

Explanatory Introduction to the Variation No. 1 (June 2013) to the Bundoran and Environs Development Plan 2009-2015

Introduction

At the meeting of Bundoran Town Council on 18th June 2013 and at the meeting of Donegal County Council on 24th June 2013, the Members, having considered the 'Draft Variation' and the 'Managers Report on Submissions Received during the Consultation Period (including the Addendum to Managers Report)', decided to adopt the Variation No. 1 (June 2013) to the Bundoran & Environs Development Plan 2009- 2015. A copy of the Variation is now attached.

This document should be read in conjunction with main volume of the Bundoran & Environs Development Plan 2009-2015. For clarity, where the variation amends sections of the development plan, text for deletion is shown in ~~black strike through~~ while new text provided for through the variation is shown in blue font.

Purpose

The purpose of this Variation to the Bundoran & Environs Development Plan 2009-2015 is to introduce an evidence-based Core Strategy into the Plan, as required by the Planning and Development (Amendment) Act 2010.

The Planning & Development (Amendment) Act 2010, requires the Core Strategy to show that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines.

The Bundoran & Environs Development Plan 2009-2015 was published in November 2009 before the new Act came into effect. The New Act stipulated that Local Authorities were required to incorporate a Core Strategy into their respective Development Plans within a specified timeframe. The first step was to incorporate a Core Strategy into the County Donegal Development Plan within the specified timeframe and this has been achieved through the adoption of the County Donegal Development Plan 2012-2018 in June 2012. It contains a Core Strategy for the County, which provides a co-ordinated framework for the development of the County through an Urban Settlement Hierarchy. Letterkenny is identified as a Tier 1 settlement and Bundoran is a Tier 2 Settlement in the County Donegal Development Plan, along with Buncrana, Ballybofey-Stranorlar, Ballyshannon, Killybegs, Dungloe, Bridgend, Donegal Town, and Carndonagh. As a consequence, the next step was to incorporate a Core Strategy into this plan and accordingly Bundoran Town Council and Donegal County Council have now adopted a Core Strategy by way of this statutory Variation.

The Variation incorporates the following:

1) Core Strategy

In particular the Core Strategy Variation is required to:

- Identify the amount, location and phasing of development for the plan period,
- Provide details of the availability of public transport within the catchment of residential or commercial development.
- Ensure the Development Plan is in accordance with Retail Planning Guidelines
- Ensure compliance with EU directive-related requirement
- Demonstrate consistency with higher level plans and integrate other national planning policy guidance issued under section 28 of the Act
- Conform to "The Planning System and Flood Risk Management-Guidelines for Planning Authorities".

2) Non Core Strategy Changes

In addition to the core strategy, this variation addresses a number of additional but limited matters as follows:

- (a) Text changes to policy in order to ensure wider plan compliance with the Habitats Directive so as to integrate more effectively the environmental considerations that must be taken into account in key strategic location related policies and to address the matters raised in the DEHLG Circular Letter (July 2011- PSSP 5/2011).
- (b) Rezone two small areas of open space/amenity to 'established development and to rezone an area from 'established development' to open space. This latter change will reflect the original permission for the overall housing development.
- (c) Rezone an area of 'residential phase 1' to 'established development' to reflect the existing car park use on the site.
- (d) Rezone an area of 'residential phase 2' to 'established development' to reflect the fact that the area would be used only as a service strip.

Appropriate Assessment

Appropriate Assessment was carried out in respect of the Adopted Bundoran and Environs Development Plan 2009-2015. Screening at each stage of the variation has been carried out in accordance with the 'Methodological Guidance on the Provision of Article 6(3) and 6(4) of the Habitats Directive 92/43/EEC' as published by the European Commission.

The initial Appropriate Assessment screening of the variation at pre-draft stage concluded that there would not likely be significant effects on the network of Natura 2000 sites. As screening for appropriate assessment is an 'iterative' process it was necessary to carry out AA screening at every stage of the planning process. As a consequence, screening of the draft variation and managers report stages has also been undertaken and it has been determined that an Appropriate Assessment is not necessary. This screening process will be reviewed again later in the variation.

Circular Letter PSSP 5/2011 was issued on 1st July 2011 seeking Development Plans to be assessed to ensure that they were compliant with the EU Habitats Directive (92/43/EEC) and the Birds Directive (79/409/EEC). A screening exercise of the impact on Natura 2000 network of European sites comprising both Special Areas of Conservation (SAC's including Candidate SAC's) and Special Protection Areas (SPA's including proposed SPA's) has been

completed. As a consequence, the variation provides some modifications to policies to demonstrate compliance.

Strategic Environmental Assessment

A Strategic Environmental Assessment was carried out in respect of the adopted Bundoran and Environs Development Plan 2009-2015. The variation has been screened to determine if a SEA is necessary. The assessment concluded, pursuant to article 13K and the criteria as set out in Schedule 2A of those Regulations, that the variation was not likely to have significant effects on the environment, and does not therefore require a Strategic Environmental Assessment.

Variation No. 1 (June 2013) to the Bundoran & Environs Development Plan 2009-2015

Note:

This document should be read in conjunction with the accompanying AO
folded map

**Bundoran Town Council & Donegal County
Council**



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1. Introduction and Core Strategy (Chapter 1 & 2)

As a result the incorporation of a Core Strategy into the Bundoran and Environs Development Plan 2009-2015, the following amendments are required:

- (I.) Relocate Cathaoirleach's Foreword out of 'Chapter 1 – Introduction' so as to place separately at front of the Bundoran and Environs Development Plan 2009-2015.
- (II.) Delete 'Chapter 1 – Introduction' of the Bundoran and Environs Development Plan 2009-2015 in its entirety and insert new 'Chapter 1 – Introduction' as set out in the text below (Page 1).
- (III.) Delete 'Chapter 2 – Policy Context' of the Bundoran and Environs Development Plan 2009-2015 in its entirety and insert new 'Chapter 2 – Core Strategy' as set out in the text below (Page 5).

