policy ED-P-10, and compatibility with the locality.</p> | None | No impact as this is a development management policy that directs office and light industrial developments to certain locations. However, no such uses are explicitly allocated. | No | Not required | No |
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|--------|---|------|---|----|--------------|----|
| ED-P-2 | <p>(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.</p> <p>(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> | None | No impact as this is a development management policy that directs industrial buildings and industrial processes to appropriately zoned lands. However, no such uses are explicitly allocated. | No | Not required | No |
| ED-P-3 | It is a policy of the Council to consider proposals for the extension of an existing industrial or business use within a defined settlement provided the resultant scale and form of the enterprise is compatible with the character and scale of the settlement and locality and the proposal meets the criteria set out in Policy ED-P-10. | None | No impact as this policy merely identifies that the Council will consider the extension of existing employment units as a matter of principle. | No | Not required | No |
| ED-P-4 | <p>Consider proposals for the businesses in rural areas of the nature identified in '(a.)', '(b.)' and '(c.)' below, where such uses would comply with the terms of '(d.)' below:</p> <p>(a.) Valuable additions to the local economy and/or tourism offering in an area, such as those relating to food (particularly value-added products such as artisan food), forestry (e.g. wood products), crafts, creative industries, ecotourism and agritourism (e.g. farmhouse accommodation, pet farms, farm holidays, health farms, equestrian activities, bird-watching holidays, painting and photography tuition, angling tourism, field studies cycling and hill-walking); and</p> <p>(b.) Genuine Farm Diversification Schemes where the diversification scheme is to be run in conjunction with the agricultural operations of the farm. The provision of associated short-term let rental accommodation purposes (up to a maximum of five units) may be considered.</p> <p>(c.) (i.) As far as possible, proposed developments should reuse or adapt existing redundant farm buildings.;</p> <p>(ii.) Any new proposed building must be of a scale, form and design appropriate to the rural area.</p> <p>(iii.) Compliance with all the relevant criteria of Policy ED-P-10.</p> | None | No impact as this policy specifies the Council will consider proposals for businesses in rural areas, rather than providing quanta or locations for these. | No | Not required | No |

(iv.) Where there are deficiencies in water infrastructure and/or where it is not possible to connect to the public systems, the developer will be required to demonstrate that bespoke development-led solutions can be identified, agreed in writing, implemented, and maintained.

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| ED-P-5 | Support a home-based business of limited scale (circa 1-5 employees), located within the curtilage of an existing dwelling house; subject to compliance with Policy ED-P-10 and having regard to all other material planning considerations. | None | No impact as this policy relates more to the type of home-based business supported in principle. The policy does not allocate quanta or locations for these businesses. | No | Not required | No |
| ED-P-6 | <p>To support the principle of the following small businesses in distinctly rural areas:</p> <p>(i.) ICT-based micro enterprises (ie. those with up to 10 employees), and enterprises addressing climate change and sustainability. In such cases, the applicant will be required to demonstrate in general terms that the projected workforce could be drawn from the locality.</p> <p>(ii.) Businesses providing professional services to the local community. In such cases, the applicant will be required to demonstrate in general terms that the anticipated clientele is likely to be drawn from the locality.</p> <p>In all cases, the applicant shall be required to demonstrate that the proposed development:</p> <p>(a.) would be physically sympathetic to, and would not be visually incongruous with, the locality having regard to the quality, character and distinctiveness of the local landscape;</p> <p>(b.) would be compatible with surrounding existing or approved land uses and would not be detrimental to the amenities of any nearby residents;</p> <p>(c.) is otherwise generally in accordance with the requirements of Policy ED-P-14.</p> | None | No impact as this policy specifies the types of small businesses supported in rural areas in principle. The policy does not allocate quanta or locations for these businesses. | No | Not required | No |
| ED-P-7 | Consider proposals for the expansion or re-development of an existing economic development in the countryside provided the scale and nature of the resultant development will contribute positively to the long-term sustainability of the existing enterprise, subject to compliance with all relevant provisions of Policy ED-P-10. A proposal which would not meet | None | No impact as this policy identifies that proposals for the redevelopment / expansion of existing economic development will be considered. However, no quanta or locations for | No | Not required | No |

these criteria will only be permitted in exceptional circumstances where it can be demonstrated that:

The proposal would provide for consolidation and/or remediation of the existing facilities;

- Where relocation of the enterprise would not be possible;
- The proposal would make a significant contribution to the local economy;
- The development would maintain the existing rural character of the area; and
- Where infrastructural improvements are required that a developer-led solution can be identified and delivered.

redevelopment / expansion are specified.

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| ED-P-8 | <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> <p>(a.) evidence to support the case for the potential Regional economic benefit to the economy of the County; and</p> <p>(b.) detailed information on the search conducted to secure a suitable site within the boundary of a settlement.</p> <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> | None | <p>No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any activities will not result in adverse effects on European sites.</p> | None | Not required | No |
| ED-P-9 | <p>It is a policy of the Council to support Gaeltacht-based economic opportunities on lands within the ownership of, or supported by, Údarás na Gaeltachta. Development proposals will be assessed in the light of all relevant material planning considerations, relevant policies of the County Development Plan including</p> | None | <p>No impact as this policy identifies general support for Gaeltacht-based economic opportunities, rather identifying specific quanta or locations for such proposals.</p> | No | Not required | No |

Policy ED-P-14 and other regional and national guidance/policy, relevant environmental designations including demonstration of compliance with Article 6 of the Habitats Directive.

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| ED-P-10 | <p>It is a policy of the Council that any proposal for economic development use, in addition to other policy provisions of this Plan, will be required to meet all the following criteria;</p> <p>(a) It is compatible with surrounding land uses existing or approved;</p> <p>(b) It would not be detrimental to the character of any area designated as being of especially high scenic amenity (ehsa);</p> <p>(c) It does not harm the amenities of nearby residents;</p> <p>(d) There is existing or programmed capacity in the water infrastructure (supply and/or effluent disposal) or suitable developer-led improvements can be identified and delivered;</p> <p>(e) The existing road network can safely handle any extra vehicular traffic generated by the proposed development or suitable developer-led improvements are identified and delivered to overcome any road problems;</p> <p>(f) Adequate access arrangements, parking, maneuvering and servicing areas are provided in line with the development and technical standards set out in this plan or as otherwise agreed in writing with the planning authority;</p> <p>(g) It does not create a noise nuisance;</p> <p>(h) It is capable of dealing satisfactorily with any emission(s);</p> <p>(i) It does not adversely affect important features of the built heritage or natural heritage including natura 2000 sites;</p> <p>(j) It is not located in an area at flood risk and/or will not cause or exacerbate flooding;</p> <p>(k) The site layout, building design, associated infrastructure and landscaping arrangements are of high quality and assist the promotion of sustainability and biodiversity;</p> <p>(l) Appropriate boundary treatment and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;</p> | None | <p>No impact as this is development management policy that specifies a range of criteria which economic development proposals must fulfil. This includes a positive criterion that extends protection to <i>'important features of the... natural heritage including natura 2000 sites.'</i></p> | No | Not required | No |
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(m) In the case of proposals in the countryside, there are satisfactory measures to assist integration into the landscape;

(n) It does not compromise water quality nor conflict with the programme of measures contained within the current north western river basin (nwirbd) management plan.

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| ED-P-11 | <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> <p>a. the extent of land required for the effective functioning of such an enterprise; and/or</p> <p>b. the nature of the enterprise, particularly in the context of potentially incompatible or 'bad neighbour' uses.</p> <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.</p> <p>Exceptions to the general presumption against retail development may be made in the case of developments where the sale of vehicles is the predominant use.</p> | None | No impact as this policy considers commercial developments against settlements and other relevant Plan policies, rather identifying specific quanta or locations for such proposals. | No | Not required | No |
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Retail Strategy Objectives

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| RS-O-1 | To ensure that the vitality and viability of town centres are not prejudiced by the scale and/or location of significant retail development proposals. | None. This is a safeguarding objective. | None. This is a safeguarding objective. | No | Not required | No |
| RS-O-2 | To secure high design quality in the form and layout of retail proposals in a manner that contributes to the physical quality of town centres. | None | No impacts as this objective seeks to secure high-quality design in retail proposals. No quanta or locations of retail businesses are allocated. | None | Not required | No |

Retail Strategy Policies

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|--------|--|------|--|------|--------------|----|
| RS-P-1 | It is a policy of the Council to consider proposals for large foodstores (up to 3000 square metres net) in the town centres of Letterkenny and the County Growth | None | No impacts as this policy states that proposals for large foodstores will be considered in Letterkenny and other | None | Not required | No |
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| | Drivers as identified in the Core Strategy, subject to the provisions of Policy RS-P-3 and RS-P-4. | | places. However, no such proposals are allocated. | | | |
| RS-P-2 | It is a policy of the Council to consider proposals for small-to-medium sized food/ convenience stores (up to 1500 square metres net) in the town centres of Letterkenny, the County Growth Drivers and Service Towns as identified in the Core Strategy subject to the provisions of Policy RS-P-3 and RS-P-4. | None | No impacts as this policy states that proposals for small-to-medium sized food and convenience stores will be considered in Letterkenny and other places. However, no such proposals are allocated. | None | Not required | No |
| RS-P-3 | It is a policy of the Council that all retail proposals with the potential to impact on the vitality and viability of the relevant centre (or centres) shall be subject to an appropriate sequential test of the site location and proposed retail type in accordance with the Retail Planning Guidelines (2012) or any subsequent iteration of these guidelines. Only proposals that satisfy the sequential approach will be acceptable, save for exceptional circumstances. | None. This is a safeguarding policy. | None. This is a safeguarding policy. | No | Not required | No |
| RS-P-4 | It is a policy of the Council to require a Retail Impact Assessment, in accordance with the Retail Planning Guidelines (2012) or any subsequent iteration of these guidelines, where it considers that a retail development proposal is particularly large in scale compared to the relevant settlement in which the site is located. Through the Retail Impact Assessment, the applicant must address the following criteria and demonstrate whether or not the proposal would: (a) Support the long-term strategy for the County's town centres as established in the Core Strategy/Retail Strategy, and would not materially diminish the prospect of attracting private sector investment into one or more such centres; (b) Have the potential to Increase employment opportunities and promote economic regeneration; (c) Have the potential to increase competition within the area and thereby attract further consumers to the area; and (d) Respond to consumer demand for its retail offering and not diminish the range of activities and services that an urban centre can support; (e) Cause an adverse impact on one or more town centres, either singly or cumulatively with recent developments or other outstanding planning permissions (which have a realistic prospect of implementation) sufficient to undermine the quality of | None. This is a safeguarding policy. | None. This is a safeguarding policy. | No | Not required | No |

the centre or its wider function in the promotion and encouragement of the arts, culture, leisure, public realm function of the town centre critical to the economic and social life of the community;

(f) Cause an increase in the number of vacant properties in the primary retail area that is likely to persist in the long term;

(g) Ensure a high standard of access both by public transport, foot and private car so that the proposal is easily accessible by all sections of society; and/or

(h) Link effectively with an existing town centre so that there is likely to be commercial synergy.

Only those proposals that can demonstrate to the Planning Authority that the development is not likely to have a significant adverse impact as demonstrated by an assessment of the above criteria, will be acceptable.

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| RS-P-5 | It is a policy of the Council to consider proposals for the provision of local scale neighbourhood shops where such shops are clearly designed and located so as to serve distinct residential neighbourhoods, subject to compliance with all other relevant policies of this Plan. | None | No impacts as this policy states that proposals for local-scale neighbourhood shops will be considered. However, the policy allocates no such proposals. | None | Not required | No |
| RS-P-6 | It is a policy of the Council to consider proposals for a shop of up to 100 square metres net retail area when associated with a petrol filling station. Where net retail space in excess of 100 square metres is sought the sequential approach to such development will apply. | None | No impacts as this policy states that proposals for shops up to 100m ² associated with a petrol filling station will be considered. However, the policy allocates no such proposals. | None | Not required | No |
| RS-P-7 | Retailing will generally be directed to existing settlements of appropriate size and the development of inappropriate retail facilities in the open countryside will not be permitted. However, it is a policy of the Council to consider proposals for certain retail facilities that may be considered appropriate outside settlement framework areas, including: <ul style="list-style-type: none"> • Farm shops which are ancillary to activities arising from farm diversification; • Shops designed to serve tourist or recreational facilities and that are clearly ancillary to the main use; • Small-scale shops attached to existing or approved craft workshops in order to permit direct retailing of the product to the public; and Small-scale shops | None | No impacts as this policy illustrates the general approach to retail development adopted by the Council, including potential retail uses outside settlement framework areas. However, the policy does not allocate quanta or locations of retail development. | None | Not required | No |

designed to serve a dispersed rural community and; The redevelopment of existing small-scale shops designed to serve a dispersed rural community. All proposals for retail uses pursuant to this Policy must also comply with all other relevant policies and standards contained within this Plan.

Chapter 8 Infrastructure

Transport

Integration of Development and Transportation Objectives

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| T-O-1 | To promote sustainable development and transportation strategies in urban and rural areas including the promotion of measures to: (i) reduce energy demand in response to the likelihood of increases in energy and other costs due to long-term decline in non-renewable resources; (ii) reduce anthropogenic greenhouse gas emissions; and (iii) address the necessity of adaptation to climate change. | None | Positive impact as this objective aims to promote sustainable development and transportation strategies. | No | Not required | No |
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Integration of Development and Transportation Policies

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|-------|---|------|--|------|--------------|----|
| T-P-1 | To integrate land use and transportation considerations to optimise the availability and use of sustainable transport modes in settlements. | None | No impacts as this policy relates to a strategic objective towards integrating land use and transportation. The policy does not allocate any transportation development. | None | Not required | No |
| T-P-2 | To apply the principles of the National Transport Authority's (NTA) 'Area Based Transport Assessment' guidance, in consultation with the NTA, in the preparation of detailed Urban Plans. The ABTA approach will also be applied to Settlement Framework-type plans where relevant. | None | No impacts as this policy relates to the general application of National Transport Authority guidance. The policy does not allocate specific transportation development. | None | Not required | No |

Active Travel Objectives

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| T-O-2 | To secure the development of strategic, coherent and high-quality walking and cycling networks that are integrated with public transport and connected with cultural, recreational, commercial, educational and | None | No impacts as this is a strategic objective towards developing better walking and cycling networks. This is a | None | Not required | No |
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| | employment destinations and attractions consistent with the National Outdoor Recreation Strategy, 2023-2027, the Draft Donegal Outdoor Recreation Strategy, and the Donegal networks as identified in the Cycle Connects: Ireland's Cycle Network Plan. | | positive policy for the environment in that it is likely to increase the attractiveness of the local environment for recreation as well as to promote the reduction of private vehicle usage. | | | |
| T-O-3 | To protect and acquire the lands necessary for, the sustainable transportation improvement projects identified in the Plan. | None | No impacts as this policy safeguards the land needed for the delivery of sustainable transportation improvement projects. However, the policy does not propose to deliver any projects. | None | Not required | No |
| T-O-4 | To provide for safer routes to schools within the County and promote walking and cycling as safe and suitable modes of transport, including as part of local traffic management improvements and An Taisce's <i>Green Schools Programme</i> . | None | No impacts as this is a broad objective targeting the provision of safer routes to schools within the County. However, no specific improvement schemes are mentioned or delivered through this objective. | None | Not required | No |
| T-O-5 | To retrospectively provide safe walking and cycling infrastructure, segregated from other traffic, in settlements, and into settlements from suitable adjacent rural areas, accessing cultural, recreational, commercial, educational, and employment destinations and attractions. | None | No impacts as this is a broad objective providing for safe walking and cycling infrastructure in settlements. However, the objective does not specify how and where this objective will be achieved. | None | Not required | No |

Active Travel Policies

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|-------|---|------|--|------|--------------|----|
| T-P-3 | To consider all developments against the general objectives of providing safe and effective active travel linkages and public transport facilities and to require the provision of such facilities. In this regard, it shall be the policy of the Planning Authority to require that: a. development proposals protect potential linkages (such as linear parks, roads, footpaths, trails, greenways and cycleways) where the Authority considers that a strategic opportunity exists to provide linkages to, or between, adjoining areas; and b. the design and layout of multiple residential, community, large scale industrial and commercial developments incorporate distinct and effective | None | No impact as this development management policy considers all developments against active travel linkages and public transport. The policy does not allocate quanta or locations of development proposals. | None | Not required | No |
|-------|---|------|--|------|--------------|----|

provisions for pedestrian and vehicular traffic movements within the site and its locality.

Public Transport Objectives

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|-------|--|--|---|------|---|----|
| T-O-6 | To support and facilitate: a. the provision of new, and the expansion of existing public transport services and supporting infrastructure; and b. the use of emerging renewable energy technologies for the transport fleet. | None | No impact as this objective provides broad support to the expansion of existing and delivery of new public transport services. However, it does not specify any types or locations of such proposals. | None | Not required | No |
| T-O-7 | To secure the provision of a rail link between: (i) Letterkenny and Derry; and (ii) Letterkenny and Sligo. | Potentially all European sites within the Zol. | Infrastructure development required for this objective may impact on European sites. This objective provides for a rail link between several settlements in County Donegal. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
| T-O-8 | To develop a centrally-located transport hub in Letterkenny and to seek to develop a dedicated bus corridor between the hub and the eastern edge of the town. | Potentially all European sites within the Zol. | Infrastructure development required for this objective may impact on European sites. This objective develops a centrally located transport hub in Letterkenny. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives | No |

sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites.