Chapter 1 Introduction

1.0 Introduction

1.1 Background Context

Prior to 2009, the rapid rate of development within the plan area and in particular the growth in the retail sector within the town centre and residential growth, has been significant. Since then there has been a marked slowdown in growth, demand for development and implementation of planning permissions in line with national economic trends. Priorities in relation to investment in infrastructure and services require review in conjunction with identification of the key growth areas in the town and this approach is to be delivered through the Core Strategy of this Development Plan.

- **EU Directives/ National Guidelines**

The Core Strategy is aligned to the requirements of relevant EU Directives and National Guidelines such as the Water Framework Directive (2000/60/EC), including the objectives of the North West River Basin Management Plan, the Habitats Directive (92/43/EEC) in relation to protecting the integrity of Natura 2000 site, and the Flood Risk Management Guidelines 2009.

- **National Spatial Strategy: 2010 Update and Outlook**

In October 2010, a report entitled, 'Implementing the National Spatial Strategy: 2010 Update and Outlook' was published as a reaffirmation of the Governments commitment to the NSS as the national spatial and forward planning framework that guides more balanced regional development and informs capital investment priorities. In particular, the report indicates the key changes that still have to be

advanced as: (a) Delivery of more sustainable development patterns to shift trends from growth in suburban and extra-urban areas around principal cities and towns and from urban generated areas, (b) Making city and town centres a major focus for housing and employment through targeting investment, infrastructure and regeneration, (c) Developing rural areas with local employment opportunities, (d) Addressing the high level of car dependence through public transport investment and sustainable travel alternatives.

In addition, the report states that significant capital investment in physical infrastructure should be more closely aligned with settlement policy so that infrastructure provision is efficiently targeted and coordinated.

- **Border Regional Authority Regional Planning Guidelines (BRA) 2010 - 2022**

The Border Regional Authority (BRA) is responsible for promoting coordination between the local authorities of Donegal, Cavan, Leitrim, Louth, Monaghan and Sligo. In doing so, the BRA published 'The Border Regional Planning Guidelines' (RPG's) in September 2010 that provide a long-term strategic planning framework for the sustainable development of the region for a 12-year period up to 2022. The Guidelines provide for the integration of spatial planning, the economy and infrastructure provision and address cross border issues through alignment of the strategy with the Regional Development Strategy for Northern Ireland.

The growth strategy adopted in the RPG's is the 'balanced development model.' The main aims of the balanced development model are to strengthen the critical mass of key urban settlements, to outline a policy framework for the remaining share of population and to sustain and revitalize lower tier settlements and rural areas. Specifically in relation to County Donegal, the Guidelines identify a total population growth, for the entire County, of 12,927 persons to 2016. Of this, the RPG's indicate that 2,700 population growth shall occur in the Letterkenny Gateway and that the remaining share of 10,227 persons shall occur within the rest of the County.

- **County Donegal Development Plan 2012 – 2018**

The County Donegal Development Plan 2012-2018 was adopted in June 2012 and sets out the Council's strategic land use objectives and policies for the overall development of the County up to 2018 and beyond to a horizon year of 2022.

The County Development Plan (CDP) incorporates a Core Strategy that provides for a 5 tiered settlement hierarchy. This hierarchy consists of:

- Letterkenny Gateway (Tier 1) as the primary driver of growth in the County.
- Strategic Support Towns and Villages (Tier 2).
- Strong Towns and Villages (Tier 3).
- Small Villages (Tier 4).
- Rural Areas (Tier 5).

The aim of the Core Strategy of the County Development Plan 2012-2018 is to set the coordinated framework for the development of the County through an urban settlement hierarchy that will guide the location of new growth, perform as a mechanism to coordinate investment programmes, ensure sufficient supply of zoned housing land and implement necessary environmental safeguards.

The settlement hierarchy is set out in the County Donegal Development Plan 2012-2018 within Chapter 2, Core Strategy. The Core Strategy is consistent both with the National and Regional Development objectives of the National Spatial Strategy and population targets which were established by the Regional Planning Guidelines for the Border Region published in September 2010. These population objectives were expressed through a settlement hierarchy which was evidenced and quantitatively based. The settlement hierarchy of the County Donegal Development Plan 2012-2018 provides for the distribution of this remaining share (10,227) throughout the County (excluding Letterkenny). Bundoran is positioned within Tier 2 'Strategic Support Towns' of the settlement hierarchy where the main aim for this Tier is for managed growth so as to continue to support sufficient critical mass in order to sustain the vibrancy and vitality of these centres and therein perform in a supporting role to the Gateway. Bundoran along with the other Tier 2 towns of Bunrana & Environs, Ballybofey-Stranorlar, Ballyshannon and Environs, Killybegs, Dungloe, Bridgend, Donegal Town, and Carndonagh have been allocated 50% of the growth share of the County in the settlement hierarchy, or a total population increase of 5,113 persons. This 5,113 has been distributed throughout the tier on a pro rata basis (based on a % of the total population in the entire tier) with the result that Bundoran has an allocated target growth of 460 persons by 2018, and leading to a projected population of 2551.

Tier 2 towns have an important role in relation to supporting economic growth in the County. Policy CS-O-9 of the County Donegal Development Plan aims to establish Bundoran as a centre for additional economic growth, building on the established base that currently exists, in concert with Bundoran Town Council.

1.2 Population and Socio-economic Context

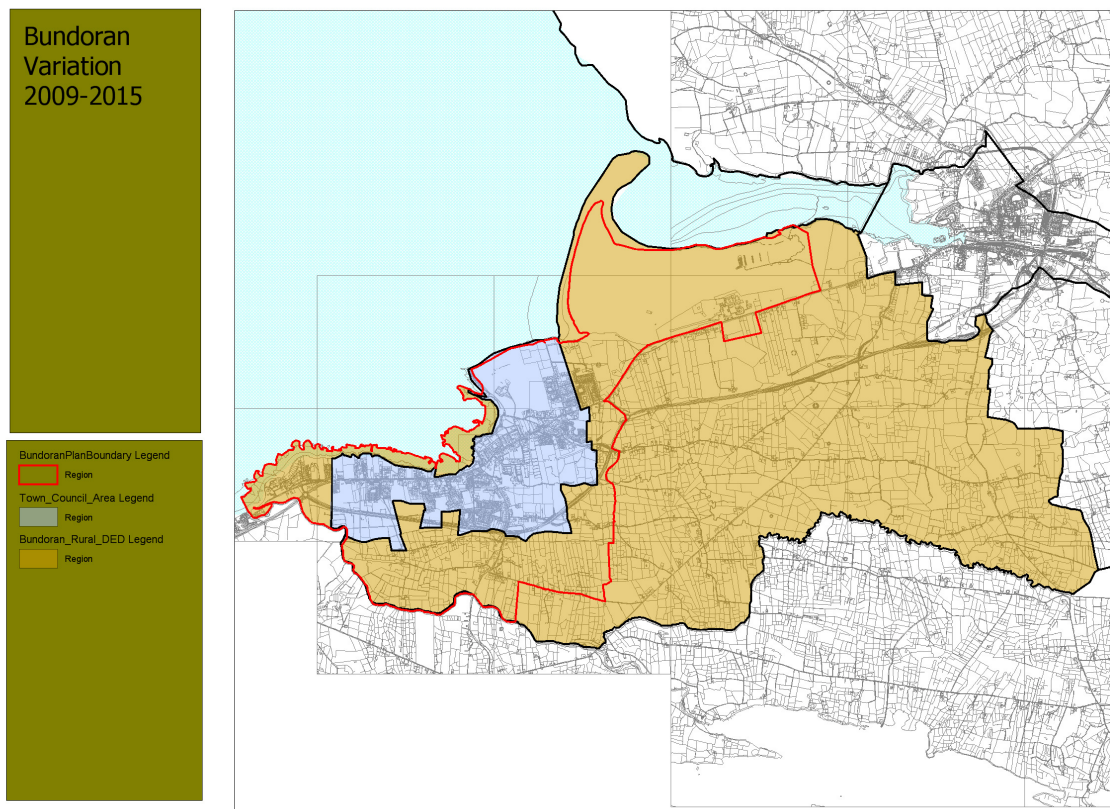
As shown in Table 1, the population of the area of Bundoran Urban ED in 2011 is recorded as 1781 representing an increase of 4.3% (75 persons) over the period 2006-2011. The geographical area of Bundoran Urban ED is demonstrated in blue on Map 1 and represents a reduced area comparative to the Plan Area. For information, Map 1 also shows in brown the area of the Bundoran Rural ED which comprises of a notably larger geographical extent than the Plan Area. This data indicates that concentration of population growth has occurred in the areas outside of the town in the Rural ED and only limited growth occurring within the built-up development fabric of the town.

A survey of Bundoran and its environs at the time of the review of the current plan indicated a high level of residential vacancy. There is a high proportion of holiday homes in the town which accounts for this, with the town accommodating over 15,000 people during the peak tourist season. The Core Strategy will provide for surplus units in recognition of the housing supply needs to accommodate holiday accommodation in addition to projected population growth (of a permanent nature).

Table 1: Population Trends 2006-2011

	2006	2011	Actual Growth (Persons)	% Growth 2006-2011
Bundoran Urban	1706	1781	75	4.3%
Bundoran Rural	888	1063	175	19.7%
Total	2594	2844	250	9.6%

Map 1: Geographical Area of Bundoran Rural and Urban ED's Comparative to the Development Plan Boundary



1.3 Key Development Issues

The following Issues are identified as of importance to the content of the Core Strategy and development plan framework for the Town and its Environs:

- The retention of Bundoran's status as Ireland's Premier Seaside Resort and need to capitalize on this tourism potential.
- The importance of the protection of the coastal zone as central to that status.

- Concerns with potential wastewater and infrastructural deficits and their respective impacts upon the coastal environment.
 - The need to diversify the local economy of Bundoran in line with the identification of the town being identified as a Tier 2 settlement in the County Development Plan.
 - The poor external image of the town at its gateways and the need for a visually enhanced the Main Street.
 - The low-density, sprawling nature of residential development to date.
 - The over-emphasis on residential zoned lands to date without the complementary services and facilities.
 - The need to ensure the appropriate provision of educational facilities within the town and its environs so as to cater for the population growth proposed through the Core Strategy.
 - The need to achieve an appropriate balance between residential and non residential population.
-

Chapter 2 Core Strategy

2.0 Core Strategy

2.1 Purpose

This Chapter sets out the Core Strategy for the Bundoran & Environs Development Plan 2009- 2015 as required by the Planning & Development Acts 2000- 2010. This Core Strategy represents an evidenced and quantitatively based spatial planning framework for the area of the development plan and is consistent with the hierarchy of plans including the National Spatial Strategy 2002 and the Border Regional Planning Guidelines 2010.

The Border Regional Planning Guidelines, published in 2010, set the framework for population growth in the County up to 2016. As referenced in Chapter 1, the projected population targets, which were established by the Regional Planning Guidelines for the Border Region, informed the settlement hierarchy and Core Strategy in the County Donegal Development Plan 2012-2018. Bundoran is positioned within Tier 2 'Strategic Support Towns' of the settlement hierarchy with a target growth of 460 persons.