Public Transport Policies

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|-------|---|------|--|------|--------------|----|
| T-P-4 | To collaborate with the National Transport Authority (NTA) in the preparation and implementation of the 'Connecting Ireland' programme. | None | No impact as this policy specifies collaboration with the NTA. It does not specify any types or locations of development from the programme. | None | Not required | No |
|-------|---|------|--|------|--------------|----|

Electric Vehicles Policies

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|-------|---|------|--|------|--------------|----|
| T-P-5 | To facilitate the provision of off-street charging facilities, and to only facilitate on-street facilities where there are no alternatives. Any on-street charging facilities shall only be permitted where it is demonstrated that they do not create obstacles to other street users. | None | No impacts as this policy illustrates the provision for off-street charging facilities. However, the policy does not allocate quanta or locations of the facilities. | None | Not required | No |
|-------|---|------|--|------|--------------|----|

Air Objectives

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|-------|--|---|--|-----|---|----|
| T-O-9 | To sustain and enhance the services provided by Donegal Airport and City of Derry Airport. | Potentially all European sites within the Zol of Donegal Airport and City of Derry Airport within on air and road approaches. | Infrastructure development required for this objective may impact on European sites. This objective provides enhanced services by Donegal Airport and City of Derry Airport. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
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Air Policies

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|-------|--|---|--|------|---|----|
| T-P-6 | To facilitate and enhance appropriate access to and expansion of Donegal airport subject to proper planning and sustainable development of the area. | Potentially all European sites within the Zol of Donegal Airport. | Infrastructure development required for this objective may impact on European sites. This objective provides enhanced services by Donegal Airport. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
| T-P-7 | To manage development proposals within the wider vicinity of Donegal Airport, Finner Camp and City of Derry Airport having regard to the safeguarding maps and to the Solar Safeguarding Zones for Carrickfinn, Ballyshannon (refers to Finner) and Letterkenny. | None | No impact as this policy provides broad support to the management of development proposals. However, it does not specify any types or locations of such proposals. | None | Not required | No |

Historic Railway Corridors Policies

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|-------|---|------|--|------|--------------|----|
| 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 protect established/historic railway corridors throughout the County, primarily for strategic infrastructure provision (such as rail/road/greenway 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. | None | No impact as this policy provides provision for strategic infrastructure. However, it does not specify any types or locations of such proposals. | None | Not required | No |
|-------|---|------|--|------|--------------|----|

Community Transport Schemes Policies

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|-------|--|------|--|------|--------------|----|
| T-P-9 | To support and facilitate the development of public, semi-public and community transport projects and proposals which provide innovative solutions in rural, disadvantaged and border areas such as rural park and ride schemes, rural carpooling and car sharing schemes, park and cycle schemes and bus and taxi schemes in consultation with public, private and community organisations. | None | No impact as this policy provides broad support to the development of public, semi-public and community transport projects and proposals. However, it does not specify any types or locations of such projects or proposals. | None | Not required | No |
|-------|--|------|--|------|--------------|----|

Roads Objectives

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|--------|--|--|--|------|---|----|
| T-O-10 | To safeguard the carrying capacity and safety of National Roads and associated junctions in accordance with the Spatial Planning and National Roads Guidelines for Planning Authorities (DECLG, 2012) and the R238 Bridgend to Bunrana Regional Road. | None | No impact as this objective provides safeguarding measures of National Roads and associated junctions. It does not specify any types or locations of such proposals. | None | Not required | No |
| T-O-11 | <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: 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).</p> <p>1. b) Reserve the preferred route corridors of the TEN-T Priority Route Improvement Project, Donegal for the purposes of the project and the 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> | Potentially all European sites within the Zol. | Varied – impacts from implementation of this objective may arise where new route improvements are delivered. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |

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| T-O-12 | Should there be any ostensible or apparent conflict between, on the one hand, the Objectives, Policies and/or provisions of the development plan herein providing for the development of the TEN-T Priority Route Improvement Project, Donegal (TEN-T PRIPD) and the N13 Bridgend to County Boundary TEN-T Priority Route Improvement Project, and on the other hand, any other Objectives, Policies and/or provisions of the development plan, those Objectives, Policies and Provisions which provide for the development of the TEN-T projects shall take priority over all or any other provisions of the development plan and any such other provisions or Objectives shall be read and construed as subservient to and not in any material way contravening so much of the Objectives, Policies and provisions contained within this development plan as provide for the development of the TEN-T projects. | None | No impact as this objective merely provides priority to the TEN-T projects over other provisions. It does not specify any types or locations of such proposals. | None | Not required | No |
| T-O-13 | To achieve quality strategic and important inter-urban and cross border transport corridors, (including the A5 Western Transport Corridor) and support the development of new links to and within the North West City, Region, giving access to regional and international markets with links to sea, air and rail. | Potentially all European sites within the Zol. | Development delivered under this objective (i.e. inter-urban and cross border transport corridors) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives and policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| T-O-14 | To provide for high quality connectivity within the County in line with the Core Strategy through the promotion of a quality Strategic Road Network. | Potentially all European sites within the Zol. | Development delivered under this objective (i.e. roads) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives and policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be | No |

emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

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|--------|--|------|---|------|--------------|----|
| T-O-15 | To protect the corridors and routes and acquire the lands necessary for the transportation improvement projects. | None | No impact as this objective merely provides protection to the corridors/routes/lands which will be used in transportation improvement projects. It does not specify any types or locations of such proposals. | None | Not required | No |
|--------|--|------|---|------|--------------|----|

Roads Policies

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|--------|---|---|---|-----|---|----|
| T-P-10 | <p>It is a policy of the Council to support and facilitate the appropriate development, extension and improvement of the TEN-T network 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> <p>b) Reserve the preferred route corridors and the ancillary facilities of the TEN-T Priority Route Improvement Project, Donegal and not to permit other development within those corridors where such development may prejudice the implementation of the project.</p> <p>c) Facilitate any development related to the TEN-T Priority Route Improvement Project, Donegal within</p> | Potentially all European sites within the Zol | Varied – impacts from implementation of this policy may arise where new developments are delivered. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites. | No |
|--------|---|---|---|-----|---|----|

lands zoned: o TEN-T PRIPD/Established Development
 o TEN-T PRIPD/Open Space. or TEN-T PRIPD/Amenity.
 o TEN-T PRIPD/Local Environment.
 o TEN-T PRIPD/Recreation and 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).

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|--------|---|---|---|------|--|----|
| T-P-11 | <p>It is a policy of the Council to support and facilitate:</p> <p>a. the appropriate development, extension and improvement of Donegal’s transport network, including the Strategic Road Network and roads identified in the Plan in accordance with the Core Strategy and subject to environmental, safety and other planning considerations.</p> <p>b. It is a policy of the council not to permit development that would prejudice the implementation of a transport scheme identified in the Development Plan.</p> | Potentially all European sites within the Zol | Varied – impacts from implementation of this policy may arise where new transport networks are delivered. | Yes | <p>It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites.</p> | No |
| T-P-12 | <p>It is a policy of the Council not to permit developments requiring new accesses, or which would result in the adverse intensification of existing access points onto:</p> <p>a.) National Roads where the speed limit is greater than 60 kph; or</p> <p>b.) The section of the R238 Bridgend-Buncrana Regional Road where the speed limit is greater than 60 kph. Notwithstanding the foregoing, In exceptional circumstances, developments of national and regional strategic importance where the locations concerned have specific characteristics that make them particularly suitable for the developments proposed may be considered, subject to such developments</p> | None | No impact as this policy is a development management policy and sets out rules in which developments will have to comply. | None | Not required | No |

being provided for through the Local Area Plan or Development Plan making process, including in consultation with the TII.

2.) Within section of the N56 National Secondary Road between the Five Points Junction (Killybegs) and the Log Cabin, Creeslough (identified on Map 5.1.3 development of one-off rural houses impacting on the National Secondary Road may be considered subject to the following:

a) As a first preference, the applicant shall use an alternative access onto the public (County or Regional) road network where such an alternative is available and, in such circumstances, a new access or intensification of an access onto the National Secondary Road shall not be permitted;

b) as a second preference, the applicant shall use an existing private access (either family owned, or in third party ownership) onto the National Secondary Road where such a practical and realistic alternative is available and, in such circumstances, a new access onto the National Secondary Road shall not be permitted.

c) a new access onto the National Secondary Road shall only be considered where the applicant has clearly demonstrated that the options identified in the immediately preceding paragraphs a) and b) are not available.

3.) Proposals shall only be considered where:

a) (i) the applicant can provide evidence that they, or their parents, have owned the subject lands for a period of at least 5 years;

(ii) the applicant shall enter into a legal agreement under Section 47 of the Planning and Development Act (as amended), which agreement shall provide that the subject dwelling shall be occupied by the applicant as his/her principal residence for a minimum period of seven years commencing on the date of the first such use.

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|--------|--|------|---|------|--------------|----|
| T-P-13 | It is a policy of the Council to require that all new development proposed adjacent to existing and planned National Roads is set back 50m from the outside edge of the running carriageway unless existing buildings have formed an established building line in which case the new buildings may follow the established building line. | None | No impact as this policy is a development management policy and sets out rules in which developments will have to comply. | None | Not required | No |
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|-------------------------|--|------|---|------|--|----|
| T-P-14 | It is a policy of the Council to require that any new access to strategic roads is designed in compliance with the road design standards required by Transport Infrastructure Ireland, avoiding the use of right turn lanes unless a clear warrant has been established. | None | No impact as this policy is a access management policy. | None | Not required | |
| T-P-15 | To implement the recommendations in the Design Manual for Urban Roads and Streets (DMURS), (Department of Transport, Tourism and Sport and the Department of Housing, Planning and Local Government) in relation to urban streets and roads in the 50/60 kph zone. | None | No impact as this policy is a DMURS update. | None | Not required | No |
| Parking Policies | | | | | | |
| T-P-16 | <p>Parking proposals within designated town centres will only be supported:</p> <p>a) for commercial developments – in exceptional circumstances, where there is a clearly evidenced significant shortfall of existing available parking and where the provision of such parking would not prejudice the delivery of any relevant regeneration, active travel or public transport initiatives;</p> <p>b) for residential and other developments appropriate to the town centre – generally, only where the development, and where the development design satisfies the town centre urban design ambitions of the Council.</p> <p>In all other cases, a development contribution will be levied using the framework of the Development Contribution Scheme in force at the time of deciding on any application for planning permission.</p> | None | No impact as this policy is a parking proposal management policy and sets out rules in which proposals will have to comply. | None | Not required | No |
| T-P-17 | To support the principle of the development of additional park and ride/share hubs in the commuter villages around Letterkenny including Kilmacrennan, Ramelton, Newtowncunningham, Manorcunningham, Ballinalackey (Raphoe Environs), Ballindrait, Lifford, Ballybofey/Stranorlar and Convoy. | None | Although this policy supports in principle a type of development, specific locations are not identified. The scale and nature of this type of project is very likely to be deliverable without adverse effects on European sites. | Yes | It is not possible to assess in detail the mitigation required for this type of development at currently undefined locations. However, in general, in implementing these objectives, areas within or near European sites should be avoided or, where this is not possible, infrastructure that carries a lower risk of damage to European sites should be emphasised in plans. In particular development should take full account of risks identified in any relevant River Basin Management Plan, Fresh Water Pearl Mussel Sub-basin Plan and Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed, it will be considered in terms of its potential impact on European sites. DCC will ensure that implementation of individual | No |

objectives gives sufficient consideration to environmental issues, and compliance with Article 6 of the Habitats Directive in having regard to the relevant Conservation Objectives, qualifying interests and threats to the integrity of European sites.

Water and Wastewater Infrastructure Objectives

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|--------|--|------|--|------|--------------|----|
| WW-O-1 | To maintain, improve and enhance the quality of surface and ground waters. as appropriate in accordance with the requirements of: <ul style="list-style-type: none"> • The EU Water Framework Directive including implementing the Programme of Measures contained with the River Basin Management Plan 2022-2027 and any subsequent plan. • The European Communities (Surface Water) Regulations 2009. • The European Communities (Ground Water) Regulations 2010. | None | No impact as this is a conservation policy. | None | Not required | No |
| WW-O-2 | To provide an adequate system of wastewater treatment in settlements to facilitate projected growth envisaged in the Core Strategy of the Plan and to protect public health. | None | No impact as this is a policy which will focus on protecting human health. The policy does not provide quanta or locations of settlements. | None | Not required | No |
| WW-O-3 | To facilitate the provision of an adequate, reliable and clean supply of drinking water in accordance with relevant standards, including the protection of drinking water sources, and the provision of new/upgraded water collection, treatment, and distribution infrastructure. | None | No impact as this is a policy which will focus on protecting human health. The policy does not provide descriptions or locations of the new/upgraded infrastructure. | None | Not required | No |

Water and Wastewater Infrastructure Policies

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|--------|--|------|---|------|--------------|----|
| WW-P-1 | Support and facilitate the provision of new, and the upgrading of existing, water and wastewater infrastructure in collaboration with Uisce Éireann and other stakeholders including projects associated with Uisce Éireann Capital Investment Plan and the Rural Water Programme. | None | No impact as this policy provides broad support to the development of new/upgraded infrastructure, without allocating specific quanta or locations. | None | Not required | No |
| WW-P-2 | Ensure that new developments : <ol style="list-style-type: none"> a. do not have an adverse impact on surface and ground water quality, drinking water supplies, Bathing Waters and aquatic ecology (including Water | None | No impact as this policy is a safeguarding policy as it ensures that new developments are in compliance with Article 6 of the | None | Not required | No |

dependent qualifying interests within Natura 2000 sites); and

b. do not hinder the achievement of, and are not contrary to:

- The objectives of the EU Water Framework Directive.
- EU Habitats and Bird Directives.
- The associated Programme of Measures in the River Basin Management Plan 2022-2027 including any associated Water Protection or Restoration Programmes.
- Drinking Water Safety Plan.
- The Guidelines on the Protection of Fisheries During Construction Works In and Adjacent To Waters (IFI, 2016)

Habitats Directive which requires that this policy will not result in adverse effects on European sites.

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| WW-P-3 | Developments connecting to the public water network shall provide confirmation from Uisce Éireann that it is feasible to provide an appropriate water supply service and network capacity to serve the development. Such developments shall ensure that an adequate water supply can be provided to serve the projected requirements of any proposed development, and that existing water services will not be negatively impacted. | None | No impact as this policy specifies that Uisce Éireann will provide confirmation that any new developments will not negatively impact on existing water services. No specific quanta or locations of such developments are mentioned. | No | Not required | No |
| WW-P-4 | <p>a. All new developments shall connect to the public wastewater infrastructure, where available. Such connections shall be subject to a connection agreement with Uisce Éireann.</p> <p>b. Developments connecting to the public wastewater network shall provide confirmation from Uisce Éireann that the wastewater system in the area has both treatment capacity and network availability to serve the development.</p> <p>c. In circumstances where works to provide treatment capacity and/or network availability have commenced, developments will be considered on the merits of each case.</p> <p>d. In all instances the first principle of the Planning Authority shall be to seek to facilitate development subject to the principles of orderly development and other objectives and policies of this Plan.</p> | None | No impact as this policy specifies that Uisce Éireann will provide confirmation that any new developments will not negatively impact on existing water services. No specific quanta or locations of such developments are mentioned. | No | Not required | No |
| WW-P-5 | In areas with no public wastewater infrastructure, or where there is inadequate public wastewater treatment capacity or networks, larger developments | None | No impact as this is a development management policy that sees the provision | None | Not required | No |

(including commercial, retail, tourism and community developments) where they are to be maintained in single ownership with a projected PE>10 shall provide effluent treatment by means of an independent wastewater treatment system which comply with the EPA's Treatment systems for Small Communities, Business, Leisure Centres and Hotels manual or any subsequent or updated relevant code of practice. Where limited public wastewater infrastructure may be available, prior to the submissions of any planning application such developments shall be required to submit a pre-connection enquiry to Uisce Éireann to assess the feasibility of connecting to the public wastewater system.

of public wastewater infrastructure. The policy does not allocate quanta or locations for these.

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|--------|--|------|--|------|--------------|----|
| WW-P-6 | Facilitate development in urban or rural settings for single dwellings or other developments to be maintained in single ownership with a projected PE <10 in unsewered areas proposing the provision of effluent treatment by means of an independent wastewater treatment system where such systems: <ul style="list-style-type: none"> • Demonstrate compliance with the EPA's Code of Practice for Domestic Waste Water Treatment Systems (PE. ≤10) (EPA 2021) or any subsequent or updated code of practice. • Would not result in an over concentration or over proliferation of such systems in an area which cumulatively would be detrimental to public health or water quality. • Otherwise comply with Policy WW-P-2. | None | No impact as this policy is in compliance with policy WW-P-2 which requires that this policy will not result in adverse effects on European sites. | None | Not required | No |
| WW-P-7 | Support and facilitate Uisce Éireann initiatives for: <ol style="list-style-type: none"> a. the provision of new wastewater collection and treatment infrastructure in unsewered settlements in collaboration with all relevant stakeholders through Measure A8 of the Multi-Annual Rural Water Programme or any relevant future funding programme; and b. the provision of sustainable long-term solutions for legacy developer-provided water services Infrastructure in residential development in collaboration with all relevant stakeholders through the Multi-Annual Developer-Provided Water Services Infrastructure Resolution Programme or any relevant future funding programme. | None | No impact as this is a development management policy that sees the provision of new wastewater collection and treatment infrastructure in unsewered settlements. The policy does not allocate quanta or locations for these. | None | Not required | No |
| WW-P-8 | Consider proposals for community-based group wastewater/sewage schemes for either the extension | None | No impact as this policy is in compliance with policy WW-P- | None | Not required | No |

of existing public wastewater treatment infrastructure into unsewered areas or standalone wastewater collection and treatment infrastructure where such proposals demonstrate:

- Sustainable long-term management structures and maintenance regimes including appropriate contractual arrangements with all group participants.
- Compliance with the EPA's Treatment systems for Small Communities, Business, Leisure Centres and Hotels manual for any associated treatment systems.
- Approval from Uisce Éireann where it is proposed to connect to public wastewater infrastructure.
- Compliance with Policy WW-P-2.

2 which requires that this policy will not result in adverse effects on European sites.

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| WW-P-9 | In areas with no public wastewater infrastructure, or where there is inadequate public wastewater treatment capacity or networks, developments proposing to provide effluent treatment by means of a connection to an existing private communal wastewater treatment system or proposals for such new treatments systems shall not be permitted. | None | No impact as this is a development management policy that sees that new treatments systems shall not be permitted where they are deemed unsuitable. The policy does not allocate quanta or locations for these. | None | Not required | No |
| WW-P-10 | a.) In general, development proposals shall only be permitted where it is demonstrated that they: i) Would not negatively impact on existing or proposed water and wastewater infrastructure including the overbuilding of network infrastructure. ii) The location takes into account, and is compatible with, the operation/use or expansion of existing or proposed new wastewater treatment plants. In this regard a setback/buffer of 100m will normally be required between existing or proposed wastewater treatment facilities with a PE >50 and any sensitive developments which have a continuous or frequent public usage (e.g. residential, retail, community, educational). b) Save in exceptional circumstances: i. all new development shall provide separate foul and surface water drainage systems and the discharge of additional surface waters to combined (foul and surface water) sewers shall not be permitted; ii. the use of Water Sensitive Urban Design/Nature Based Solutions in surface water management systems within public and private developments and within the public realm shall be required to minimise | None | No impact. This is a safeguarding policy. | None | Not required | No |

the extent of hard surfacing and paving, thereby reducing flood risk and improving water quality.
 c) Water conservation measures (e.g. rainwater harvesting) shall be required as an integral part of developments, save in exceptional circumstances and where appropriate to do so.

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| WW-P-11 | Applications for proposed borehole/private wells shall only be permitted where it is demonstrated that: <ul style="list-style-type: none"> • It is not feasible to connect to a public water supply or group scheme. • A potable water supply can be provided to in accordance with EU Drinking Water standards. • The development will not have an adverse effect on water quality. | None | No impact as this is a development management policy that sees the provision of borehole/private wells. The policy does not allocate quanta or locations for these. | None | Not required | No |
| WW-P-12 | It is a policy of the council to support the extension of the public sewer network serving Glencolmcille from its current western edge as far west as the area broadly defined by the Glencolmcille Folk Village. | Potentially European sites in the vicinity of Glencolmcille: Slieve Tooney/Tormore Island/Loughros Beg Bay SAC and West Donegal Coast SPA. | Infrastructure delivered under this policy may impact on European sites. Depending on the developments, European sites have the potential to be affected due to disturbance, airborne or waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | In the absence of the identified locations for the network improvements within Glencolmcille, and without detailed survey information that will need to be gathered for any planning application once precise locations are identified, it is not possible at this stage to fully assess the potential effects of any works on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level. However, with the implementation of available standard mitigation, and by avoiding QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, and displacement impacts should be avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, given the availability of areas of alternative habitat across the Glencolmcille region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects. | No |
| WW-P-13 | Ensure that new developments do not have an adverse impact on the Lough Mourne drinking water supply. Any developments of scale in the general vicinity shall be required to identify overground and underground water sources supplying the Lough and to demonstrate that there shall be no adverse impact on these supplies. | None | No impact as this is a development management policy that will ensure that there will not be an adverse impact on Lough Mourne drinking supplies. The policy does not allocate quanta or | None | Not required | No |

locations for these developments.

Telecommunication Objectives

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| TC-O-1 | To facilitate the development and delivery of a sustainable telecommunications network across the County through a range of telecommunication systems including 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 within the Plan, subject to having due regard to natural and built heritage and to environmental considerations. | None | No impact as this policy is a safeguarding policy as it ensures that new developments are in compliance with Article 6 of the Habitats Directive which requires that this policy will not result in adverse effects on European sites. | None | Not required | No |
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Telecommunications Policies

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|--------|---|------|--|------|--------------|----|
| TC-P-1 | It is a policy of the Council to protect the major ICT Wireless Network (line of sight). Development proposals falling within the network shall be considered in consultation with Donegal County Council Information Systems Department. Where the development proposal is considered to have negative effects on the network, the developer will be required to identify and implement measures to overcome this obstruction. Updated versions will be made available over the Plan period via www.donegalcoco.ie to reflect upgrades and developments to the network as they come on stream. | None | No impact as this is a development management policy that sees the protection of the ICT Wireless Network. The policy does not allocate quanta or locations for these network upgrades/developments. | None | Not required | No |
| TC-P-2 | It is a policy of the Council: a. to seek the co-location of new or replacement antennae and dishes on existing masts as a first preference, and the co-location and clustering of new masts on existing sites as a second preference, unless a fully documented case for a new antenna, dish and/or structure is made explaining the precise circumstances which militate against co-location and/or clustering. Proposals for replacement antennae and dishes, support structures and associated access roads shall be generally supported where they can be sited and located in a manner that does not negatively impact on the visual amenities, built and archaeological heritage or qualifying interest of any such area; b. where it has been established that co-location or clustering is not possible in accordance with the | None | No impact as this is a development management policy where new or replacement antennae will be considered. The policy does not allocate quanta or locations for these network upgrades/developments. | None | Not required | No |

requirements of part a. of this policy, new telecommunications antennae and support structures and associated access roads shall be located in accordance with the provisions of the 'Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities 1996', (or as may be amended) and that such structures shall not normally be supported within Areas of Especially High Scenic Amenity, beside schools, protected structures or archaeological sites and other monuments; within towns and villages operators shall be encouraged to locate in industrial estates/areas where possible.

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| TC-P-3 | It is a policy of the Council to require, where appropriate, (by planning condition if necessary) the installation of broadband ducting in association with road, sewer, watermain, commercial and residential schemes, including one-off rural dwellings. | None | No impacts as this policy illustrates the general approach to installation of broadband. However, the policy does not allocate quanta or locations of such. | None | Not required | No |
|--------|--|------|---|------|--------------|----|

Flooding Objectives

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|-------|--|------|--|------|--------------|----|
| F-O-1 | To ensure that development does not give rise to unacceptable new flood risks, or does not exacerbate existing flood risk. | None | No impact. This is a safeguarding objective. | None | Not required | No |
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Flooding Policies

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|-------|--|-------|---|------|--------------|----|
| F-P-1 | It is a policy of the Council to only permit development where flood or surface water management issues can be successfully addressed and/or where there is no unacceptable residual flood risk for the development, its occupants and/or private property or public infrastructure elsewhere within the catchment. A precautionary approach shall be applied to the consideration of flood risk issues and shall include the application of the 'Avoid', 'Substitute', 'Justify' principles set out in the EU Floods Directive (2007/60/EC) and 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities', November 2009, DoEHLG. Where appropriate, applicants/developers shall be required to submit: a. an independent 'Flood Risk Assessment' in accordance with the aforementioned Guidelines or any subsequent related publication and/or 'Surface | None. | No impact. This is a safeguarding policy. | None | Not required | No |
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Water Drainage Calculations', from suitably qualified persons; and

b. evidence of compliance with the Justification test set out in Section 5.15 of the aforementioned Guidelines or any subsequent related publication.

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| F-P-2 | It is a policy of the Council 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. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| F-P-3 | It is a policy of the Council to support the development of long and short-term flood remediation works, including embankments, sea defences, drainage channels, and attenuation ponds and wetlands, subject to environmental considerations including potential impact on designated shellfish water and, fresh water pearl mussel catchment areas, compliance with Article 6 of the Habitats Directive, best practice in Coastal Zone Management and the Marine Resource and Coastal Management policies of this Plan. | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will not result in adverse effects on European sites. | None | Not required | No |
| F-P-4 | It is a policy of the Council not to permit developments which would hinder the maintenance of river or drainage channels. | None. | No impact. This is a safeguarding policy. | None | Not required | No |

Power, Electricity Distribution Network and Gas Objectives

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|---------|--|--|--|-----|---|----|
| PED-O-1 | To seek to secure the upgrade of the electricity distribution network serving the County, to a minimum 220kv distribution network, and the introduction of a strategic gas supply. | Potentially all European sites within the Zol. | Infrastructure delivered under this objective (e.g. new cables/pipelines) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental | No |
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issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

Chapter 9 Natural Resource Development

Energy Objectives

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|-------|--|-------|--|------|--------------|----|
| E-O-1 | To sustainably develop a diverse and secure renewable energy supply to meet demands and capitalize on the County's competitive locational advantage. | None | Positive impact as this objective aims to promote sustainable and secure renewable energy supply. | No | Not required | No |
| E-O-2 | To secure the maximum potential from the wind energy resources of the County commensurate with the receiving environment and local developments patterns consistent with the proper planning and sustainable development, thereby contributing to the national drive towards ensuring the security of energy supply. | None | Positive impact as this objective aims to promote sustainable and secure renewable energy supply. | No | Not required | No |
| E-O-3 | To facilitate the strengthening of the electricity grid to a minimum rating of 220KV to enable the harnessing and distribution of energy. | None | No impacts as this objective illustrates the general approach to the strengthening of the electricity grid, the policy does not allocate quanta or locations of such. | None | Not required | No |
| E-O-4 | To facilitate the sustainable development of Donegal as a Centre of Excellence for renewable technology, and Killybegs as an offshore service centre and renewable energy hub. | None | No impacts as this objective illustrates the general approach to the sustainable development of Donegal and Killybegs. The policy does not allocate quanta or locations of such. | None | Not required | No |
| E-O-5 | To ensure that wind energy developments do not adversely impact upon the existing residential amenities of residential properties, and other centres of human habitation. | None. | No impact. This is a safeguarding objective. | None | Not required | No |

Energy Policies

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|-------|--|------|---|------|--------------|----|
| E-P-1 | It is policy of the Council to facilitate the development of grid reinforcements including grid connections and transboundary energy network (electricity and gas) | None | No impacts as this policy illustrates the general approach to the sustainable | None | Not required | No |
|-------|--|------|---|------|--------------|----|

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| | into and through the County, within the Region, and to support the development of cross border grid connections, subject to other objectives and policies of this Plan. | | development of grid reinforcements. The policy does not allocate quanta or locations of such. | | | |
| E-P-2 | It is a policy of the Council: a. to facilitate the appropriate development of renewable energy and energy storage projects arising from a variety of sources, including, hydro power, ocean energy, hydrogen, bioenergy, biomass, solar, wind and geo-thermal and the storage of water as a renewable kinetic energy resource, in accordance with all relevant material considerations and the proper planning and sustainable development of the area; b. not to support the process of Hydraulic Fracturing (or fracking). | None | No impacts as this policy illustrates the general approach to the appropriate development of renewable energy. The policy does not allocate quanta or locations of such. | None | Not required | No |
| E-P-3 | It is a policy of the Council to facilitate solar energy installations in residential, commercial, industrial and public building projects, provided such proposals do not detract from the built heritage, in accordance with the proper planning and sustainable development of the area. | None | No impacts as this policy illustrates the general approach to solar energy installations. The policy does not allocate quanta or locations of such. | None | Not required | No |
| E-P-4 | It is a policy of the Council to become a centre of excellence for research and development of renewable energy technologies including wind, hydro, tidal and wave and specifically to facilitate the development of Killybegs Harbour and Donegal Airport as maintenance, service and supply centres for onshore and offshore energy facilities in the context of other objectives and policies of this Plan. | None | No impacts as this policy illustrates the general approach to research and development of renewable energy technologies. The policy does not allocate quanta or locations of such. | None | Not required | No |
| E-P-5 | It is a policy of the Council to seek to ensure that, where practicable, power lines be routed underground, having particular regard to the scenic amenity of the receiving landscape. | None | No impacts as this policy illustrates the general approach to underground power line installations. The policy does not allocate quanta or locations of such. | None | Not required | No |
| E-P-6 | 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. | None. | No impact. This is a safeguarding policy. | None | Not required | No |

Wind Energy Policies

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|--------|--|-------|--|------|--------------|----|
| WE-P-1 | <p>It is a policy of the Council that the principle of the acceptability or otherwise of proposed wind farm developments shall be generally determined in accordance with the three areas identified and as detailed below:</p> <p>(a) Acceptable in Principle Wind energy development shall be generally acceptable in these areas.</p> <p>(b) Open to Consideration Wind energy development shall be generally open to consideration in these areas.</p> <p>(c) Not Normally Permissible</p> <p>(i) Windfarm development proposals on previously undeveloped sites, inclusive of sites with a lapsed unimplemented permission (and where substantive works have not been undertaken) will not normally be permissible.</p> <p>(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 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, , 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> | None | No impacts as this policy illustrates the general approach to the acceptability of proposed windfarms. The policy does not allocate quanta or locations of such. | None | Not required | No |
| WE-P-2 | <p>It is a policy of the Council that wind farm developments:</p> <p>(1) Must not be located within the zone of visual influence of Glenveagh National Park;</p> <p>(2) Must not be located within the following areas, subject to the possible exceptions set out in Policy E-P-12</p> | None. | No impact. This is a safeguarding policy. | None | Not required | No |

(1)(c)(ii): (a) the Gweebarra River Basin;
 (b) areas contained within 'Especially High Scenic
 Amenity'; and
 (e) St. John's Point.

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| WE-P-3 | <p>It is a policy of the Council to ensure that the assessment of wind energy development proposals will have regard to the following:</p> <ul style="list-style-type: none"> • sensitivities of the county's landscapes; • visual impact on protected views, prospects, designated landscapes, as well as local visual impacts; • impacts on nature conservation designations, archaeological areas, county geological sites, historic structures, public rights of way and walking routes; • local environmental impacts, including those on residential properties, such as noise, shadow flicker and over-dominance; • 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; • scale, size and layout of the project and any cumulative effects due to other projects; • the impact of the proposed development on protected bird and mammal species; • the requirements and standards set out in the DEHLG Wind Energy Development Guidelines 2006, or any subsequent related Guidelines (or as may be amended). • 'The Planning System and Flood Risk Management, Guidelines for Planning Authorities (2009)'; and • the protection of drinking water sources. <p>In addition, all applications for wind farm development located on peatland and bog, including repowering and augmentation projects, shall be accompanied by a 'Peat Stability Risk Assessment Report'.</p> | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will not result in adverse effects on European sites. | None | Not required | No |
| WE-P-4 | <p>It is the policy of the Council to support and facilitate, appropriate on site wind energy development by auto producers/micro producers* where energy generated is primarily required to meet the immediate needs of the development, whether community/ agricultural</p> | None | No impacts as this policy illustrates the general approach to on site wind energy developments. The | None | Not required | No |

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| | and/or small enterprise, subject to compliance with all other relevant objectives and policies contained within this plan. | | policy does not allocate quanta or locations of such. | | | |
| WE-P-5 | It is a policy of the Council to only grant planning permission for new wind measuring masts in areas designated as 'Acceptable in Principle' or 'Open to Consideration'. | None | No impacts as this policy illustrates the approach to granting planning permission for new wind measuring masts. The policy does not allocate quanta or locations of such. | None | Not required | No |
| WE-P-6 | It is a policy of the Council to ensure that all roads associated with the development of wind farms are maintained or repaired at the developer's expense to the satisfaction of the Council. | None | No impacts as this policy illustrates the approach to road management. The policy does not allocate quanta or locations of such. | None | Not required | No |
| WE-P-7 | It is a policy of the Council to ensure that all windfarm development proposals demonstrate how the proposed development will be of enduring economic benefit to the communities concerned, through a form of community investment/ownership, benefit or dividend, or similar. | None | No impacts as this policy illustrates the approach to development proposals. The policy does not allocate quanta or locations. | None | Not required | No |
| WE-P-8 | It is a policy of the Council to ensure that the decommissioning, post-operational restoration and restoration of habitats of redundant windfarm developments is achievable and practical once a wind energy development ceases to generate electricity. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| WE-P-9 | Specific Biodiversity Related Requirements: a) Loss of functionally linked habitat: Developers of wind energy proposals on greenfield sites shall undertake a preconstruction appraisal of habitats. Should habitats suitable for supporting Special Conservation Interest bird species be present, developers will be required to undertake pre-construction bird surveys to confirm whether the site supports a significant proportion of bird populations (typically taken to be 1% of the population of a SPA, at time of designation). Depending on whether qualifying birds represent breeding or overwintering species, surveys will need to be undertaken in the breeding season or overwintering period (October to March). If a site represents functionally linked habitat, avoidance / mitigation measures will be required and the proposal will need to be supported by a bespoke Appropriate Assessment. | None. | No impact. This is a safeguarding policy. | None | Not required | No |

- b) Mortality due to collision with operational wind turbines: Wind energy development proposals shall demonstrate that they can be delivered without resulting in adverse effects on the integrity of European sites. Vantage point surveys will be required to establish:
- (i). the overall use of the development site by Special Conservation Interest birds and
 - (ii.) more detailed usage by Special Conservation Interest birds of the turbine swept area taking account of specifications such as turbine height, blade length, nacelle (blade hub) rotation speed and the number of turbines. Mitigation measures may need to be delivered to ensure that any residual risks are appropriately avoided or reduced.
- c) Disturbance displacement: To avoid potential permanent disturbance displacement impacts on Special Conservation Interest bird species, Donegal County Council will generally not support wind energy proposals within 1km of Special Protection Areas unless clear evidence from the applicant or scheme promoter can demonstrate no adverse effect on site integrity will arise.
- d) Water Quality: Any wind energy developments within 1 km of sensitive SPAs / SACs shall ensure that potential adverse impacts on the European sites due to water quality impacts are assessed and, where required, mitigated. Mitigation measures include, but are not limited to, water quality and ecological baseline studies, run-off / leachate modelling, delivery of Construction Environmental Management Plans (CEMPs) and Water Management Plans (WMPs) and compliance with industry good practice.

Extractive Industry Objectives

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|--------|--|-------|--|------|--------------|----|
| EX-O-1 | To facilitate extractive industries subject to the protection of residential and natural amenities, the prevention of pollution, and the safeguarding of aquifers and groundwater. | None. | No impact. This is a safeguarding objective. | None | Not required | No |
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Extractive Industry Policies

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|--------|---|------|---|------|--------------|----|
| EX-P-1 | It is a policy of the Council that the principle of proposed new extractive industries, shall generally be accepted where such deposits exist save: | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will not | None | Not required | No |
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- (i.) for the following areas/designations where such development shall not be supported: result in adverse effects on European sites.
- a. Areas designated as Especially High Scenic Amenity;
 - b. Designated Natura 2000 sites, Natural Heritage Areas, Nature Reserves or other areas of importance for the conservation of flora and fauna; or
 - c. Areas of significant archaeological potential.
- (ii.) In the following scenarios, unless it can be clearly demonstrated that the development would not have significant adverse impacts on the amenities or the environment;
- a. identified Views and Prospects, Greenways, Blueways and tourist routes.

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| EX-P-2 | It is a policy of the Council to only support development proposals for extractive industry developments where such proposals identify relevant robust and effective mitigation measures in respect of the anticipated environmental impacts of such development in accordance with the DEHLG Quarries and Ancillary Activities Guidelines for Planning Authorities 2004 and the EPA Environmental Management in the Extractive Industry (non-scheduled minerals) Guidelines, 2006. Such impacts to be considered shall include: noise and vibration; dust deposition/air quality; water supplies and groundwater; natural heritage; landscape; traffic and roads impact; cultural heritage; waste management; environmental management systems; and site restoration plan. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
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Geology Policies

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| G-P-1 | It is a policy of the Council to protect County Geological Sites (CGS). Accordingly, the Council will adopt a precautionary approach to development proposals with the potential to impact upon a CGS. Proposals should be accompanied by a detailed report from a competent person setting out the potential impact to ensure that an informed decision can be made. Where significant harm to the CGS is deemed likely, planning permission will not be granted unless there are overriding considerations of public importance to the County. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
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Chapter 10 Tourism

Tourism Objectives

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| TOU-O-1 | To facilitate the sustainable development of Donegal's tourism product as a key economic driver of, and social catalyst for, the County whilst protecting and enhancing the County's landscape, natural heritage, built heritage, and communities from inappropriate development that would detract from the tourism product. | None | No impacts as this objective illustrates the approach to the sustainable development of Donegal's tourism. The objective does not allocate quanta or locations. | None | Not required | No |
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Tourism Policies

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| TOU-P-1 | It is a policy of the Council to facilitate the development of signature/strategic tourism experiences/attractions which are consistent with the brand identity of the Wild Atlantic Way and other similar initiatives, and are generally in accordance with the policies of this Plan. | None | No impacts as this policy illustrates the approach to the sustainable development of Donegal's tourism. The policy does not allocate quanta or locations. | None | Not required | No |
| TOU-P-2 | It is a policy of the Council not to permit development which would materially detract from visual and scenic amenities along the route of the Wild Atlantic Way. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| TOU-P-3 | It is a policy of the Council not to permit developments which would materially detract from the visual/scenic amenities on the approach roads to, the visual setting of, or the views to be had from, significant tourism attractions. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| TOU-P-4 | It is a policy of the Council to support the principle of tourism and recreational activities that will harness the potential of the river systems in Donegal and the region (including the Rivers Finn and Foyle), subject to environmental considerations including the Habitats Directive. | None | An increase in recreational activity has the potential to have an adverse effect on European sites, however there will be no impact as this policy will only support tourism and recreational activities if they in compliance with Article 6 of the Habitats Directive thus ensuring that any activities will not result in adverse effects on European sites. | None | Not required | No |
| TOU-P-5 | It is a policy of the Council to: a. Support the principle of resource- related/activity-based tourism developments (e.g. walking, cycling, horse riding, fishing/angling, watersports, outdoor | None | No impacts as this policy illustrates the approach to the sustainable development of Donegal's tourism. The policy | None | Not required | No |

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| | <p>pursuits, craft/cultural/interpretive centres) throughout the County, but excluding Especially High Scenic Amenity areas, where it is demonstrated that</p> <p>(i.) the core of the proposal constitutes a demonstrable tourism product;</p> <p>(ii.) the said product is functionally-dependent on the resource which is being harnessed, or is activity-based; and</p> <p>(iii.) the development has wider economic benefits for the community.</p> <p>b. Support the principle of:</p> <p>(i.) On-site accommodation units in conjunction with the core tourism business providing the tourism product;</p> <p>(ii.) A small retailing element or café/restaurant which is ancillary to, and functionally dependent on, the core tourism product (such as gift shop, equipment shop); and</p> <p>(iii.) Supporting ancillary infrastructure.</p> | | does not allocate quanta or locations. | | | |
| TOU-P-6 | <p>Policy covers:</p> <p>a. the principle of the acceptability or otherwise of proposals for standalone tourism-related accommodation developments shall be determined; and</p> <p>b. such developments shall generally only be acceptable where they can demonstrate compliance with the specific requirements identified in the Plan and the detailed criteria set out in Policy TOU-P-8 and other relevant policies of the Plan.</p> | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any activities will not result in adverse effects on European sites. | None | Not required | No |
| TOU-P-7 | <p>It is a policy of the Council to consider development proposals for holiday resorts of a scale that would have a regional impact on the tourism market involving high quality recreational amenities/visitor facilities and associated managed accommodation units, in both urban and rural locations areas excluding areas of Especially High Scenic Amenity where they comply with the following criteria:</p> <ul style="list-style-type: none"> The resort offers a wide range of high quality on-site; sports and recreational activities for various age groups (e.g. playgrounds, ball courts, all weather pitches, indoor swimming pools, marine leisure equestrian, golfing, etc) and other visitor facilities (e.g. reception, restaurant, bar/evening | Potentially all European sites within the Zol. | Development delivered under this policy (e.g. development proposals for holiday resorts) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County | No |

entertainment, games rooms) within walking distance of the accommodation units.