The Bundoran and Environs Development Plan must be consistent with the Regional Planning Guidelines and the County Development Plan. In doing so, the Core Strategy of this development plan ensures that the supply of zoned land for

immediate residential development is of a quantity that will accommodate the projected additional population of 460 by 2018. The County Development Plan 2012-2018 translates projected growth into number of residential units required and equivalent land requirements. In the case of Bundoran, these are set out in Table 2.

Table 2: Housing Land Requirements for Bundoran (Source: County Development Plan 2012-2018)

Core Strategy Population Allocation	Potential No. Residential Units Required Over Period 2010-2016	Total Zoned Housing Land Required Over Period 2010-2016 (Incorporating 50% over zoning in accordance with DEHLG Development Plan Guidelines)
460	164 (Based on average household size of 2.89 persons)	21 ha (Based on average housing density of 12 units per hectare)

2.2 Methodology

In order to ensure that this Plan provides for the necessary supply of zoned land for immediate residential development (Residential Phase 1) capable of accommodating the projected population of 460, in a manner consistent with the RPG's, without over- zoning, it is necessary to review the extent of lands zoned in the current Plan for residential purposes.

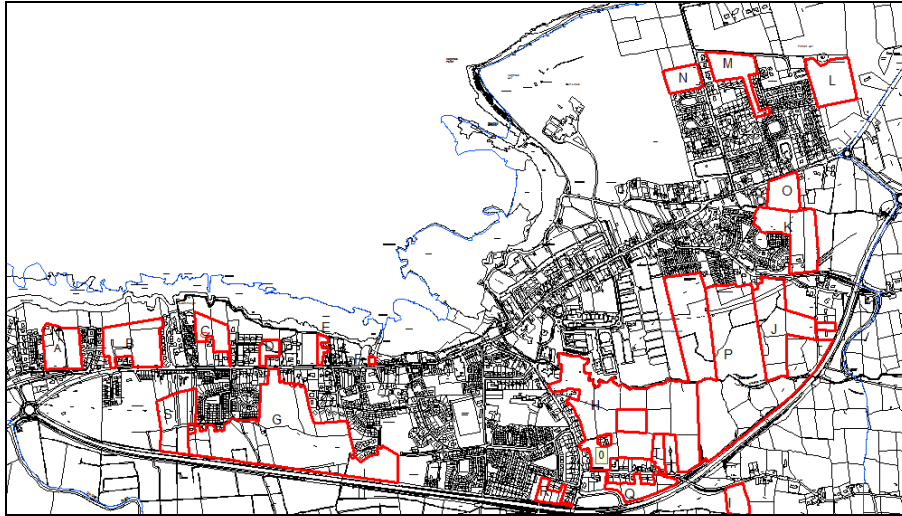
The methodology to identify the quantum of lands for release as phase 1, is based on a number of key guiding principles as follows:

- i.** Priority is given to lands where wastewater, water supply and storm drainage can be appropriately provided without mechanical or electrical equipment. By prioritising lands that can be serviced in this manner, there are reduced associated risks both in terms of ongoing maintenance and servicing requirements as well as reduced risk of impact on the environment as a result of failure of services.
- ii.** Development will be guided in a sequential manner, outwards from the core area in order to maximise the potential of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap- frogging' to more remote areas and to make better use of under utilised land.
- iii.** Priority will be given where the 12 Design Criteria set out in the publication 'Urban Design Manual – A Best Practice Guide; (DEHLG, 2009) can be appropriately implemented.
- iv.** Lands zoned residential shall be primarily for residential use. However, policy will provide that single residential dwellings shall be considered where the proposal will not hinder the future residential development potential of such lands.
- v.** The Core Strategy shall introduce robust policies to ensure common services are provided to the necessary standard so as to ensure appropriate quality developments.
- vi.** The identification of lands will support the objectives of the Housing Strategy, Transportation Strategy and Retail Strategy.

Having regard to the key guiding principles, further detailed analysis of specific areas of land within Bundoran has been carried out, in order to establish an evidenced based approach to the identification of the quantum of residential land. This

assessment comprised of the consideration of indicators, constraints and opportunities in relation to the lands, both in the context of the singular effect and the cumulative effect, on the implementation of the key guiding principles. Map 2 demonstrates 94.74 hectares of land considered in the analysis and, as referenced above, these are made up of lands zoned 'Residential Phase 1' and 'Residential Phase 2' in the Bundoran & Environs Development Plan 2009-2015, adopted September 2009.

Map 2: Areas Considered in the Analysis and Identification of the Quantum of Residential Lands in Bundoran.



The nature of analysis of the areas shown on Map 2 included a broad range of indicators some of which are more critical than others in terms of representing enablers to development. In this regard, some of the key indicators include environmental considerations, capacity of existing infrastructure, deficiency in infrastructure, planned infrastructural programmes, flood risk, accessibility to town centre and suitable storm drainage.

In addition, the Councils recognise the significant number of housing units that have been granted planning permission but have not yet been implemented (referred to as extant planning permission) which in the case of the lands within the Plan Area, totals circa 330 housing units. In addition there are housing units within unfinished housing developments and vacant properties, all of which are in addition to the population targets set by the RPG's. The Council will continue to advance the appropriate resolution of unfinished housing developments, including reconfiguration of developments in appropriate circumstances. A monitor and manage approach in relation to residential planning permissions granted/ implemented, residential vacancy and resolution of unfinished estates will be taken (Policy H2 refers) and it will inform the statutory review of the development plan, in particular in relation to the further assessment of the quantum of 'Residential Phase 2' lands. The monitoring programme will be established so as to coordinate with other established monitoring programmes within the Council body such as reporting structures in relation to wastewater services.