- It is demonstrated that at minimum 75% of the associated accommodation units will be retained within the ownership of the resort and are designed for, and rented on a short term basis (maximum one month) in conjunction with, the holiday resort with the remainder of the units leased on a longer term basis.
- The proposed development of a high-quality design and layout with natural boundary screening, internal planting and landscaping, physically defined and adequately surfaced internal road and pedestrian linkages.
- The development is within safe walking distance of local services and facilities (via an existing or proposed footpath) where developments are located within or adjacent to town and villages.
- That there is the suitable provision of toilet/shower facilities where camping facilities are proposed.
- It would otherwise comply with the Tourism Development General Criteria Policy (TOU-P-20 refers).

Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

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| TOU-P-8 | <p>It is a policy of the Council that all development proposals for the creation of new, or the extension of existing Tourist Developments (including Resource Related/Activity based Tourism Product Developments, Campervan/Motorhomes and Touring Caravan Stopover Sites, Hotels, Guest Houses, Tourism Hostels, Holiday Resorts, Mobile Homes/Static Caravan Parks Camping Sites, and other Tourist Related Developments) shall comply with the following criteria:</p> <p>a) The location, siting and design of the development (including associated infrastructure and landscaping arrangements) is of a high quality, integrates successfully with, and does not, either individually or in combination with existing and permitted developments, have an adverse impact on; the scenic quality, visual amenity, rural character, streetscape, vernacular character or built environment of the area.</p> <p>b) The development is not located within designated habitats such as Natura 2000 sites and designated Nature Reserves.</p> | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any activities will not result in adverse effects on European sites. | None | Not required | No |
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- c) The development does not negatively affect sensitive natural environments.
- d) The development is significantly set back from, and adequately screened from, coastlines, shorelines and riverbanks.
- e) The development will not detract from the visual setting of the coastline or be visually obtrusive from key points along the coastline.
- f) Appropriate boundary treatment, landscaping and means of enclosure are provided and any areas of outside storage proposed are adequately screened from public view;
- g) The development will not significantly impact on existing residential amenities.
- h) There is an adequate means of water supply.
- i) There is existing capacity in the public wastewater infrastructure for developments within urban areas or suitable on-site effluent treatment facilities to EPA standards can be provided in rural areas.
- j) The development will not cause a traffic hazard, and the existing road network can safely handle any extra vehicular traffic generated by the proposed development.
- k) Adequate parking provision, access and manoeuvring arrangements (including for touring coaches and motorhomes), and servicing areas are provided in accordance with road safety standards, and the technical standards and policies of this Plan.
- l) The layout of the development provides for a high level of, and prioritises, pedestrian permeability and access.
- m) The development does not create a noise nuisance and will not cause any significant environmental emissions.
- n) The development will not have an adverse impact on the built, scenic, or natural heritage of the area including structures on the RPS/NIAH and designated habitats such as Natura 2000 sites and designated Nature Reserves.
- o) The development is not located in an area at flood risk and/or will not cause or exacerbate flooding.
- p) The development will not compromise the water quality of water bodies with River Basin Districts designated under the Water Framework Directive or

hinder the programme of measures contained within any associated River Basin Management Plan.

Chapter 11 Natural and Built Heritage

Biodiversity Objectives

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|---------|--|-------|--|------|--------------|----|
| BIO-O-1 | To preserve and enhance the biodiversity of the County in accordance with the relevant EU policies and national legislation. | None. | No impact. This is a safeguarding objective. | None | Not required | No |
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Biodiversity Policies

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|---------|--|-------|--|------|--------------|----|
| BIO-P-1 | To require all developments comply with the requirements of the EU Habitats Directive and EU Bird Directive, including ensuring that development proposals: <ul style="list-style-type: none"> a) 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 (eg. pearl mussel) save where a plan must be carried out for imperative reasons of overriding public interest (IROPI). b) Provide for the protection of animal and plant species listed in Annex IV of the EU Habitats Directive. c) Manage 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. | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that all developments will not result in adverse effects on European sites. | None | Not required | No |
| 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 the strategic infrastructure projects including the TEN-T Priority Route Improvement Project, Donegal. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| 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: <ul style="list-style-type: none"> a) Protect, where justified, features of local biodiversity value (e.g. hedgerows/field boundaries, | None. | No impact. This is a safeguarding policy. | None | Not required | No |

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.

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| BIO-P-4 | Ensure that any development proposals do not lead to the introduction or spread of invasive species. Where invasive species are present, development proposals may be required to be submit an appropriate control and management programme. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BIO-P-5 | a) Ensure that new developments do not have a significant adverse impact on pollinator habitat and species, including protecting rare pollinators listed under the Wildlife Act and maximizing the retention of pollinator friendly habitats within development proposal where feasible. b) Require pollinator friendly planting and management regimes as part of planting/landscaping schemes for new public development including green infrastructure, large scale residential and transport development. | None. | No impact. This is a safeguarding policy. | None | Not required | No |

Landscape Objectives

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|-------|--|-------|--|------|--------------|----|
| L-O-1 | To protect, manage and conserve the character, quality and value of the Donegal landscape. | None. | No impact. This is a safeguarding objective. | None | Not required | No |
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Landscape Policies

| | | | | | | |
|-------|---|------|---|------|--------------|----|
| L-P-1 | It is a policy of the Council to protect areas identified as 'Especially High Scenic Amenity'. Within these | None | No impacts as this policy illustrates the approach to | None | Not required | No |
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| | areas, only developments of strategic importance, or developments that are provided for by policy elsewhere in this Plan may be considered. | | developments within protected areas. The policy does not allocate quanta or locations. | | | |
| L-P-2 | It is a policy of the Council to protect areas identified as 'High Scenic Amenity' and 'Moderate Scenic Amenity'. Within these areas, only development of a nature, location and scale that integrates with, and reflects the character and amenity of the landscape may be considered, subject to compliance with other relevant policies of the Plan. | None | No impacts as this policy illustrates the approach to developments within protected areas. The policy does not allocate quanta or locations. | None | Not required | No |
| L-P-3 | It is a policy of the Council 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 public regional or national public interest. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| L-P-4 | It is a policy of the Council to protect the character of the following approach roads to the Glenveagh National Park: a. Glendowan to Doochary Road b. Dunlewey to Termon Road c. Churchill to Termon d. Muckish Gap to Calabber Bridge | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| L-P-5 | It is a policy of the Council to protect views to and from St Johns Point. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| L-P-6 | It is a policy of the Council to safeguard prominent skylines and ridgelines from inappropriate development. | None. | No impact. This is a safeguarding policy.. | None | Not required | No |
| L-P-7 | It is a policy of the Council to seek to preserve the views and prospects of special amenity value and interest. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| L-P-8 | It is a policy of the Council to preserve scenic views between public roads and the sea, lakes and rivers. Such developments shall be considered on the basis of the following criteria. a. whether the integrity of the view has been affected to-date by development; b. whether the development would intrude significantly on the view; and | None. | No impact. This is a safeguarding policy. | None | Not required | No |

c. whether the development would materially alter the view.

In operating this policy, a reasonable and balanced approach shall be implemented so as to ensure that the policy does not act as a blanket ban on developments between the road and the sea, lakes and river but also seeks to maintain existing landscape qualities in the area.

Built and Architectural Heritage Objectives

General Objectives

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|--------|---|-------|--|------|--------------|----|
| AH-O-1 | Conserve, manage, protect and enhance the architectural heritage of Donegal namely Protected Structures, Architectural Conservation Areas, NIAH structures, designed landscapes and historic gardens, vernacular, industrial and maritime built heritage, character and setting of such structures. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| 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 retro-fitting, adaptative re-use and regeneration employing best conservation practice. | None | No impacts as this policy illustrates the approach to reuse existing built heritage. The policy does not allocate quanta or locations. | None | Not required | No |

General Policies

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|--------|---|-------|---|------|--------------|----|
| AH-P-1 | Seek to ensure best conservation practice through the application of the Guiding Principles of Architectural Conservation as referenced above, where appropriate including in relation to RPS, NIAH, and Vernacular structures and within ACA's. In this regard, the use of specialist conservation professionals, conservation plans and crafts persons shall be encouraged. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| AH-P-2 | Protect traditional shopfronts and where required and appropriate, ensure new shopfronts are of a high-quality architectural design. | None. | No impact. This is a safeguarding policy. | None | Not required | No |

Protected Structures Objectives

| | | | | | | |
|--------|---|-------|--|------|--------------|----|
| AH-O-3 | Protect all structures and parts of structures on the Record of Protected Structures and to extend the RPS where appropriate. | None. | No impact. This is a safeguarding objective. | None | Not required | No |
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Protected Structures Policies

| | | | | | | |
|--------|---|-------|---|------|--------------|----|
| AH-P-3 | <p>a) Protect all structures or parts of structures on the RPS to include protection of the curtilage, attendant grounds; and,</p> <p>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.</p> <p>save to the extent necessary to provide for strategic infrastructure projects including the TEN-T Priority Route Improvement Project, Donegal.</p> | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| AH-P-4 | <p>a) Extend the Record of Protected Structures in order to provide a comprehensive schedule for the protection of structures of special importance in the County during the lifetime of the Plan; and</p> <p>b) Identify structures for inclusion in the Record of Protected Structures based on the criteria set out in the Architectural Heritage Protection, Guidelines for Planning Authorities (2011), the NIAH and Ministerial recommendations.</p> | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| AH-P-5 | Any proposed development that includes proposed works to an RPS structure shall, where appropriate, provide for the works affecting the Structure to be carried out in the first phase of the development to prevent endangerment, abandonment and/or dereliction of the structure. | None. | No impact. This is a safeguarding policy. | None | Not required | No |

Architectural Conservation Areas Objectives

| | | | | | | |
|--------|--|-------|--|------|--------------|----|
| AH-O-4 | Preserve the special character of the Ardara, Ballyshannon, Buncrana, Letterkenny, Ramelton, Raphoe, and Moville Architectural Conservation Areas. | None. | No impact. This is a safeguarding objective. | None | Not required | No |
|--------|--|-------|--|------|--------------|----|

Architectural Conservation Areas Policies

| | | | | | | |
|--------|--|------|---|------|--------------|----|
| AH-P-6 | <p>a) Protect and enhance the special character of ACAs to include traditional building stock, material finishes, spaces, streetscape, shopfronts, landscape and settings therein.</p> <p>b) Protect all buildings, structures, groups of structures, sites, landscapes and all other features</p> | None | No impacts as this policy illustrates the approach to protect ACA buildings/structures. The policy does not allocate quanta or locations. | None | Not required | No |
|--------|--|------|---|------|--------------|----|

considered to be intrinsic elements to the special character of an ACA from unsympathetic demolition or alteration.

c) Ensure appropriate and sensitive reuse and rehabilitation of buildings and sites, secure appropriate infill and new development, and require high quality architectural design within and adjacent to ACAs.

d) Protect traditional shopfronts in ACAs and ensure new shopfronts are of a high-quality architectural design.

e) Ensure all new signage, lighting, advertising and utilities within ACAs are designed, constructed and located in such a manner as not to detract from the character of the ACA.

f) Protect and reuse historic street finishes, furniture and features which contribute to the character of ACAs and associated areas of public realm.

National Inventory of Architectural Heritage Structures Policies

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|--------|--|------|---|------|--------------|----|
| 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 the TEN-T Priority Route Improvement Project, Donegal. | None | No impacts as this policy illustrates the approach to development of structures on the NIAH The policy does not allocate quanta or locations. | None | Not required | No |
| 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 the TEN-T Priority Route Improvement Project, Donegal. | None | No impacts as this policy illustrates the approach to development of structures on the NIAH The policy does not allocate quanta or locations. | None | Not required | No |

Vernacular Architecture Policies

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|--------|---|------|--|------|--------------|----|
| 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 | None | No impacts as this policy illustrates the approach to development of vernacular structures/buildings.The policy does not allocate quanta or locations. | None | Not required | No |
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projects including the TEN-T Priority Route Improvement Project, Donegal, including:
 a) Vernacular and traditional style farmhouse buildings including Clachans.
 b) Vernacular buildings, groupings of buildings on Donegal's Islands.
 c) Historic thatch structures as a key component of the built heritage of the county.

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| AH-P-10 | Seek to ensure that conversions or extensions to vernacular buildings and the provision of new adjoining buildings shall be of a scale and form that complements the existing building and ensures that the distinctiveness and character of the vernacular form is retained and respected. | None | No impacts as this policy illustrates the approach to development of vernacular structures/buildings. The policy does not allocate quanta or locations. | None | Not required | No |
|---------|---|------|---|------|--------------|----|

Archaeological Heritage Objectives

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|---------|--|------|---|------|--------------|----|
| AYH-O-1 | To conserve and protect archaeological heritage, achieve a greater public knowledge and appreciation of archaeology, protect existing access to, and where appropriate provide new access and visitor infrastructure for, such heritage. | None | No impacts as this objective illustrates the approach to archaeological heritage. The policy does not allocate quanta or locations. | None | Not required | No |
|---------|--|------|---|------|--------------|----|

Archaeological Heritage Policies

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|---------|--|-------|--|------|--------------|----|
| 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: a. conserve and protect all forms of archaeological heritage (including: <ul style="list-style-type: none"> • National Monuments, • Structures on the Record of Historic Monuments (RHM), • the Record of Monuments and Places (RMP) and • Sites and Monument Record (SMR), • Historic Graveyards and environs, • Historic Towns, • Historic battlefield sites, • Unrecorded archaeology • Industrial and post-medieval archaeology; and • Underwater archaeology • The settings of such heritage | None. | No impact. This is a safeguarding objective. | None | Not required | No |
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in accordance with the publication Framework and Principles for the Protection of Archaeological Heritage (DoAHGI 1999); and
 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.

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| <p>AYH-P-2</p> | <p>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, protect 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.</p> | <p>None.</p> | <p>No impact. This is a safeguarding policy.</p> | <p>None</p> | <p>Not required</p> | <p>No</p> |
| <p>AYH-P-3</p> | <p>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, ensure that development proposals affecting archaeological heritage sites shall: 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 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> | <p>None.</p> | <p>No impact. This is a safeguarding policy.</p> | <p>None</p> | <p>Not required</p> | <p>No</p> |

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| AYH-P-4 | Ensure that historic graveyards in the ownership or care of the Council are managed and maintained in accordance with legislation, appropriate/best conservation standards, in consultation with the National Monuments Service and the Department of Housing Local Government and Heritage. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
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Chapter 12 Community Development

Community Development Objectives

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|---------|--|------|--|------|--------------|----|
| CCG-O-1 | To create sustainable, healthy, socially inclusive, and cultural vibrant communities with an optimum quality of life and high-quality childcare, education, recreational, and cultural infrastructure and facilities and to integrate the planning and sustainable development of the County with the social, community and cultural requirements of its population. | None | No impacts as this policy illustrates the approach to the creation of communities. The policy does not allocate quanta or locations. | None | Not required | No |
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Community Development Policies

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|--------|---|--|---|-----|--|----|
| CC-P-1 | <p>Support the provision of new social and community infrastructure/service related developments (e.g. childcare, education, healthcare, sports/recreational facilities, playgrounds, community resource centres sheltered housing, residential care/nursing homes, large scale cultural facilities etc) where such proposals are consistent with the zoning objectives of the Plan, and otherwise in accordance with the following locational criteria:</p> <p>a) At locations within the defined boundaries of settlement framework/urban areas which are within safe walking distance (i.e. via an existing or proposed footpath) of local services and residential areas or are accessible by public transport and which would otherwise promote social inclusion.</p> <p>b) At alternative locations within settlement framework/urban areas where it is demonstrated that there are no suitable sites available which meet the locational criteria in point a) above.</p> <p>c) In rural locations in close proximity to existing rural infrastructure (e.g. rural schools, Community centres, sports facilities, churches etc) where it is demonstrated that; the development is intended to serve an exclusively rural need, the development is functionally dependent on a specific rural location, or where there are no sites available which meet the</p> | Potentially all European sites within the Zol. | Development delivered under this policy (e.g. new social and community infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
|--------|---|--|---|-----|--|----|

abovementioned locational criteria in points a) and b) above.

d) At other rural locations where it is demonstrated that; the development is intended to serve an exclusively rural need, the development is functionally dependent on a specific rural location, or where there are no sites available to meet the abovementioned locational criteria in points (a), (b) and (c) above.

| | | | | | | |
|--------|--|-------|---|------|--------------|----|
| CC-P-2 | <p>Require that social, community cultural development proposals generally comply with the policies and technical standards of this plan and the following specific development management criteria:</p> <p>a) Are compatible with adjacent existing or approved land uses.</p> <p>b) Do not have a significant impact on adjacent residential amenities.</p> <p>c) Provide adequate effluent treatment in compliance with the wastewater treatment policies of this plan.</p> <p>d) Do not cause a traffic hazard and ensure the existing road network can safely handle any extra vehicular traffic generated by the proposed development.</p> <p>e) Provide adequate parking provision, access arrangements, manoeuvring and servicing areas in line with technical standards and policies of this plan.</p> <p>f) Prioritises, and provides for a high level of, pedestrian and cycling permeability and access.</p> <p>g) Do not create a noise nuisance and or cause significant environmental emissions.</p> <p>h) The location siting and design of the development is of a high quality, successfully integrates with the host environment including the landscape and/or built environment of the area and does not negatively impact on the visual and scenic amenities of the area.</p> <p>i) Provides appropriate boundary treatment and screening of storage areas from public view.</p> <p>j) Does not have a negative impact on the built or natural heritage of the area and complies with the built and natural policies of the plan.</p> <p>k) Complies with the flood risk management guidelines and the associated flood risk policies of this plan.</p> <p>l) Have suitable soil depth and water table (in the case of burial grounds/graveyards).</p> | None. | No impact. This is a safeguarding policy. | None | Not required | No |
|--------|--|-------|---|------|--------------|----|

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| CC-P-3 | Have regard to childcare capacity and requirements in the local area when considering applications for new multiple residential development, and to require the provision of purpose-built facilities as an integral part of large scale residential development proposals in accordance with the thresholds and requirements set out in Childcare Facilities: Guidelines for Planning Authorities (DoEHLG 2001) (save Appendix 1 of said guidelines), the Universal Design Guidelines for Early Learning Centre and Care Settings (2019) or any subsequent relevant guidelines. | None | No impacts as this policy illustrates the approach to the development of childcare capacity and requirements. The policy does not allocate quanta or locations. | None | Not required | No |
| CC-P-4 | Development proposals adjoining existing public educational facilities shall not hinder the planned future expansion of such facilities and any associated ancillary infrastructure. | None | No impacts as this policy illustrates the approach to development proposals which may adjoin existing public educational facilities. The policy does not allocate quanta or locations. | None | Not required | No |
| CC-P-5 | Require that the layout and design, and any grant of permission, for new public education facilities enables the use of any associated social and sporting facilities (e.g. playing pitches sports halls) for wider community uses. | None | No impacts as this policy illustrates the approach to new public education facilities and requirements. The policy does not allocate quanta or locations. | None | Not required | No |
| Recreational and Sporting Infrastructure Objectives | | | | | | |
| CC-O-2 | To provide a network of high-quality green, active and recreational infrastructure at sustainable and socially inclusive locations throughout the county. | None | No impacts as this policy illustrates the approach to the development of childcare capacity and requirements. The policy does not allocate quanta or locations. | None | Not required | No |
| Recreational and Sporting Infrastructure Policies | | | | | | |
| CC-P-6 | Ensure that the siting, layout, and design of community development proposals facilitate and promote active travel modes (e.g. walking and cycling) and reduce car dependency. | None | No impacts as this policy illustrates the approach to the development of community proposals. The policy does not allocate quanta or locations. | None | Not required | No |
| CC-P-7 | Support and facilitate community-based gardens/allotments at sustainable, accessible, and socially inclusive locations. | None | No impacts as this policy illustrates the approach to the development of community | None | Not required | No |

proposals. The policy does not allocate quanta or locations.

Age and Disabled Friendly Communities Policies

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|--------|--|------|--|------|--------------|----|
| CC-P-8 | Ensure that the siting and design of development proposals (including housing, retail, commercial, community, public realm/urban environment and public amenity spaces) comply with best practice in universal design including in particular the guidance set out in Building For Everyone A Universal Design Approach Booklet 9 Planning and Policy (National Disability Authority) including the associated parking standards set out in the Plan therein and otherwise provides for lifetime adaptability. | None | No impacts as this policy illustrates the approach and requirement to developments for age and disabled communities. The policy does not allocate quanta or locations. | None | Not required | No |
| CC-P-9 | Ensure that the needs of older and disabled persons are integrated into the provision of public transport services and associated physical infrastructure. | None | No impacts as this policy illustrates the approach to the needs of older and disabled persons. | None | Not required | No |

Culture Objectives

| | | | | | | |
|---------|---|--|--|------|--|----|
| CC-O-3 | To protect and enhance the vibrancy of Donegal's cultural resource in a sustainable and socially inclusive manner including providing new arts and cultural infrastructure, new spaces for arts and culture in the public realm, quality public art, and enhanced creative/artistic spaces. | None | No impacts as this policy illustrates the approach to the enhancement of Donegal's arts and cultural spaces. The policy does not allocate quanta or locations. | None | Not required | No |
| CC-P-10 | Support and facilitate: a. strategic cultural infrastructural projects including: the Donegal Town Library, the provision of an Archives Centre and the redevelopment of the County Museum, and other projects identified within Cultúr Le Chéile, the Libraries Capital Programme, or the Cultural Capital Scheme; b. the provision of large-scale cultural facilities (e.g. Libraries, Theatres, Museums, Galleries, Large Scale Visitor Centres etc) at sustainable, socially inclusive, and other functionally appropriate locations in accordance with Policy CC-P-1; c. small scale Cultural developments (e.g. artist's studios, small scale visitor centres etc) throughout the county excluding areas of Especially High Scenic Amenity; d. the provision of a performing arts facility in the Inishowen peninsula subject to a carrying out of an | Potentially all European sites within the ZoI. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in | No |

| | | | | | | |
|---------|--|------|--|------|---|----|
| | evidence-based needs assessment in consultation with relevant stakeholders. | | | | having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | |
| CC-P-11 | Ensure that new urban placemaking/regeneration and public realm projects provide space for arts and cultural events and incorporate creative public art where practicable to do so. | None | No impacts as this policy illustrates the approach to arts/cultural events. The policy does not allocate quanta or locations. | None | Not required | No |
| CC-P-12 | Facilitate the reuse/refurbishment of underutilised, vacant, or derelict buildings as artist workspaces, creative hubs and and/or exhibition spaces and other cultural facilities (e.g. libraries). | None | No impacts as this policy illustrates the approach to the reuse/refurbishment of existing buildings. The policy does not allocate quanta or locations. | None | Not required | No |
| CC-P-13 | Seek the protection of stone wall boundaries where they are shown to play a significant heritage role. Where the demolition of such stone walls is unavoidable, the reinstatement of stone walls at revised location/set back within the site using agreed local materials and techniques, will be required. | None | No impacts as this policy illustrates the approach to stone wall boundaries. The policy does not allocate quanta or locations. | None | Not required | No |

Chapter 13 An Gaeltacht

An Gaeltacht Objectives

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|---------|--|------|--|------|--------------|----|
| GAE-O-1 | To sustain and strengthen the Irish Language, to protect the cultural heritage of, and facilitate the sustainable social, physical, cultural, and economic development of the Gaeltacht. | None | No impacts as this objective illustrates the general approach to the Irish language within the plan area. The objective does not allocate quanta or locations. | None | Not required | No |
|---------|--|------|--|------|--------------|----|

An Gaeltacht Policies

| | | | | | | |
|-------------|--|------|--|------|--------------|----|
| CDP-CCG-P-1 | Support the implementation of language plans in Gaeltacht Language Planning areas, Gaeltacht Service Towns and Irish Language Networks by supporting the principle of related development proposals, undertaking Council related actions and collaborating with key stakeholders. | None | No impacts as this policy illustrates the approach to language plans within the Gaeltacht. The policy does not allocate quanta or locations. | None | Not required | No |
| CDP-CCG-P-2 | 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 | None | No impacts as this policy illustrates the approach to language plans within the Gaeltacht. | None | Not required | No |

data) subject to a minimum of 20% rounded to the nearest whole number of units where necessary.

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.

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|-------------|---|--|--|-----|--|----|
| CDP-CCG-P-3 | Facilitate sustainable single rural housing developments within the Gaeltacht in accordance with the rural housing policies of this plan. | Potentially all European sites within the ZoI. | Development delivered under this policy (e.g. new rural housing idevelopments) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| CDP-CCG-P-4 | Support the principle of the following Irish language-related developments: a. educational, cultural and community developments including the provision of new, and the expansion of existing, Gaelsoileanna and Naíonraí, and youth and social infrastructure; b. strategic tourism projects supported by Udaras Na Gaeltachta; c. economic/enterprise development proposals including those in existing and new Údarás Na Gaeltachta business parks and sites, the completion of the Gteic network, remote working infrastructure and projects associated with the Gaeltacht Glás programme; | Potentially all European sites within the ZoI. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County | No |

- d. the provision of enhanced transport, water and wastewater infrastructure; and
 e. urban regeneration and placemaking projects in Gaeltacht towns, villages and Islands.

Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

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|-------------|--|--|--|------|--|----|
| CDP-CCG-P-5 | Support and facilitate the development of the marine sector in the Gaeltacht including, island tourism, marine access and recreational infrastructure, onshore facilities for fishing, seafood processing, aquaculture, seaweed harvesting etc in accordance with the marine coastal and island policies of this plan. | Potentially all European sites within the Zol. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| CDP-CCG-P-6 | Require the use of the Irish language in public, business, and community signage in accordance with the requirements Official Languages Act 2003(as amended) and any associated regulations and orders (where applicable) in accordance with the technical standards of this plan. | None | No impacts as this policy illustrates the approach to the use of the Irish language. The policy does not allocate quanta or locations. | None | Not required | No |

Chapter 14

Marine Resource, Coastal Management and the Islands

Marine Resource, Coastal Management and the Islands Objectives

| | | | | | | |
|----------|---|------|---|------|--------------|----|
| MRCM-O-1 | To sustain and enhance the economic, social and cultural, and tourism vitality of Donegal's marine sector, coastal communities and islands. | None | No impacts as this objective illustrates the approach to Donegal's marine sector, coastal communities and | None | Not required | No |
|----------|---|------|---|------|--------------|----|

islands. The objective does not allocate quanta or locations.

| | | | | | | |
|---|---|--|--|------|--|----|
| MRCM-O-2 | To safeguard and enhance the health of Donegal's marine and coastal ecosystems and sustainably manage our coastal environment. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| Marine Resource, Coastal Management and the Islands Policies | | | | | | |
| MRCM-P-1 | To ensure that development proposals are consistent with the National Marine Planning Framework (NMPF) including the environmental, economic, social and sectoral objectives and policies detailed therein. | None | No impacts as this policy is in compliance with the NMPF which has undergone Appropriate Assessment. | None | None as it will be in compliance with those outlined within the National Marine Planning Framework. | No |
| MRCM-P-2 | To support and facilitate the provision of: <ul style="list-style-type: none"> • additional wastewater treatment capacity and water supply upgrades • public realm improvements, • new/enhanced civic, cultural, green, amenity, and recreational infrastructure, • initiatives to tackle vacancy and dereliction • active and sustainable transport infrastructure and visitor facilities in our coastal/Wild Atlantic Way settlements. | None | No impacts as this policy illustrates how Donegal will support the facilitation of water improvement works. The policy does not allocate quanta or locations. | None | Not required | No |
| MRCM-P-3 | To safeguard and enhance the roles of Killybegs, Greencastle, and Burtonport, as centres of fishing, fleet activity, seafood processing and/or ancillary marine services and education including where necessary the provision of additional harbour infrastructure and facilitating the diversification of such locations into new areas of appropriate investment and employment opportunities, including marine related economic activity. | Potentially European sites in the vicinity of Killybegs, Greencastle and Burtonport. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |

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|----------|---|--|--|-----|---|----|
| MCRM-P-4 | <p>To support the development of Killybegs as a centre for Offshore Renewable Energy and as a marine logistics hub for onshore wind energy, including:</p> <ul style="list-style-type: none"> • facilitating operations and maintenance; • storage infrastructure; • engineering and assembly activities ; • ancillary marine support services and training, research and development facilities; • its designation as a Comprehensive TEN-T Network Port; and • supporting the development of additional harbour infrastructure where necessary and compatible with its primary function as a fisheries harbour. | Potentially all European sites within the Zol including European sites within proximity to Killybegs; St. John's Point SAC, Inishduff SPA, and West Donegal Coast SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Depending on the developments, European sites have the potential to be affected due to disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | <p>In the absence of identified locations for new developments within Killybegs, and without detailed survey information that will need to be gathered for any planning application once precise development locations are identified, it is not possible at this stage to fully assess the potential effects of any developments on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level.</p> <p>However, with the implementation of available standard mitigation, and by designing the developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, and displacement impacts should be avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, given the availability of areas of alternative habitat across the Killybegs region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects.</p> | No |
| MRCM-P-5 | To facilitate onshore aquaculture related developments including servicing, marine access, storage and processing-related developments. Including where feasible the development of a seaweed biorefinery. | Potentially all European sites within the Zol. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |

| | | | | | | |
|----------|---|--|--|-----|---|----|
| MRCM-P-6 | To support and maintain existing, and facilitate the improvement of, marine access infrastructure and ferry services, tourism, cultural, community, transport, remote working and education facilities for Donegal's Islands. | Potentially all European sites within the Zol of Donegal's Islands. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| MRCM-P-7 | <p>a) To facilitate the development of new, and the upgrading of existing, small scale marine and inland waters access infrastructure including piers, harbours, berthing/pontoon facilities, slipways for fishing, angling, marine tourism and leisure purposes, subject to an identified need.</p> <p>b) To facilitate large scale marine access infrastructure (e.g. marinas in excess of 100 berths, large scale harbour facilities) in accordance with the following locational criteria:</p> <p>i. Within established ports/harbours or coastal settlements</p> <p>ii. At alternative locations, excluding areas of Especially High Scenic Amenity where there are no suitable sites available which met the locational criteria in Point a) or where the development is functionally tied to a specific location.</p> <p>c) To support the continued operation of the Greencastle to Magilligan and Buncrana to Rathmullan Ferry Services.</p> <p>d) To support the development of Killybegs and Greencastle as regional cruise ship destinations including where necessary the facilitation of additional cruise ship berthing facilities in Killybegs (where</p> | Potentially all European sites within the Zol including European sites within proximity to Killybegs; St. John's Point SAC, Inishduff SPA, and West Donegal Coast SPA. European sites in proximity to Greencastle are also potentially within the Zol; Magheradrum man Bog SAC, Magilligan SAC, Lough Foyle SPA, North Inishowen | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Depending on the developments, European sites have the potential to be affected due to disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | <p>In the absence of identified locations for new developments within Killybegs, and without detailed survey information that will need to be gathered for any planning application once precise development locations are identified, it is not possible at this stage to fully assess the potential effects of any developments on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level.</p> <p>However, with the implementation of available standard mitigation, and by designing the developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, and displacement impacts should be avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, given the availability of areas of alternative habitat across the Killybegs region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects.</p> | No |

| | | | | | | |
|----------|---|--|--|-----|--|----|
| | compatible with its primary function as a fisheries harbour) and provision of cruise ship berthing facilities at Greencastle. | Coast SAC and Trawbreaga Bay SPA. | | | | |
| MRCM-P-8 | <p>a) To support the maintenance of, and where there is a demonstrated need, facilitate improved coastal/beach infrastructure and management services at Blue Flag beaches and candidate locations including: pedestrian/cycling access; vehicular parking and management, public conveniences/changing facilities, playgrounds/play areas, pedestrian/cycling infrastructure, waste management, informational signage, water safety, and implementing beach and maritime craft byelaws.</p> <p>b) Ensure other developments do not have a significant adverse impact on existing public access to coastal areas.</p> | Potentially all European sites within the Zol. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| MRCM-P-9 | To facilitate development proposals for, or the carrying out of works to prevent, coastal erosion or flooding where the location is subject to significant long-term coastal erosion/flooding or the effects of sea-level rise and there is strategic justification for such interventions (e.g. to protect built up urban areas or strategic developments). | Potentially all European sites within the Zol. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. Impossible to undertake a specific detailed assessment of impacts on individual European sites due to the limited detail provided in the plan regarding growth quanta and locations. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation | No |

| | | | | | objectives, qualifying interests and threats to the integrity of European sites. | |
|-----------|--|-------|---|------|--|----|
| MRCM-P-10 | To ensure that new marine and coastal developments do not give rise to significant coastal change, nor have a significant adverse impact on: <ul style="list-style-type: none"> • The visual and scenic amenities of the coastline/seascape and the marine environment in accordance with the natural heritage policies of this plan. • Sensitive physical coastal environments (e.g. beaches, sand dunes and other soft shorelines) and take appropriate measures to protect same where necessary. • Coastal Geomorphological processes and systems (e.g. longshore drift, tidal currents, sediment budgets). Where potential impacts are identified, appropriate evidence-based assessments shall be provided to demonstrate compliance with this policy. | None. | No impact. This is a safeguarding policy. | None | Not required | No |

Chapter 15 Public Rights of Way

Public Rights of Way Objectives

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|----------|--|------|---|------|--------------|----|
| PROW-O-1 | To preserve public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility. | None | No impacts as this objective illustrates the approach to the preservation of public rights of way. The objective does not allocate quanta or locations. | None | Not required | No |
|----------|--|------|---|------|--------------|----|

Public Rights of Way Policies

| | | | | | | |
|----------|--|------|---|------|--------------|----|
| PROW-P-1 | It is a policy of the Council to only support development where such proposals would not give rise to any impeding or obstruction of any public rights of way identified in this Plan. | None | No impacts as this policy illustrates the approach to the preservation of public rights of way. The policy does not allocate quanta or locations. | None | Not required | No |
|----------|--|------|---|------|--------------|----|

Part B

Chapter 17 General Introduction to Area Plans

General Development Management Policy

| | | | | | | |
|----------|--|------|---|------|--------------|----|
| GEN-DM-1 | It is a policy of the Council to support the principle of development proposals that are: | None | No impacts. This is a development policy and the land-use zones within have | None | Not required | No |
|----------|--|------|---|------|--------------|----|

- (a.) **Generally consistent with the zoning objectives as set out in Table 17.1 below and the corresponding zones identified on Map 18.1 entitled 'Buncrana Land Use Zoning Map', Map 19.1 entitled 'Ballybofey/Stranorlar Land Use Zoning Map' and Map 20.1 entitled 'Bundoran Land Use Zoning,'; and**
- (b.) **Supported in the zoning matrix contained in the Tables contained in each Plan. Such proposals will also be considered against the wider policy framework contained in both this Plan and the CDP where relevant, and relevant guidelines.**
- been assessed with regard to all policies within the wider framework of the CDP that seek to protect European Sites – e.g. Policy ED-P-10 (Economic Development), Policy TOU-P-8 (Tourism), Policy BIO-P-1 (all development proposals).