2.3 Flood Risk Assessment.

As outlined in section 2.2, Methodology, Flood Risk Assessment is a critical factor in the identification of the quantum of 'Primarily Residential- Phase 1' lands, which has been assessed having regard to the range of available indicators including historic flood maps, alluvial soil maps, benefiting land maps, site visit, verified local knowledge and Preliminary Flood Risk Assessment Mapping. As a result of the assessment of the range of information, the quantum of lands identified for Phase 1- Residential Development avoid areas of known flood risk. Thereafter, the broader strategy in relation to flood risk management (Chapter 5.0 refers) provides for the sequential approach and the use of the justification test where appropriate as set out in the 'Flood Risk Management Guidelines,' 2009. Further Flood Risk Assessment will be prepared to inform the forthcoming statutory review of the Development Plan that is due to commence in October 2013.

2.4 Core strategy objectives

Objectives and policies will flow from and be consistent with the County Donegal Development Plan 2012- 2012

Objective CS1: To ensure that housing land supply in Bundoran is consistent with the Housing Land Requirement (HLR) provided for in the CDP 2012-2018 and to guide new residential development to the lands identified as Residential Phase 1.

Objective CS2: To align investment in infrastructure with the priorities for growth in the town unless, in specific instances, environmental considerations dictate otherwise.

Objective CS3: To encourage growth of the town in a sequential and phased manner outwards from the core so as to make best use of existing and planned infrastructure.

Objective CS4: To establish Bundoran as a centre for additional economic growth, building on the established base that currently exists.

Objective CS5: To identify and harness the cultural and heritage assets of Bundoran to strengthen its role as a premier seaside resort.

Objective CS6: To promote the use of public transport, cycling and walking and reduce reliance on private car usage and reduce car parking demand.

Objective CS7: Seek the resolution of unfinished residential development.

2.5 Core Strategy Policies

Policy CS1: It is the policy of the Council to guide development of the town 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 under utilised land.

- Policy CS2:** It is a policy of the council to ensure that developments give effect to the 12 Design Criteria set out in the publication Urban Design Manual – A Best Practice Guide (DEHLG, 2009).
- Policy CS3:** 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.
- Policy CS4:** It is the policy of the Council to consider proposals that seek to resolve existing unfinished residential development, including through the appropriate reconfiguration of developments, and such proposals shall be considered outside the population targets set by the Core Strategy.

2.6 Land Supply

Table 3, Land Supply provides key information in relation to the housing requirement in Bundoran and the amount of land zoned for residential development. This table sets out the population allocation of 460 persons and subsequent housing land requirement of 21 hectares. The table has taken into account a preliminary assessment of the phase 1 sites and this assessment has further taken into account that densities will differ throughout the Plan Area for a variety of reasons, including the need to have regard to the context of the site and the density and layout of any adjoining existing development. It is estimated that this quantum of land has the potential to provide for the over supply of approximately 80 units which is reasonable within the context of Bundoran where housing land also needs to accommodate holiday accommodation in addition to projected population growth. This provision is essential in terms of supporting the economy of the town as Bundoran is considered to be a premier tourist town and as such is a desirable holiday home destination. However the importance of maintaining a strong resident population is recognised in order to sustain the vitality and viability of the town throughout the year and therefore, in order to achieve this it is acknowledged that an appropriate balance between residential and non-residential population is necessary. Therefore, the Councils will take a monitor and manage approach, reflected in Policy H2, and this will be considered in further detail through the forthcoming statutory review of the plan.

In addition to the adequate provision of physical infrastructure to support the resident population, the Council recognise the need to plan for the appropriate level of social and community infrastructure. In particular, the projected population growth set out in the Core Strategy for Bundoran will continue to place significant pressure on the capacity of existing educational facilities within the town. Consultation will therefore be required with the relevant stake holders which will include the Education Providers, Council and the Department of Education and Skills. The Council consider that a range of options will be required to be examined so as to ensure the appropriate provision of educational facilities including potential identification of a new school site or extension to existing schools and this will form a key component of the forthcoming review of the Development Plan.

Table 3: Land Supply

Core Strategy Population allocation	Housing Requirement	Housing Land Requirement set out in RPG's. (HLR) (Ha) (Includes 50% overzoning)	Potential number of housing units supplied by HLR	Existing Zoning	Proposed zoning (Primarily residential land – 1 st phase) (Ha)	Housing yield (Units) (Primarily Residential lands – 1 st phase)	Housing yield (Units) (other lands – 1 st phase)	Shortfall/excess (units)
460	164	21	252 (density 12 per ha)	136	22.93	307	25	+80