Housing Objectives

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|-----------|---|------|--|------|--------------|----|
| GEN-H-O-1 | Facilitate an adequate supply, range and mix of high-quality housing at serviced, sustainable, accessible, and socially inclusive locations to meet anticipated housing need. | None | No impacts as this objective illustrates the general approach to housing. The objective does not allocate quanta or locations. | None | Not required | No |
|-----------|---|------|--|------|--------------|----|

Housing Policies

| | | | | | | |
|-----------|---|------|---|------|--------------|----|
| GEN-H-P-1 | It is a policy of the Council to secure an adequate supply of strategic landbanks for the purposes of housing provision beyond the life of this LAP through the identification of lands as a 'Strategic Residential Reserve'. The Council will examine and manage the appropriate release of such lands on the basis of a continued assessment of need and levels of supply. The release of 'Strategic Residential Reserve' lands for multiple residential development (i.e. 2 or more dwellings) shall only be carried out in the context of a statutory review or Variation of the County Development Plan. | None | No impacts as this policy illustrates the approach to the supply of strategic landbanks. The policy does not allocate quanta or locations. | None | Not required | No |
| GEN-H-P-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 | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any one-off housing will not result in adverse effects on European sites. | None | Not required | No |

the Plan, other regional and national guidance and relevant Environmental Designations.

| | | | | | | |
|-----------|--|------|---|------|--------------|----|
| GEN-H-P-3 | Consider the development of multiple residential developments on 'New Residential Phase 2' sites where it can be demonstrated that there is market failure in relation to the development of Phase 1 residential development lands. In this regard, the onus will be on applicants to demonstrate a bona fide case of evidenced market failure which shall include, inter alia, the following: (i) Evidence of market failure on Phase 1 land within the settlement. (ii) A supporting case-specific report from a suitably qualified property/valuation/estate agency expert. | None | No impacts as this policy illustrates the approach to housing phases. The policy does not allocate quanta or locations. | None | Not required | No |
|-----------|--|------|---|------|--------------|----|

Economic Development Objectives

| | | | | | | |
|-----------|---|------|---|------|--------------|----|
| GEN-ED--1 | Only support the provision of professional services, where the services proposed are provided principally to visiting members of the public, within land zoned as 'Urban Core'. (Professional services include dentists, solicitors, beauty therapists/hairdressers, physiotherapists). | None | No impacts as this policy illustrates the approach to the provision of professional services. The policy does not allocate quanta or locations. | None | Not required | No |
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Transport Objectives

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|-----------|---|--|--|------|--|----|
| GEN-T-O-1 | Facilitate a significant increase in sustainable mobility through the provision of a compact permeable urban form, new and enhanced active travel infrastructure (walking and cycling), and public transport services and associated infrastructure. | None | No impacts as this objective illustrates the general approach to travel infrastructure. The objective does not allocate quanta or locations. | None | Not required | No |
| GEN-T-O-2 | Improve strategic transport connectivity, traffic safety and local traffic flow and accessibility (including through the delivery of the TEN-T PRIPD strategic roads project in the case of Ballybofey/Stranorlar), the provision of new local access links and the implementation of appropriate safety, parking/traffic management solutions. | Potentially all European sites within the Zol. | Development delivered under this objective (e.g. new and enhanced travel infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its | No |

potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

Transport Policies

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|-----------|---|------|---|------|--------------|----|
| GEN-T-P-1 | <p>1. Implement, deliver and/or facilitate all projects/actions outlined in the relevant Local Area Plan Transport/Sustainable Mobility strategies and associated maps during the lifetime of the LAPs subject to resource availability and the necessary planning consents.</p> <p>2. a) Ensure that any new developments do not prejudice the development/implementation of transport projects/links identified in the Land Use/Transportation Strategy and associated maps.</p> <p>b) Protect the corridors or routes associated with said transport projects/links.</p> | None | No impacts as this policy illustrates the approach to projects/actions and the required process they will have to follow. The policy does not allocate quanta or locations. | None | Not required | No |
| GEN-T-P-2 | Ensure that new developments proposals preserve the key access points to undeveloped or existing adjoining lands identified in the relevant Local Area Plan Land Use Zoning maps. | None | No impacts as this policy illustrates the approach to Local Area Plan Land Use Zoning maps. The policy does not allocate quanta or locations. | None | Not required | No |
| GEN-T-P-3 | Require, where feasible, that new developments are sited and designed in a manner which prioritises, and provides safe, direct, and attractive access for pedestrians and cyclists. | None | No impacts as this policy illustrates the approach to new developments and pedestrians/cyclists. The policy does not allocate quanta or locations. | None | Not required | No |
| GEN-T-P-4 | Facilitate the re-allocation of existing road space to provide enhanced, pedestrian and cycling infrastructure. | None | No impacts as this policy illustrates the approach to pedestrian and cycling infrastructure. The policy does not allocate quanta or locations. | None | Not required | No |
| GEN-T-P-5 | Support and facilitate the provision of local public transport services and associated infrastructure (e.g. | None | No impacts as this policy illustrates the approach to public transport services and infrastructure. The policy does | None | Not required | No |

| | | | | | | |
|-------------------------------|--|------|--|------|--------------|----|
| | bus stops/shelters, laybys, and bus prioritisation measures) in collaboration with the NTA. | | not allocate quanta or locations. | | | |
| GEN-T-P-6 | Facilitate the provision of electric vehicle charging points at publicly off-street locations. | None | No impacts as this policy illustrates the approach to the provision of electric charging vehicle points. The policy does not allocate quanta or locations. | None | Not required | No |
| GEN-T-P-7 | <p>Only consider vehicle parking proposals within areas zoned 'Urban Core' in the following exceptional circumstances:</p> <p>a) The provision of secure and attractive parking for residential developments, including disabled and age friendly parking, in accordance with the guidance set out in the Urban Design Manual (DoHLGH 2009) where such parking cannot otherwise be catered for by existing capacity in adjacent on-street or publicly accessible parking spaces.</p> <p>b) For commercial/community developments where such parking is essential to ensure the viability of the development and cannot otherwise be catered for by existing spare capacity in adjacent on-street or publicly accessible parking spaces, and would accord with the town centre objectives of this plan.</p> <p>c) Publicly accessible disabled and age friendly parking spaces and public transport facilities.</p> | None | No impacts as this policy illustrates the approach to vehicle parking proposals. The policy does not allocate quanta or locations. | None | Not required | No |
| Town Centre Objectives | | | | | | |
| TC-G-0-1 | Create vibrant, multifunctional, attractive, and accessible town centres, including through the reduction of the overall level of Vacancy and Dereliction. | None | No impacts as this objective illustrates the approach to the creation of town centres. The objective does not allocate quanta or locations. | None | Not required | No |
| Town Centre Policies | | | | | | |
| TC-G-P-1 | Facilitate a variety of developments and uses within the town centres including residential, retail, day and night time hospitality, professional services, tourism and cultural development which accord with the urban design policies of the development plan and otherwise do not detract from the visual, residential or environmental amenities of the area or cause adverse impact traffic impacts. | None | No impacts as this policy illustrates the approach to development and uses within the town centres. The policy does not allocate quanta or locations. | None | Not required | No |

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|----------|--|------|---|------|--------------|----|
| TC-G-P-2 | Positively facilitate sensitive proposals for the refurbishment and reuse of vacant and derelict building including proposals for the amalgamation and extension of existing properties for town centre compatible uses (e.g. commercial, retail and residential) in accordance with the urban design policies of this County Development Plan. | None | No impacts as this policy illustrates the approach to the refurbishment and reuse of vacant and derelict buildings. The policy does not allocate quanta or locations. | None | Not required | No |
| TC-G-P-3 | Positively support proposals for infill and backland residential and commercial developments where they would: <ul style="list-style-type: none"> • Not have a significant adverse effect on existing residential and visual amenities. • Respect the existing character, scale and setting of the local built environment. | None | No impacts as this policy illustrates the approach to infill and backland residential and commercial developments. The policy does not allocate quanta or locations. | None | Not required | No |
| TC-G-P-4 | Consider proposals for food take-away units, bookmakers, amusement arcades, and casinos within the 'Urban Core' zoning provided that they: <ol style="list-style-type: none"> a) Are not located within or abutting premises consisting of residential accommodation, schools or religious institutions. b) Do not contribute to the over concentration of such uses in a given area which would result in excessive noise, litter and anti-social hours of operation; and c) Do not detract from the streetscape and vitality and viability of the area. | None | No impacts as this policy illustrates the approach to development proposals. The policy does not allocate quanta or locations. | None | Not required | No |

Recreation, Community and Natural Heritage Objectives

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|------------|--|------|--|------|--------------|----|
| RCNH-G-O-1 | Create a high-quality integrated network of recreational and amenity spaces, linkages and infrastructure which provide an optimal quality of life and visually attractive environment. | None | No impacts as this objective illustrates the aim for recreational and amenity spaces. The objective does not allocate quanta or locations. | None | Not required | No |
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Buncrana Area Plan

General Objectives

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|----------|---|-------|--|------|--------------|----|
| BC-S-O-1 | To protect and enhance the character, setting and natural heritage of the shoreline in Buncrana, which is identified as an area of 'Open Space and Recreation' on the Buncrana Land-Use Zoning Map in | None. | No impact. This is a safeguarding objective. | None | Not required | No |
|----------|---|-------|--|------|--------------|----|

the Plan, in order to secure its existing and future amenity, and tourism and ecological value.

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|----------|---|------|--|------|---|----|
| BC-S-O-2 | To support the progress and implementation of the 'Re-powering Buncrana' – A North West Place Standard Project as funded by the Department of Rural and Community Development (DRCD) and to support any future subsequent phases of the project that provides for strategic regeneration and development of the town in accordance with the Six Place Standard Priorities of the Project. | None | No impacts as this policy is in relation to the 'Re-powering Buncrana' – A North West Place Standard Project which will undergo an Appropriate Assessment. | None | None as it will be in compliance with those outlined within the 'Re-powering Buncrana' – A North West Place Standard Project. | No |
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General Policies

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|----------|---|-------|--|------|--------------|----|
| BC-S-P-1 | To support the principle of the following development proposals within the shorefront 'Open Space and Recreation' zoning, subject to compliance with all other relevant policies of this Plan and the County Development Plan: a. Development ancillary to existing established uses that support the tourism product in Buncrana. b. Public realm and active travel interventions that serve to enhance the amenity value of the area. c. Community-based recreation projects. d. The development of marinas, jetties, facilities for outdoor water-based activities and harbour facilities for maritime leisure developments. Proposals shall only be permitted where they: i. would not significantly impact on the visual amenities, character and environmental quality of the area. ii. would not intrude significantly on seaward views. iii. are of a scale and character appropriate to the host environment and are of an enduring high-quality design. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BC-S-P-2 | To protect the coastal walkways in Buncrana as important tourism, recreation and amenity resources for the town. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BC-S-P-3 | To ensure that development proposals that would have a negative impact on the use of Buncrana Pier shall not be permitted. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BC-S-P-4 | To support the principle of the development of a flagship tourism project, such as a Marine Discovery Centre, in Buncrana subject to all material planning | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which | None | Not required | No |

considerations, national and regional guidelines, all relevant policies of this Plan and having regard to environmental and conservation designations including the requirements of Article 6 of the Habitats Directive.

requires that this policy will ensure that any activities will not result in adverse effects on European sites.

Town Centre/Urban Core Objectives

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|-----------|---|---|--|------|--|----|
| BC-TC-O-1 | To sustain and enhance the role of Buncrana as the retail and services hub of the Inishowen peninsula. | None | No impacts as this policy illustrates the aim for Buncrana to be a retail and services hub. The policy does not allocate quanta or locations. | None | Not required | No |
| BC-TC-O-2 | To strike the appropriate balance between facilitating the continued contribution of the Main Street commercial sectors to the town's retail and services offering with the need for the further enhancement of the streetscape and public realm. | None | No impacts as this objective illustrates the aim to strike an appropriate balance between sectors in the town. The policy does not allocate quanta or locations. | None | Not required | No |
| BC-TC-O-3 | To secure the development of the brownfield 'Town Centre Opportunity Sites' identified in the Plan. | Potentially all European sites within the Zol of Buncrana such as Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. These Town Centre Opportunity Sites are within 1 km of Lough Swilly SAC, with some sites hydrologically linked through waterbodies passing through the sites to the SAC and Lough Swilly SPA therefore causing the potential for impact. Depending on the developments that will be constructed / operated within these sites, European sites have the potential to be affected due to disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | In the absence of identified development types that will be within these identified sites within Buncrana, and without detailed survey information that will need to be gathered for any planning application, it is not possible at this stage to fully assess the potential effects of any developments on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level. However, with the implementation of available standard mitigation, and by designing the developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, and displacement impacts should be avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, given the availability of areas of alternative habitat across the Buncrana region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects. | No |
| BC-TC-O-4 | To revitalise the public realm and built environment of the Market Square. | Potentially all European sites | Development delivered under this policy (e.g. new | Yes | In the absence of identified development types that will be within these identified sites within Buncrana, | No |

within the Zol of Buncrana such as Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. infrastructure) may impact on European sites. Market Square is within 1 km of Lough Swilly SAC, therefore causing the potential for impact. Depending on the developments that will be constructed / operated within these sites, European sites have the potential to be affected due to disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species.

and without detailed survey information that will need to be gathered for any planning application, it is not possible at this stage to fully assess the potential effects of any developments within Market Square on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level.

However, with the implementation of available standard mitigation, and by designing the developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne pollution, and displacement impacts should be avoidable or able to be adequately mitigated. Therefore, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects.

Town Centre/Urban Core Policies

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| BC-TC-P-1 | To require the incorporation of strong street frontage into the design of developments located adjacent to the Inner Relief Road within the town centre. | None | No impacts as this policy illustrates the approach to street frontage. The policy does not allocate quanta or locations. | None | Not required | No |
|-----------|--|------|--|------|--------------|----|

Regeneration Objectives

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|-----------|--|---|---|-----|---|----|
| BC-RG-O-1 | To secure the development of the brownfield 'Settlement Consolidation Sites' and Opportunity Site 4 as identified in the Plan. | Potentially all European sites within the Zol of Opportunity Site 4 which are Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development might be proposed for this Site. Opportunity Site 4 lies directly adjacent to Lough Swilly SAC and within 2 kms of Lough Swilly SPA. Depending on the developments that may be built on this site, potential impacts to QI/SCI species of European sites might be disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, | Yes | In the absence of identified development types that will be within these identified sites within Buncrana, and without detailed survey information that will need to be gathered for any planning application, it is not possible at this stage to fully assess the potential effects of any developments on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level. | No |
| | | | | | However, with the implementation of available standard mitigation, and by designing the developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, and displacement impacts should be | |

barriers and/or displacement of QI/SCI species, and spread of invasive non-native species.

avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, given the availability of areas of alternative habitat across the Buncrana region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects.

Regeneration Policies

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|-------------|--|---|--|-----|---|
| BC-SCS-P-1A | Support the principle of the significant redevelopment of the site to provide for housing, commercial (subject to the retail policies of this Plan), or employment uses and/or a mixed-use development of the aforementioned uses. Such significant redevelopment proposals shall require the agreement with the Planning Authority of a comprehensive masterplan. | Potentially all European sites within the Zol of the Opportunity Sites within Buncrana LAP which are Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development might be proposed for this Site. Potential impacts to QI/SCI species of European sites might be disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | With the implementation of mitigation measures, it is No considered that, based on the level of detail available at this stage, it would be possible to deliver developments within this site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects. This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey. |
| BC-SCS-P-1B | Support the principle of the significant redevelopment of the site to provide for housing, commercial (subject to the retail policies of this Plan), or employment uses and/or a mixed-use development of the aforementioned uses. Such significant redevelopment proposals shall require the agreement with the Planning Authority of a comprehensive masterplan. | Potentially all European sites within the Zol of the Opportunity Sites within Buncrana LAP, which are Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development might be proposed for this Site. Potential impacts to QI/SCI species of European sites might be disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | Yes | With the implementation of mitigation measures, it is No considered that, based on the level of detail available at this stage, it would be possible to deliver developments within this site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects. This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey. |
| BC-SCS-P-2 | Support the principle of the significant redevelopment of the site to provide for housing, commercial (subject to the retail policies of this Plan), or employment uses and/or a mixed-use development of the aforementioned uses. Such significant redevelopment | Potentially all European sites within the Zol of the Opportunity Sites within | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development might be | Yes | With the implementation of mitigation measures, it is No considered that, based on the level of detail available at this stage, it would be possible to deliver developments within this site with no adverse effects on the integrity of any European |

| | | | | | | |
|--|---|---|--|------|--|----|
| | proposals shall require the agreement with the Planning Authority of a comprehensive masterplan. | Buncrana LAP, which are Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | proposed for this Site. Potential impacts to QI/SCI species of European sites might be disturbance, airborne and waterborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species. | | site, either alone or in-combination with other currently known plans or projects. | |
| | | | | | This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey. | |
| BC-OPP-P-4 | Support residential, leisure, tourism, or marine uses. Proposals shall be required to: a. ensure any development does not materially detract from any aspect to/from the shorefront and/or from any of the approach roads into/out of the town; b. ensure any development reflects and respects the characteristics of the site as one of the most important and prominent sites within the town; c. respect neighbouring building heights and orientation; and d. include permeability to and from the site for active travel. | None | No impacts as this policy illustrates the approach to the sustainable development within Buncrana. The policy does not allocate quanta or locations. | None | Not required | No |
| Zoned Employment Lands Objectives | | | | | | |
| BC-ZEL-O-1 | To grow the industrial and office-based sectors in Buncrana inclusive of ensuring that there is sufficient zoned and appropriately-located lands to attract such uses. | None | No impacts as this objective illustrates the approach to industry and office-based sectors within Buncrana | None | Not required | No |
| Active Travel, Permeability and Connectivity Objectives | | | | | | |
| BC-AT-O-1 | Deliver the projects listed in the Transport/Sustainable Mobility Strategy within the Plan. | Potentially all European sites within the Zol of Buncrana such as Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its | No |

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| | | | | | potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | |
| BC-AT-O-2 | To continue to work with Transport Infrastructure Ireland to progress and ultimately carry out and develop the Inishowen Greenway network and the further support future potential extension of the Network in Buncrana and to onward destinations within the Inishowen peninsula to create a Regional Network of Greenway infrastructure. | Potentially all European sites within the Zol of Buncrana such as Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives. However, in general, in implementing such objectives, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |

Active Travel, Permeability and Connectivity Policies

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|-----------|---|---|--|------|--------------|----|
| BC-AT-P-1 | To require that development proposals: (a.) provide for suitable connectivity and permeability (for walking, wheeling, cycling and/or vehicular as appropriate) between adjoining land parcels; and (b.) have due regard to the 'indicative access routes' identified on the Buncrana Land-Use Zoning Map within the Plan and to the active transport/sustainable mobility projects identified and reserve corridors for the required routes and/or construct sections of the required routes, in consultation with the Council's Roads Department Proposals that fail to provide for adequate connectivity and permeability or fail to have due regard to the | Potentially all European sites within the Zol of Buncrana such as Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | These residential sites are within 1 km of Lough Swilly SAC, with some sites hydrologically linked through a waterbody passing through the sites to the SAC and Lough Swilly SPA therefore causing the potential for impact. However, no impacts are anticipated as a result of this policy as this policy details the requirements that development proposals must abide by. | None | Not required | No |
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indicative access routes identified within the Plan shall not be permitted.