2.7 Land Supply for Residential Development

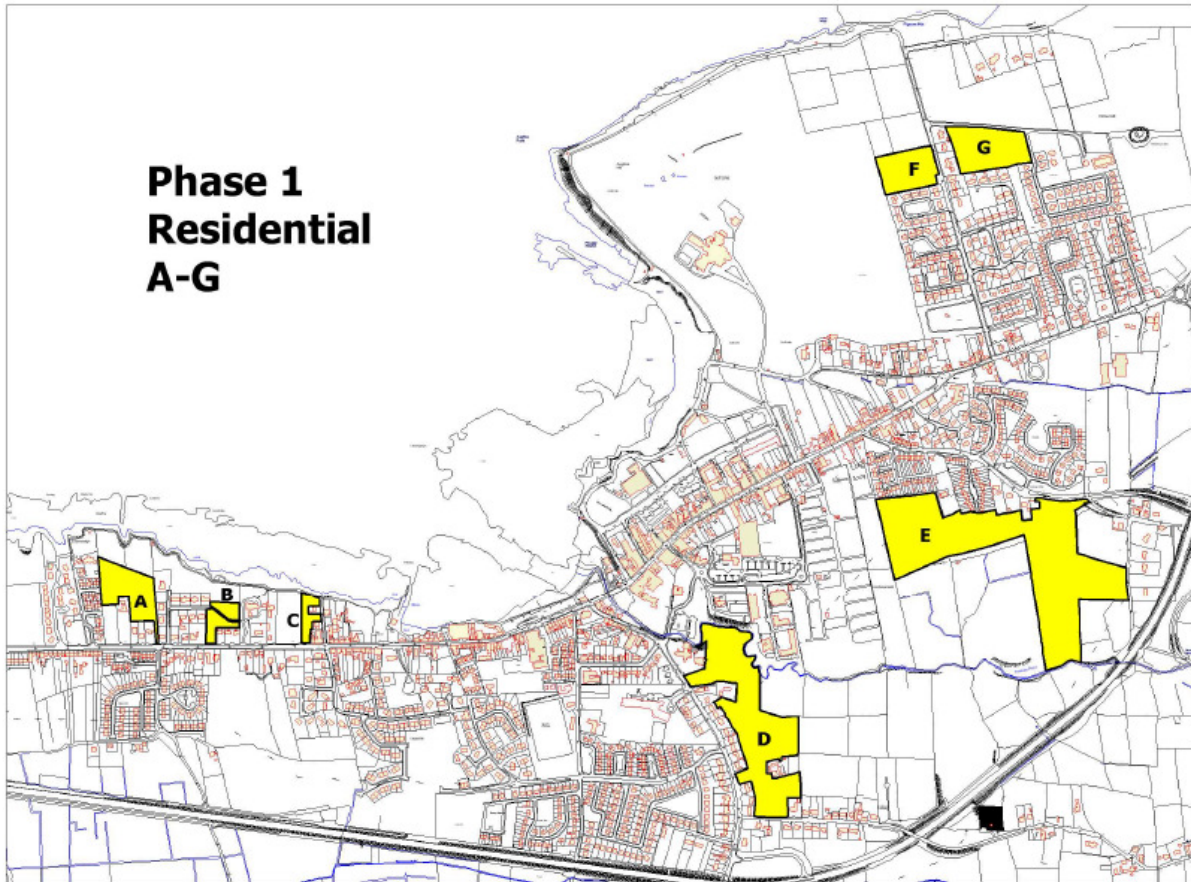
A total of 22.93 hectares of land are identified as the most appropriate lands for Residential Phase 1 development in Bundoran. Whilst priority is given to lands where wastewater/water supply and storm drainage can be apparently provided without mechanical or electrical equipment, there is currently insufficient serviced land to deliver lands at appropriate locations. The key guiding principle of developing in a sequential manner has identified a quantum of land abutting the existing urban fabric of the town that would be suitable for development and deliver transport objectives, provided wastewater pumping facilities are provided. Accordingly areas A-G have been identified as Residential phase 1 and where infrastructure is unavailable it will be necessary for it to be provided by the developer at appropriate strategic locations with capacity to facilitate the development of lands in the wider area. However, the provision of individual private on-site treatment systems for multiple developments will not be considered in this regard but rather, the Councils will take a coordinated and strategic approach to the provision of appropriate infrastructure in conjunction with developers.

Table 4 and Map 3 details the areas of land identified as Residential Phase 1.

Table 4: 'Residential Phase 1' Lands Determined by an Evidence Based Approach

Site Ref/Location	Area of site zoned for Residential Phase 1 (HA)
Area A	1.53
Area B	0.65
Area C	0.18
Area D	5.6
Area E	11.02
Area F	1.43
Area G	2.45
Total	22.93

Map 3: Selected Residential Phase 1 Sites



2.8 Residential Phase 2

The Development Plan Guidelines, published by DEHLG, June 2007 outline the strategic role of the development plan, in recognising the wider policy context and setting out a strategic spatial framework so as to provide a clear view ahead in development terms for the area the development plan covers. In this context, this Core Strategy addresses the evidenced based need for development over the lifetime of the plan and takes a longer term strategic view beyond the period of the plan by continuing to provide a strategic landbank of residential lands described as 'Residential Phase 2'.

The Council has considered 3 mechanisms for how to best deal with the excess of land for housing as follows:

- 1) Prioritising/phasing development
- 2) Alternative objectives
- 3) Discontinuing the objective

The Council has chosen the first approach which is to prioritise and phase development, and those residential lands not identified as appropriate for development during this plan period are designated 'Residential Phase 2,' which is regarded as a strategic reserve. Proposals for the development of 'Residential Phase 2' for housing will not be considered during this plan period.

71.81 ha of residential lands has been identified as 'Residential Phase 2' and the suitability of this land for release will be considered in the future review of this Plan and will take into account considerations prevailing at that time, including progress in implementation of the new wastewater infrastructure.

'Residential Phase 2' lands are identified in the separate A0 Map Entitled 'Draft Variation to the Bundoran and Environs Development Plan 2009-2015.'

2.9 Retail

The town centre is identified on the land use zoning map of the Bundoran & Environs Development Plan 2009- 2015. An analysis and evaluation of the town centre is described in detail in section 4.5 of the Bundoran & Environs Development Plan 2009-2015, as being made up two separate retail cores. The first is the 'Primary Retail Core' of the town which encompasses the traditional retail core of the town along the Main Street and the second is the 'Secondary Retail Core' which encompasses the backland area along Station Road. Objectives and policies within the Plan are formulated so as to protect the existing/emerging vitality and viability of these two retail cores.