Housing Policies

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|----------|---|---|---|------|--------------|----|
| BC-H-P-1 | <p>(1.) (a.) Require that proposals for the development of Sites NR1.2; NR1.3; NR1.4; and NR.1.5 are accompanied by a site-specific flood risk assessment, unless otherwise agreed with the Planning Authority;</p> <p>(b.) Require that proposed layouts for the development of sites NR1.3 and NR1.4 provide for walking and cycling permeability through the sites;</p> <p>(c.) Require that layout proposals for the development of site NR1.4 provide for vehicular, pedestrian and cycle connectivity to the public roads to the north and south of the sites with suitable provision of safe active travel along the entire northern and southern site frontages.</p> <p>(2) Require that any proposed layout for the development of site NR1.6 incorporates: active travel (pedestrians and cycling) facilities westwards towards the town centre along the Hillhead Road, and eastwards to the existing footpath network; and the realignment of the public road to ensure safe site vehicular access and egress.</p> <p>(3) Require that any proposed layout for the development of site NR2.12:</p> <p>(a.) preserves the proposed Buncrana Inner Relief Road corridor;</p> <p>(b.) provides for vehicular access to the site from the Cockhill Road; and incorporates active travel facilities in all directions including to the future Inner Relief Road.</p> <p>(4) Require that proposals for the development of site NR2.15:</p> <p>(a.) preserves the proposed Buncrana Inner Relief Road and Outer Relief Road corridors; and</p> <p>(b.) provides for active travel (pedestrian and cycling) access from the site to: the established neighbourhood services in</p> | Potentially all European sites within the Zol of Buncrana such as Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | These residential sites are within 1 km of Lough Swilly SAC, with some sites hydrologically linked through a waterbody passing through the sites to the SAC and Lough Swilly SPA therefore causing the potential for impact. However, no impacts are anticipated as a result of this policy as this policy details the requirements that development proposals must abide by. | None | Not required | No |
|----------|---|---|---|------|--------------|----|

Cockhill to the north of the site; and the proposed Inishowen Greenway to the east.

- (5) Require that proposals for the development of site NR2.16:
 - (a.) preserves the proposed Buncrana Inner Relief Road corridor; and
 - (b.) provides for active travel (pedestrian and cycling) access from the site to the Inner Relief Road.

Opportunity Sites Policies

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|------------|--|------|--|------|--------------|----|
| BC-OPP-P-1 | Facilitate a sensitive, heritage-led regeneration and development project for tourism purposes. Proposals shall be required to incorporate: <ul style="list-style-type: none"> a. the sensitive reuse/refurbishment of the existing structure; b. a massing and scale that respects the sensitive coastal location of the site; c. measures to ensure that there is no damage to the natural environment; and d. measures to protect the existing coastal walk as a public amenity and as a direct linkage to the town core. | None | No impacts as this policy details the requirements that heritage-led regeneration and development projects for tourism purposes must abide by. The policy does not allocate quanta or locations. | None | Not required | No |
| BC-OPP-P-2 | Support light industry, residential, employment or economic development uses. Proposals shall be required to: <ul style="list-style-type: none"> a. respect and harness the context and setting of the Buncrana Castle Protected Structure and wider local context; b. retain and integrate existing mature trees within the site. | None | No impacts as this policy details the requirements that proposals must abide by. The policy does not allocate quanta or locations. | None | Not required | No |
| BC-OPP-P-3 | Support either solely comparison retail/light industry, or solely residential uses. | None | No impacts as this policy details an aim of DCC. The policy does not allocate quanta or locations. | None | Not required | No |

Roads Objectives

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|----------|--|------|---|------|--------------|----|
| BC-R-O-1 | To protect the corridors and routes and acquire the lands necessary for transportation improvement and projects as identified on the Land Use Zoning Map', | None | No impacts as this objective is a safeguarding objective. | None | Not required | No |
|----------|--|------|---|------|--------------|----|

subject to all other objectives and policies contained within this Plan.

Roads Policies

| | | | | | | |
|----------|--|------|---|------|--------------|----|
| BC-R-P-1 | New development affected by the proposed Inner Relief Road and Outer Relief Road corridors shall be designed to anticipate and mitigate the operational and environmental impacts of the road, including noise impact. New individual accesses (excluding farm access) will not be permitted direct access onto these roads. A noise impact assessment report may be required in the assessment of any planning application and the setback requirement that will be required will be informed by that assessment. | None | No impacts as this policy is a safeguarding policy. | None | Not required | No |
|----------|--|------|---|------|--------------|----|

Surface Water and Flooding Objective

| | | | | | | |
|----------|--|------|---|------|--------------|----|
| BC-F-O-1 | To support and facilitate the implementation of the Buncrana-Luddan Flood Relief Scheme subject to the requirements of the Habitats Directive. | None | No impact as this objective is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any activities will not result in adverse effects on European sites. | None | Not required | No |
|----------|--|------|---|------|--------------|----|

Natural Heritage Policies

| | | | | | | |
|-----------|---|-------|--|------|--------------|----|
| BC-NH-P-1 | To safeguard and enhance the local landscape and natural environment, and coastline, by ensuring any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of the area. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BC-NH-P-2 | It is the policy of the Council to conserve and protect the lands identified as 'High Amenity' on the Zoning Map within the Plan. Proposals for agricultural or recreational development within the identified area will be considered having regard to all material planning considerations, all other relevant policies of the Plan, National/Regional guidelines and having regard to all environmental and conservation designations. | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any activities will not result in adverse effects on European sites. | None | Not required | No |
| BC-NH-P-3 | It is the policy of the Council to protect the recreational, environmental and conservation integrity, and the visual quality of all beaches within and adjacent to the Plan area, including Lady's Bay, Buncrana and Lisfannon Beaches. | None | No impact as this policy is in compliance with Article 6 of the Habitats Directive which requires that this policy will ensure that any activities will | None | Not required | No |

not result in adverse effects on European sites.

Long-established Residential Areas Policies

| | | | | | | |
|------------|--|-------|---|------|--------------|----|
| BC-LRA-P-1 | To protect the architectural, cultural and historic value of residential communities within and on the edge of the town centre identified as 'Long Established Residential Areas' within the Plan. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
|------------|--|-------|---|------|--------------|----|

Community Facilities Objectives

| | | | | | | |
|------------|---|---|---|-----|--|----|
| BC-SCC-O-1 | To support and facilitate the redevelopment of the Buncrana Community Leisure Centre. | Potentially all European sites within the Zol of the Opportunity Sites within Buncrana LAP, which are Lough Swilly SAC, Lough Swilly SPA and Horn Head to Fanad Head SPA. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of redevelopment will be undertaken within the leisure centre. Buncrana Community Leisure Centre is less than 200 m from Lough Swilly SAC and 2 kms from Lough Swilly SPA. Potential impacts to QI/SCI species of European sites might be disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species. | Yes | With the implementation of mitigation measures, it is considered that, based on the level of detail available at this stage, it would be possible to facilitate redevelopment within this site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects. This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey. | No |
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Ballybofey and Stranorlar Local Area Plan

General Policies

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|----------|---|--|--|-----|---|----|
| BS-H-P-1 | Facilitate residential development proposals which accord with the district level placemaking objectives and principles set out in Section 5.0 of the Ballybofey/Stranorlar Regeneration Strategy and Action Plan within Districts 1,2 and 4 (inclusive) of said publication. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development will be undertaken within these sites. District 4 is directly adjacent to River Finn SAC, with District 1 and 2 within 800 m of the SAC. Potential impacts to QI/SCI species of European sites as a result of these residential | Yes | In the absence of identified development types that will be within these identified sites within Ballybofey and Stranorlar, and without detailed survey information that will need to be gathered for any planning application, it is not possible at this stage to fully assess the potential effects of any residential developments on the European sites identified to be within the Zol. Further assessment will therefore be required at further stages in the planning process, including at the project level. However, with the implementation of available standard mitigation, and by designing the | No |
|----------|---|--|--|-----|---|----|

developments might be disturbance, waterborne and airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species, and spread of invasive non-native species.

developments to avoid QI habitats or areas used by QI species, the loss of functionally-linked habitat and/or disturbance, airborne or waterborne pollution, displacement impacts and spread of invasive non-native species should be avoidable or able to be adequately mitigated. If any residual impact does remain, it is very likely that, given the availability of areas of alternative habitat across the Ballybofey and Stranorla region, there would be no adverse effect on the integrity of any European site, either alone or in-combination with other currently known plans or projects.

| | | | | | | |
|----------|--|------|---|------|--------------|----|
| BS-H-P-2 | <p>a) Ensure that the development of sites NR 1.8, NR 1.11, NR1.12:</p> <p>(i.) Provide high quality, safe, attractive direct and continuous pedestrian and cycling permeability links to both the N13/Letterkenny Road and the local road leading to Ballybofey/Stranorlar Golf Club.</p> <p>(ii.) Incorporates, where feasible the pre-existing field boundaries and watercourses as part of the site boundaries for, or within any development.</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.</p> <p>c) Require that any residential development proposals on residential site NR 1.6 provides for vehicular access solely via any proposed Glenfinn Street to Donegal Road Link Road (on Site NR 1.3) in the event that said link is selected as the preferred link option between Donegal Road and Glenfinn Road.</p> <p>d) Ensure any development of NR 1.7 provides for high quality, safe, attractive, direct and continuous pedestrian and cycling permeability links between the L-3044-2 local road to the northwest and the L-2864-2 local road to the east.</p> <p>e) Ensure any development of NR1.10 provides for high quality, safe, attractive direct and pedestrian and cycling permeability links between the Glenfinn road and the railway road/the old railway line to the north of same.</p> <p>f) Ensure that any development proposals of NR 1.4 supports the overall place shaping strategy for District 1 of the Ballybofey Regeneration Strategy and Action Plan. including:</p> | None | No impacts as this policy details the requirements that developments must abide by. | None | Not required | No |
|----------|--|------|---|------|--------------|----|

- (i.) The provision of a significant public open/green space including the retention of existing natural heritage features (e.g. mature trees and built heritage features) therein.
- (ii.) A direct pedestrian/cycling link between the Woodlawn and Ard McCool residential estates.
- g) Require that any development proposal on site New Residential 2.2 is accompanied by a detailed site specific flood risk assessment, does not provide for any residential development within any areas identified as High End Future Scenario Flood Zone A or B and does not otherwise exacerbate flood risk on the site or elsewhere.

Economic Development and Employment Objectives

| | | | | | | |
|-----------|--|------|--|------|--------------|----|
| BS-ED-O-1 | To strengthen and diversify the economic and employment base of Ballybofey/Stranorlar and capitalise on its strategic economic location. | None | No impacts as this policy details an aim of DCC. The policy does not allocate quanta or locations. | None | Not required | No |
|-----------|--|------|--|------|--------------|----|

Economic Development and Employment Policies

| | | | | | | |
|-----------|---|------|--|------|--------------|----|
| BS-ED-P-1 | Facilitate business enterprise proposals (including light engineering/manufacturing, logistics/warehousing, service based enterprises) but excluding retail development on lands zoned BE1. | None | No impacts as this policy details an aim of DCC to facilitate proposals. The policy does not allocate quanta or locations. | None | Not required | No |
| BS-ED-P-2 | Facilitate business enterprise proposals (including light engineering/manufacturing, logistics/warehousing, service based enterprises) excluding retail development on lands zoned BE2. <ul style="list-style-type: none"> • Provide access onto the N15/Donegal Road by means of the access points detailed on the land use zoning map. • Ensure the protection of residential amenity of the adjoining residential areas including the provision of environmental buffers with suitable landscaping/planting between commercial developments and adjoining residential areas. | None | No impacts as this policy details an aim of DCC to facilitate proposals. The policy does not allocate quanta or locations. | None | Not required | No |

Transportation and Sustainability Mobility Objectives

| | | | | | | |
|----------|--|------|--|------|--------------|----|
| BS-T-O-1 | Should there be any ostensible or apparent conflict between, on the one hand, the Objectives, Policies and/or provisions of the Local Area Plan herein providing for the development of Section 2 of the | None | No impacts as this objective details how conflicts with regard to developments will be addressed. The objective does | None | Not required | No |
|----------|--|------|--|------|--------------|----|

TEN-T Priority Route Improvement Project, Donegal (TEN-T PRIPD) and, on the other hand, any other Objectives, Policies and/or provisions of the Local Area Plan, those Objectives, Policies and Provisions which provide for the development of the TEN-T PRIPD shall take priority over all or any other provisions of the Local Area Plan and any such other provisions or Objectives shall be read and construed as subservient to and not in any material way contravening so much of the Objectives, Policies and provisions contained within this Plan as provide for the development of the TEN-T PRIPD.

not allocate quanta or locations.

| | | | | | | |
|----------|--|--|---|------|--|----|
| BS-T-O-2 | Deliver the projects listed in the Transport/Sustainable Mobility Strategy section of the Plan. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| BS-T-O-3 | Seek to prepare a detailed Local Transport Plan for Ballybofey/Stranorlar during the lifetime of the plan in accordance with relevant National Best Practice Guidance. | None | No impacts as this objective details the aim for a Local Transport Plan will be developed. The objective does not allocate quanta or locations. | None | Not required | No |

Transportation and Sustainability Mobility Policies

| | | | | | | |
|----------|--|---|---|-----|---|----|
| BS-T-P-1 | It is a policy of the Council to support and facilitate the appropriate development, extension and improvement of the TEN-T network within the Ballybofey/Stranorlar | Potentially all European sites within the Zol | Development delivered under this policy (e.g. new | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in | No |
|----------|--|---|---|-----|---|----|

area subject to environmental, safety and other planning considerations. In this regard it is a specific policy of the Council to:

a) Progress and ultimately carry out/implement the TEN-T Priority Route Improvement Project, Donegal within Ballybofey/Stranorlar 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).

b) Reserve the preferred route corridor for Section 1 of the TEN-T Priority Route Improvement Project, Donegal within Ballybofey/Stranorlar as shown on the Zoning Map for the purposes of the project and the ancillary facilities to service the same and not to permit other development within those corridors where such development may prejudice the carrying out/implementation of the said project.

c) Facilitate any development related to the TEN-T Priority Route Improvement Project, Donegal within Ballybofey/Stranorlar within lands zoned:

- TEN-T PRIPD/Established Development.
- TEN-T PRIPD/Opportunity Site.
- TEN-T PRIPD/Rural/Agricultural.
- TEN-T PRIPD/Open Space and Recreation.

of Ballybofey and Stranorlar such as River Finn SAC.

infrastructure) may impact on European sites.

implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

Flooding Policies

| | | | | | | |
|----------|---|--|---|-----|---|----|
| BS-F-P-1 | Support and facilitate the implementation of the Ballybofey/Stranorlar Flood Relief Scheme subject to the requirements of the Habitats Directive. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this objective (e.g. new flood relief infrastructure) may impact on European sites. | Yes | This policy is in compliance with Article 6 of the Habitats Directive which requires that any flood relief infrastructure associated with this policy will not result in adverse effects on European sites. | No |
|----------|---|--|---|-----|---|----|

Urban Regeneration and Town Centre Development Objectives

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|-----------|--|---|--|------|---|----|
| BS-TC-O-1 | Sustain and enhance the town centre's role as the retail, hospitality, tourism and cultural hub of the Finn Valley. | None | No impacts as this objective illustrates the aim for the town to be the hub of the Finn Valley. The objective does not allocate quanta or locations. | None | Not required | No |
| BS-TC-O-2 | Fully implement the SEED Project including the provision of a new Civic Square, restoration/extension of the Old Ritz cinema, and provision of a new 2 no. | Potentially all European sites within the Zol of Ballybofey | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on | No |

storey replacement car park with associated enhanced pedestrian link.

and Stranorlar such as River Finn SAC.

or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

| | | | | | | |
|-----------|---|--|--|-----|--|----|
| BS-TC-O-3 | Implement projects which achieve the placemaking objectives and principles set out in the Ballybofey/Stranorlar Regeneration Strategy and Action Plan in consultation with all key stakeholders and subject to resource availability. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
|-----------|---|--|--|-----|--|----|

Urban Regeneration and Town Centre Development Policies

| | | | | | | |
|-----------|--|--------------------------------|---|-----|--|----|
| BS-TC-P-1 | • Facilitate and support appropriate development proposals/projects which accord with the district level | Potentially all European sites | Development delivered under this policy (e.g. new | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic | No |
|-----------|--|--------------------------------|---|-----|--|----|

placemaking objectives and principles set out in Section 5.0 of the Ballybofey/Stranorlar Regeneration and Action Plan including suitable alternatives to the proposals identified in said strategy, subject to compliance with national flood policies and the flood policies of this Plan.

- Collaborate with relevant stakeholders and funding agencies to achieve said placemaking objectives.
- Ensure that all development proposals do not hinder the achievement of/are not contrary to the abovementioned District Level placemaking objectives and principles.

within the Zol of Ballybofey and Stranorlar such as River Finn SAC.

infrastructure) may impact on European sites.

objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites.

Recreation, Community and Natural Heritage Objectives

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|-------------|--|--|--|------|--|----|
| BS-RCNH-O-1 | To support and strengthen Ballybofey/Stranorlar as a sporting centre of excellence including the completion of the Donegal Community Stadium, and the Stranorlar Multi-Use sports facility. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of redevelopment will be undertaken within Donegal Community Stadium, and the Stranorlar Multi-Use sports facility. The facilities are less than 350 m from River Finn SAC. Potential impacts to QI/SCI species of European sites might be disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species. | Yes | With the implementation of mitigation measures, it is considered that, based on the level of detail available at this stage, it would be possible to facilitate redevelopment within these sites with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects. This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey. | No |
| BS-RCNH-O-2 | To protect, enhance, and, where appropriate, sustainably develop key natural heritage assets in Ballybofey/Stranorlar including: Drumboe Woods and Environs area, the River Finn Corridor and areas of | None. | No impact. This is a safeguarding policy. | None | Not required | No |

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|-------------|--|------|--|------|--------------|----|
| | rural local environment within the hinterland of Ballybofey/Stranorlar. | | | | | |
| BS-RCNH-O-3 | To collaborate with the Ballybofey and Stranorlar Co-op Livestock Mart in their identification of a suitable alternative location. | None | No impacts as this objective states collaboration with Co-op Livestock Mart. | None | Not required | No |

Recreation, Community and Natural Heritage Policies

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|-------------|--|--|--|-----|--|----|
| BS-RCNH-P-1 | Facilitate development proposals which accord with the proposals in the Drumboe Wood and Environs Feasibility Study including: a) The site specific opportunities identified in said study. b) The entrance and linkages identified therein. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| BS-RCNH-P-2 | Facilitate development proposals within the Drumboe Castle and Environs Masterplan Area in accordance with the following planning criteria outlined in the Plan. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that | No |

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|-------------|--|--|---|------|---|----|
| | | | | | implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | |
| BS-RCNH-P-3 | <p>Positively support and facilitate the provision of a central urban public park on the lands to the east of the Ballybofey shopping Arcade which:</p> <ul style="list-style-type: none"> Provides high quality, age and disabled friendly and socially inclusive active and passive recreational infrastructure, playground, hard and soft landscaping and planting, a suitable performance space and a community garden. Incorporates pollinator friendly and biodiversity areas and nature based water management solutions. | None | No impacts as this policy illustrates the provision of a central urban public park. The policy does not allocate quanta or locations. | None | Not required | No |
| BS-RCNH-P-4 | Support and facilitate the development of high quality, age and disabled friendly and environmentally sensitive riverside recreational walks which maximise the retention of existing environmental features subject to the requirements of the EU Habitats Directive. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | This policy is in compliance with Article 6 of the Habitats Directive which requires that any developments associated with this policy will not result in adverse effects on European sites. | No |
| BS-RCNH-P-5 | <p>a) Support and facilitate the reuse/development of historic railway corridors in the plan area as recreational and/or tourism linkages/greenways.</p> <p>b) Require such proposals to provide appropriate access and parking infrastructure at start/end points of said corridors or demonstrate that such infrastructure is already available within close proximity to said points.</p> <p>c) Protect the existing lines of mature trees along the route of historic railway corridors save where their removal is essential for the re-use of the corridors as recreational/tourism/active transport infrastructure.</p> | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this policy (e.g. new development) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to | No |