The Core Strategy of the County Donegal Development Plan 2012- 2018 identifies Bundoran as the Tier 2 settlement in the urban settlement hierarchy for the County. Following on from the Core Strategy and the tiered settlement hierarchy, the CDP indicates the types of retailing that would be expected to be located in each tier. Bundoran is located in Tier 2 of the settlement hierarchy Strategic Support Towns and they are identified as key centres for economic growth across the sectors.

Bundoran boasts an impressive natural setting adjacent to the coast and is rich in culture and heritage which has made the town a popular seaside resort. The economy of the town is primarily based on tourism with little activity in other sectors. There is recognition of the need to diversify and strengthen the economic sector of the town as well as the need to reuse and regenerate derelict land and buildings within the main retail areas.

The Retail Planning Guidelines, published by the Department of the Environment, Community and Local Government, April 2012, require that the development plan must set out clear evidence-based policies and objectives in relation to retailing. Chapter 4 of the Bundoran & Environs Development Plan 2009- 2015 outlines the Councils Retail Strategy, Objectives and Policies. In line with the Retail Planning Guidelines 2012, section 4.6 identifies the need for a masterplan for the Main Street retail area of Bundoran and emphasises the need to create a critical mass of retailers in an incremental manner as well as the need to provide diversity in retailing types in order to compete with larger retail centres such as Sligo and Letterkenny. Section 4.8.2 guides retail proposals within the town centre and section 4.8.3 outlines the retail uses that would be appropriate in the two retail areas. Section 4.8.3 focuses of the visual image of the town centre whilst sections 4.9.1 Shop Front Design and section 4.9.2 Advertisement/Hoardings also strive to address the visual appearance of the town.

The Retail Planning Guidelines 2012 indicate that a development plan should be evidence-based through supporting analysis and data including the broad

requirement for additional retail floorspace in terms of quantity and type. The Guidelines provide information to assist in the assessment of retail floorspace stating however that a new simplified methodology is being prepared by DECLG and the outcome of this will be communicated. Section 3.2.1 of the County Donegal Development Plan 2012- 2018 outlines the potential need for a more comprehensive review of the County Retail Strategy on foot of the recent publication of the Retail Planning Guidelines 2012. This review at County level will subsequently set the strategic framework for the further analysis of the Retail Strategy of the Bundoran & Environs Development Plan 2012- 2018 during the statutory review process commencing in 2013.

2.10 Core Strategy Relationship with Housing Strategy

The Core Strategy significantly reduces the amount of Residential zoned land. The Housing Strategy contained within the Bundoran and Environs Development Plan 2009-2015 demonstrated through a summary of statistical analysis that there is a significant housing surplus within the Plan area.

It is considered that the implementation of the Core Strategy, which would in effect reduce the quantum of residential land, means that there would be in fact a closer alignment with the Plan's Housing Strategy in this respect. The Housing Strategy focused strongly on meeting the housing need in Bundoran in a variety of ways and therefore it is considered that reducing the Residential Phase 1 lands will not significantly affect its overall objectives, policies and proposals.

2.11 Details of Public Transport within the Catchment of Commercial or Residential Development

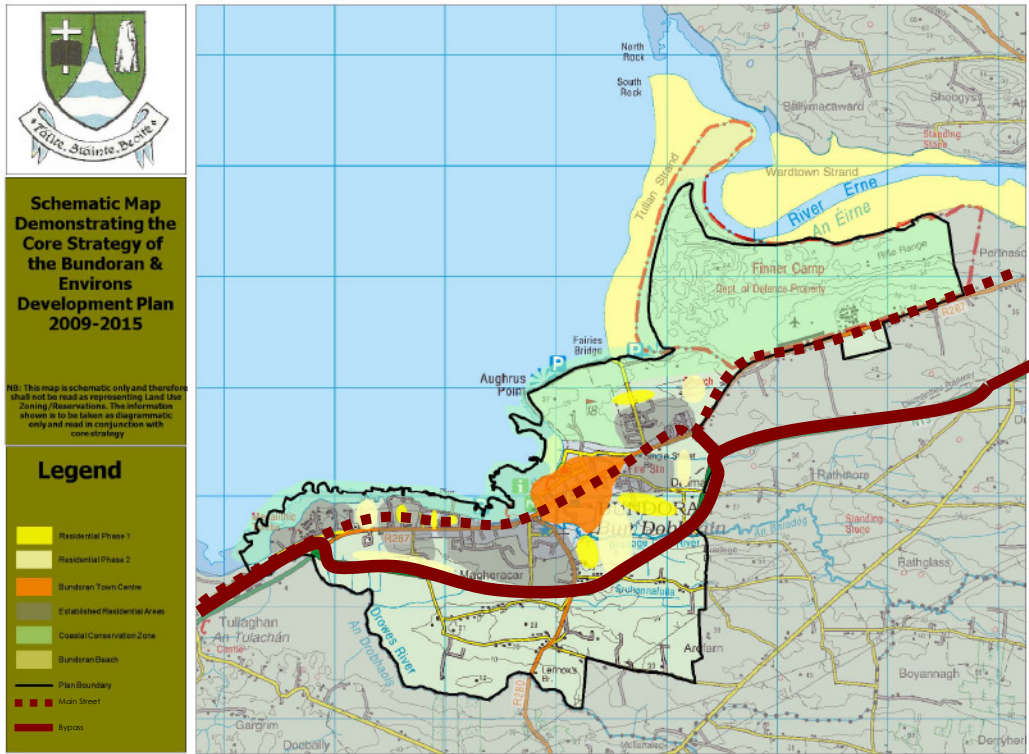
The Core Strategy also needs to take into consideration how development supports public transport. The town benefits from bus services into and out of Bundoran supported by two available bus stops along the Main Street. The availability of these services are of strategic importance in the context of Bundoran as a Tier 2 Managed Growth Town both in terms of providing for the daily public transportation needs for the existing population as well as the needs of tourists.