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| | | | | | the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | |
| BS-RCNH-P-6 | Facilitate proposals for additional parking facilities to cater for buses serving the Finn Valley Complex. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
| BS-RCNH-P-7 | Facilitation the future expansion of Ballybofey/Stranorlar Golf Club and/or St Joseph's community Hospital. | Potentially all European sites within the Zol of Ballybofey and Stranorlar such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying | No |

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|-------------|--|----|--|----|---|----|
| | | | | | interests and threats to the integrity of European sites. | |
| BS-RCNH-P-8 | Ensure that any development proposal on the Community Infrastructure Zoning adjoining Robertson National School be accompanied by a detailed site-specific flood risk assessment, only provides for water compatible ancillary educational infrastructure (e.g. outdoor sports and recreational facilities) and does not otherwise exacerbate flood risk on the site or elsewhere. | No | The specific requirements of this policy are to require consideration of flood risk caused by new development. It does not itself promote any development. | No | Not required | No |

Opportunity Sites Objectives

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| BS-OPP-P-1 | <p>Facilitate business/enterprise (including light engineering/manufacturing, logistics/warehousing, service-based enterprises) and multiple residential development proposals on Opportunity Site 1 which accord with the Opportunity Site 1 indicative Masterplan and:</p> <ul style="list-style-type: none"> Do not prejudice the delivery strategic function, road safety, and carrying capacity of, the Section 1 TEN-T PRIPD link road. In this regard any multimodal access enabling permeability across and to the Opp Site 1 shall be via a single access point the location and design of which shall be subject to the strict agreement of Donegal County Council. Facilitate, in conjunction with the aforementioned the provision of safe, quality, and direct local transport links including public and private vehicular, pedestrian and cycling infrastructure between the Section 1 TEN-T PRIPD Link road and the Glenfinn Road. Provide for a high-quality active travel friendly design/layout within any retail or service based enterprises which creates strong building frontages along adjoining access roads and priorities pedestrian/cycling access. Ensure the protection of residential amenity within existing and future residential areas including the provision of a densely-planted environmental buffer along the eastern boundary of the adjoining Blue Cedars estate. Retain and integrate existing environmental features/mature field boundaries where feasible. | Potentially all European sites within the Zol of Opportunity Site 1 such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development will be undertaken within Opportunity Site 1. The Site is less than 220 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might be disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species. | Yes | <p>With the implementation of mitigation measures, it is considered that, based on the level of detail available at this stage, it would be possible to facilitate development within this Site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects.</p> <p>This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey.</p> | No |
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| BS-OPP-P-2 | <p>Facilitate business/enterprise proposals (including light engineering/manufacturing, logistics/warehousing, service based enterprises) multiple residential development and education proposals on Opportunity Site 2 which:</p> <ul style="list-style-type: none"> • Provide for a developer led high quality, safe, attractive, and direct local transport link including road, pedestrian and cycling infrastructure and designed in consultation with the DCC Road Design Section between the Donegal Road and the Trusk Road. • Provide for development led high quality, safe, attractive, direct local transport link including road, pedestrian and cycling connectivity between Opportunity Site 2 and the undeveloped lands to the south west. • Ensure the protection of residential amenity of the adjoining residential areas including the provision of a densely-planted environmental 10m buffer between commercial developments and adjoining residential areas. • Retain and integrate existing environmental features/mature field boundaries where feasible. | Potentially all European sites within the Zol of Opportunity Site 2 such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development will be undertaken within Opportunity Site 2. The Site is less than 325 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might be disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species. | Yes | <p>With the implementation of mitigation measures, it is No considered that, based on the level of detail available at this stage, it would be possible to facilitate development within this Site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects.</p> <p>This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey.</p> |
| BS-OPP-P-3 | <p>Facilitate the expansion of the adjacent golf course or hospital facilities on Opportunity Site 3 which:</p> <ul style="list-style-type: none"> • Provide access onto the Lifford Road by means of the existing vehicular accesses points detailed on the Zoning Map. • Ensure the protection of the environmental and residential amenities of the adjoining uses including the provision of environmental buffers (minimum 10m) with suitable landscaping/planting between commercial developments and adjoining residential properties/the Ballybofey and Stranorlar Golf Course/St Joseph's Community hospital. | Potentially all European sites within the Zol of Opportunity Site 3 such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development will be undertaken within Opportunity Site 3. The Site is less than 250m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might be disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species. | Yes | <p>With the implementation of mitigation measures, it is No considered that, based on the level of detail available at this stage, it would be possible to facilitate development within this Site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects.</p> <p>This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey.</p> |
| BS-OPP-P-4 | Facilitate proposals for the re-development of the existing mart site including multiple residential development or business/enterprise (including light | Potentially all European sites within the Zol | Development delivered under this policy (e.g. new infrastructure) may impact on | Yes | With the implementation of mitigation measures, it is No considered that, based on the level of detail available at this stage, it would be possible to |

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| | engineering/manufacturing, logistics/warehousing, service-based enterprises but excluding bulky retail) on Opportunity Site 4. | of Opportunity Site 4 such as River Finn SAC. | these European sites depending on what type of development will be undertaken within Opportunity Site 4. The Site is less than 250 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might be disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species. | | facilitate development within this Site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects. This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey. |
| BS-OPP-P-5 | Facilitate proposals for multiple residential development, sports/recreational or community facilities on Opportunity Site 5. | Potentially all European sites within the Zol of Opportunity Site 5 such as River Finn SAC. | Development delivered under this policy (e.g. new infrastructure) may impact on these European sites depending on what type of development will be undertaken within Opportunity Site 5. The Site is 150 m from River Finn SAC. Depending on the type of development that will be constructed / operated there, potential impacts to QI/SCI species of European sites might be disturbance, airborne pollution, loss of functionally-linked habitat, barriers and/or displacement of QI/SCI species. | Yes | With the implementation of mitigation measures, it is No considered that, based on the level of detail available at this stage, it would be possible to facilitate development within this Site with no adverse effects on the integrity of any European site, either alone or in-combination with other currently known plans or projects. This conclusion, and the requirement for mitigation (in particular to manage associated impacts on QI/SCI species) will need to be determined at future stages of the planning process, including at the project level, and should be informed, where necessary, by detailed further study including field survey. |

Bundoran Local Area Plan

Coastal Zone Objectives

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| BN-CZ-O-1 | To protect and enhance the character, setting and natural heritage of the coastal zone in Bundoran, which is identified as a High Amenity Area on the Bundoran Land-Use Zoning Map within the Plan, in order to secure its existing and future amenity, and tourism and ecological value. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
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Coastal Zone Policies

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| BN-CZ-P-1 | <p>To support the principle of the following development proposals within the High Amenity Area along the seafront, subject to compliance with all other relevant policies of this Plan and the County Development Plan:</p> <p>a. The redevelopment of brownfield sites. b. Development ancillary to existing established uses that support the tourism product in Bundoran. c. Small-scale tourism development. d. Public realm interventions that serve to enhance the streetscape/landscape and offer demonstrable amenity value. e. Community-based recreation projects. f. The development of marinas, jetties, facilities for outdoor water-based activities and harbour facilities for maritime leisure developments.</p> <p>Proposals shall only be permitted where they:</p> <p>a. would not significantly impact on the visual amenities, character and environmental quality of the High Amenity Area. b. would not intrude significantly on seaward views. c. are of a scale and character appropriate to the host environment and are of an enduring high-quality design.</p> | None | No impacts as this policy illustrates the aim of the Council to support development proposals subject to compliance with other relevant Plan policies. The objective does not allocate quanta or locations. | None | Not required | No |
| BN-CZ-P-2 | To protect the coastal walkways in Bundoran as important tourism, recreation and amenity resources for the town. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BN-CZ-P-3 | To ensure that development proposals that would have a negative impact on the use of pier facilities by the Bundoran Lifeboat Station shall not be permitted. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BN-CZ-P-4 | To ensure that any future development or expansion of the golf course at Bundoran respects the landscape character and visual sensitivity of its coastal location and has due regard to the natural heritage of the area. | None. | No impact. This is a safeguarding policy. | None | Not required | No |
| BN-LAP-1 | The Council will investigate options to link the West End Cliff Walk and the Rougey Walk in recognition of the potential economic, social and health benefits offered by such coastal walking routes. | None | No impacts as this policy will investigate options initially. The policy does not allocate quanta or locations. | None | Not required | No |

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| BN-LAP-2 | To prepare a cohesive masterplan for the shorefront area of Bundoran to guide the future sustainable development of this area. | None | No impacts as this policy will see the development of a masterplan. The policy does not allocate quanta or locations. | None | Not required | No |
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Town Centre/Urban Core Objectives

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| BN-TC-O-1 | To strike the appropriate balance between facilitating the continued contribution of the Main Street commercial sectors to the town's tourism offering with the need for the further enhancement of the streetscape and public realm. | None | No impacts as this objective will assess balancing sectors within the town. The objective does not allocate quanta or locations. | None | Not required | No |
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Regeneration Objectives

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| BN-REGEN-O-1 | To seek the development and renewal of areas within Bundoran that are in need of regeneration, and in particular the Regeneration Areas identified on the Bundoran land-use zoning map within the Plan in order to prevent (i.) adverse effects on existing amenities in such areas, (ii.) urban blight and decay, (iii.) anti-social behaviour or (iv.) a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses. | Potentially all European sites within the Zol of Bundoran such as Lough Melvin SAC, Donegal Bay SPA, Bunduff Lough and Machair/Trawalua/Mullaghmore SAC, Arroo Mountain SAC, Sligo/Leitrim Uplands SPA, Dunmuckrum Turloughs SAC, Ben Bulbin, Gleniff and Glenade Complex SAC and Lough Golagh and Breesy Hill SAC. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
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Employment and Economy Objectives

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| BD-EE-O-1 | To diversify the local economic base in Bundoran to contribute towards year-round employment opportunities and increased service provision. | None | No impacts as this policy illustrates the aim to diversify the local economy. The policy | None | Not required | No |
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does not allocate quanta or locations.

Active Travel, Permeability and Connectivity Objectives

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| BN-AT-O-1 | To deliver the projects listed within the Transport/Sustainable Mobility Strategy for Bundoran. | Potentially all European sites within the Zol of Bundoran such as Lough Melvin SAC, Donegal Bay SPA, Bunduff Lough and Machair/Trawalua/Mullaghmore SAC, Arroo Mountain SAC, Sligo/Leitrim Uplands SPA Dunmuckrum Turloughs SAC, Ben Bulben, Gleniff and Glenade Complex SAC and Lough Golagh and Breesy Hill SAC. | Development delivered under this objective (e.g. new infrastructure) may impact on European sites. | Yes | It is not possible to assess in detail the mitigation required by these high-level strategic objectives/policies. However, in general, in implementing such objectives/policies, avoidance on or near protected areas should be implemented, or where this is not possible, favouring of infrastructure that carries a lower risk of damage to protected areas should be emphasised in plans. In particular development should take full account of risks identified in the relevant River Basin Management Plan and in any relevant Fresh Water Pearl Mussel Sub-basin Plan or Shellfish Waters Pollution Reduction Programmes. When a specific development is proposed it will be considered in terms of its potential impact on European sites. Donegal County Council will ensure that implementation of individual objectives and policies gives sufficient consideration to environmental issues, and in all instances ensure compliance with Article 6 of the Habitats Directive in having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of European sites. | No |
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Active Travel, Permeability and Connectivity Policies

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|-----------|--|------|--|------|--------------|----|
| BN-AT-P-1 | To require that development proposals: (a.) provide for suitable connectivity and permeability (for walking, wheeling, cycling and/or vehicular as appropriate) between adjoining land parcels; and (b.) have due regard to the 'indicative access routes' identified on the Bundoran land-use zoning map within the Plan and to the active transport/sustainable mobility projects identified and reserve corridors for the required routes and/or construct sections of the required routes, in consultation with the Councils Roads Department Proposals that fail to provide for adequate connectivity and permeability or fail to have due regard to the | None | No impacts as this policy illustrates the requirements that development proposals must abide by. The policy does not allocate quanta or locations. | None | Not required | No |
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indicative access routes identified within the Plan shall not be permitted.

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| BN-AT-P-2 | To require that development proposals adjacent to the Bradogue River provide for the retention of a minimum 10m wide strip from the edge of the river bank to allow for the creation of an active travel route and amenity area. | None | No impacts as this policy illustrates the requirements that development proposals must abide by. The policy does not allocate quanta or locations. | None | Not required | No |
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Housing Policies

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|----------|---|---|--|------|--------------|----|
| BD-H-P-1 | <p>a) Ensure that development proposals for site NR 1.1:</p> <ul style="list-style-type: none"> • Includes analysis of the local surface water drainage network. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed for the management of surface water. • Includes consideration of potential flood risk – detailed flood risk assessment may be required. • Incorporates car and active travel connectivity within the site from the Regional Road R280 towards the Drumacrin Road • Provides for car and active travel connectivity to the adjoining residential lands to the south). • Provides a footbridge to the town centre. <p>b) Ensure that development proposals for NR 1.2:</p> <ul style="list-style-type: none"> • Includes analysis of the local surface water drainage network. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed for the management of surface water. • Includes consideration of potential flood risk – detailed flood risk assessment may be required. • Incorporates car and active travel connectivity within the site from the Regional Road R280 towards the Drumacrin Road, and to the adjoining residential lands to the north and south. <p>c) Ensure that development proposals for NR 1.3:</p> <ul style="list-style-type: none"> • Includes analysis of the local surface water drainage network. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed for the management of surface water. | Potentially all European sites within the Zol of Bundoran such as Lough Melvin SAC, Donegal Bay SPA, Bunduff Lough and Machair/Trawalua/Mullaghmore SAC, Arroo Mountain SAC, Sligo/Leitrim Uplands SPA, Dunmuckrum Turloughs SAC, Ben Bulbin, Gleniff and Glenade Complex SAC and Lough Golagh and Breesy Hill SAC. | No impacts as this policy illustrates the requirements that development proposals must abide by. | None | Not required | No |
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- Includes consideration of potential flood risk – detailed flood risk assessment may be required.
 - Incorporates car and active travel connectivity within the site towards the Drumacrin Road, and to the adjoining residential lands to the north.
- d) Ensure that development proposals for NR 1.4:
- Includes analysis of the local surface water drainage network. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed on site for the management of surface water.
 - Provides for additional public lighting.

'New Residential, Phase 2' Development Lands Policies

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| BD-H-P-2 | <p>a) Ensure that development proposals for site NR 2.1 comply with the following:</p> <ul style="list-style-type: none"> • Vehicular access to be provided onto Regional Road R267 from the western end of site. This will necessitate relocation of an existing traffic island. • Pedestrian and cycle access to be provided out towards the R267 at the eastern end of the site frontage. • Analysis of the local surface water drainage network will be required. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed on site for the management of surface water. • Footpath along site frontage to be upgraded and additional public lighting installed. <p>b) Ensure that development proposals for NR 2.2 comply with the following:</p> <ul style="list-style-type: none"> • Include analysis of the local surface water drainage network will be required. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed on site for the management of surface water. • Footpath along site frontage to be upgraded and additional public lighting installed. | <p>Potentially all European sites within the Zol of Bundoran such as Lough Melvin SAC, Donegal Bay SPA, Bunduff Lough and Machair/Trawalua/Mullaghmore SAC, Arroo Mountain SAC, Sligo/Leitrim Uplands SPA, Dunmuckrum Turloughs SAC, Ben Bulbin, Gleniff and Glenade Complex SAC and Lough Golagh and Breesy Hill SAC.</p> | <p>No impacts as this policy illustrates the requirements that development proposals must abide by.</p> | <p>None</p> | <p>Not required</p> | <p>No</p> |
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c) Ensure that development proposals for NR 2.3 include:

- Analysis of the local surface water drainage network will be required. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed on site for the management of surface water.

d) Ensure that development proposals for NR 2.4 include:

- Analysis of the local surface water drainage network will be required. Sustainable Urban Drainage Systems (SuDS) and nature-based solutions shall be employed on site for the management of surface water.

e) Ensure that development proposals for NR 2.5:

- Have due regard for the need for connectivity between the Drumacrin Road and the Town Centre area (refer to land use zoning map, which details indicative routes through the area that are required to aid active travel, connectivity and traffic movement through the area). Developers will be required to engage with the Roads Department of the Council with regard to the provision of suitable linkages (vehicular and active travel modes) as part of any development proposal. Prospective developers may be required to construct sections of access roads as part of any development proposal.

Opportunity Sites Policies

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| BN-OPP-P-1 | <p>a) To support the principle of the following development types on Opportunity Site 1 (Western Gateway), subject to compliance with all relevant policies and standards contained in this plan and the CDP.</p> <ul style="list-style-type: none"> • Office development • Light industry • Medical related facilities/services¹⁰ • Community and recreational use <p>b) Require that development proposals provide for a high-quality landmark development, utilising quality</p> | None | No impacts as this policy supports the principle for these developments but does not confirm them. The policy does not allocate quanta or locations. | None | Not required | No |
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materials and finishes and addressing the road network in an appropriate manner.

c) Require the incorporation of a detailed landscaping scheme with any development proposals.

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| BN-OPP-P-2 | <p>It is a policy of the Council to:</p> <p>a) Support the principle of the following development types on Opportunity Site 2, subject to compliance with all relevant policies and standards contained in this plan and the CDP.</p> <ul style="list-style-type: none"> • Office development • Light industry • Nursing home • Medical related facilities/services • Community and recreational use • Car showrooms <p>b) Require that development proposals for Opportunity Site 2 provide for a high-quality landmark development, utilising quality materials and finishes.</p> <p>c) Require the incorporation of a detailed landscaping scheme with any development proposals.</p> | None | No impacts as this policy supports the principle for these developments but does not confirm them. The policy does not allocate quanta or locations. | None | Not required | No |
| BN-OPP-P-3 | <p>It is a policy of the Council to:</p> <p>a) Support the principle of the following development types on Opportunity Site 3, subject to compliance with all relevant policies and standards contained in this plan and the CDP.</p> <ul style="list-style-type: none"> • Proposals that seek to resolve the unfinished housing development located at the northern end of the site. • Office development • Light industry • Nursing home • Medical related facilities/services • Community and recreational use • Car showrooms • Proposals that seek to re-use/refurbish the disused service station at the northern end of the site or otherwise rehabilitate the site <p>b) Require that development proposals provide for a high-quality landmark development, utilising quality materials and finishes.</p> | None | No impacts as this policy supports the principle for these developments but does not confirm them. The policy does not allocate quanta or locations. | None | Not required | No |

c) Require the submission of a detailed landscaping scheme with any development proposals.

Caravan Park Development Policies

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| BN-CP-P-1 | To preclude the development of new caravan parks within the urban core zoning identified on the Bundoran land-use zoning map. | None | No impacts as this policy precludes new caravan parks only within specific zoning. | None | Not required | No |
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* As set out in this NIR, the Zol of CDP 2024-2030 was taken to include all European sites wholly or partly within County Donegal, and those sites within 15 km of the County, including in Northern Ireland.

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