In the absence of a town bus service within the town, accessibility has formed part of the assessment to prioritise 'Residential Phase 1' lands. In this regard, considerations included the proximity to town centre, walking distance of town centre and services, existence of physical infrastructure in place such as footpaths and street lights has informed the assessment.

2.12 Provide Details of the Areas Designated for Significant Development During the Period of the Plan

Map 4 shows the main developed areas of Bundoran together with phase 1 and phase 2 residential areas which are clearly identifiable as sequential extensions to the already established residential areas (shown in grey). Bundoran is a linear settlement stretching along the established Main Street and coast line and as a result there are five distinct established residential areas identified within the settlement. Most of the proposed growth is targeted to the east of the town adjacent the commercial centres which will facilitate the sustainable growth of Bundoran over the plan period.

Map 4: Schematic Map of Core Strategy



2.13 Provide Details of Retail Centres

There are two main retail areas within Bundoran consisting of the traditional Main Street and the relatively new retail park area along Station Road. These serve the town well in terms of their location to almost all residential areas in that they meet the everyday local needs of residents.



2. Housing (Chapter 7)

As a result of the Core Strategy, delete chapter 7: 'Housing', of the Bundoran & Environs Development Plan 2009- 2015 and replace it with a new Chapter 7: 'Housing' so that it reads as follows:

Chapter 7

7.0 Housing

7.1 Context

This chapter sets out the strategy for residential development in Bundoran over the lifetime of this Development Plan 2009-2015 and is consistent with the Core Strategy (Chapter 2 refers). Residential development within the town is set in the context of national and local policy including the Regional Planning Guidelines for the Border Region (2010), Sustainable Residential Development in Urban Areas, - A Guide for Planning Authorities (DEHLG, May 2009) and Urban Design Manual, A Best Practice Guide, DEHLG, May 2009).

7.2 Background

In line with the Core Strategy (Chapter 2), the Councils strategy in relation to housing is to ensure that adequate provision is made to accommodate the projected growth in persons of an additional 460 persons by 2018. Therefore, using an evidenced based methodology, the most appropriate lands have been identified to supply the first phase quantum of need, totalling 22.93 hectares, and are identified on the Land Use Zoning map that accompanies the plan (Residential- Phase 1). Phase 1 residential areas are generally focussed in the east of the plan area, on lands proximate to existing established residential areas and are therefore sequential extensions of the existing fabric. In addition, the lands identified as Phase 1 can either be readily serviced via existing or planned infrastructure or are located so as to be integral to the appropriate strategic provision of infrastructural services that will assist in the facilitation of development over future life cycles of plan.

In this regard, a further 71.81 hectares of land are identified as 'Residential- Phase 2' that will supply need over a longer term time frame, beyond the life of the current plan. During future statutory review of the plan, the release of this land will be reviewed and managed through a clear and transparent evidenced led approach that will involve annual assessment of the uptake of land zoned 'Residential- Phase 1'.

The need for quality residential development will continue to be emphasised in terms of design, layout, materials and finish, so as to integrate new development effectively with surrounding established and planned areas and to provide for connectivity and accessibility.

Government guidance wholly supports this approach in the form of a series of Guidelines prepared by the Department of the Environment, Heritage & Local

Government and this plan aims to achieve consistency with these guidelines. The guidelines are:

- 'Quality Housing for Sustainable Communities, Best Practice Guidelines for Delivering Homes, Sustaining Communities', Department of Environment, Heritage & Local Government, 2007.
- 'Sustainable Urban Housing: Design Standards for New Apartments', Department of Environment, Heritage & Local Government, September 2007.
- 'Guidelines on Sustainable Residential Development in Urban Areas', Department of Environment, Heritage & Local Government, May 2009.
- 'Urban Design Manual, A Best Practice Guide, A Companion Document to the Planning Guidelines on Sustainable Residential Development in Urban Areas' Department of Environment, Heritage & Local Government, May 2009.

The Housing Strategy, prepared under Part V of the Planning and Development Act 2000 (As Varied), seeks to encourage and facilitate the level of housing supply identified in the Core Strategy (Chapter 2 refers) so as to meet the housing needs of all sectors of the population within the plan area. The Housing Strategy addresses the need for future mix of house types and is subject to the Core Strategy and the population growth targets identified in Chapter 2. The Core Strategy and the Housing Strategy refocus the pattern of residential growth through a plan led, evidence based approach providing for development at locations that have the service and infrastructural capacity to accommodate new housing development.

The Council recognise the significant supply of housing units that could be provided through unfinished housing estates, extant permissions and vacant properties in addition to the population targets set by the RPG's. The use of these existing material assets for the provision of social and affordable housing will be encouraged where appropriate.

Social and Affordable Housing

Part V of the Planning & Development Act, 2000 requires that the Housing Strategy make provision for both social and affordable housing. In this regard, this strategy defines social housing as rented housing provided either by the Local Authority, or by a voluntary operative housing body or accommodation provided through the Rental Accommodation Scheme. Affordable Housing is defined as owner occupied, or shared ownership/ incremental purchase scheme housing provided at a price below market value.

The focus of social housing delivery has shifted, over this past number of years, away from reliance on construction and acquisition towards a greater role for more flexible delivery mechanisms. It is envisaged that the focus of future housing supply will lie with the expanded suite of non construction supply options including:

- Social Housing Leasing Initiative
- Rental Accommodation Scheme
- Expanded Role of Voluntary and Cooperative Sector
- Loans and Grants to purchase/improve dwellings.

There will be very limited capital investment in local authority construction or acquisition and what capital funding is available will be prioritised to meet special needs, to support regeneration and to maintain and improve the housing stock. The

majority of accommodation to be provided for Travellers will also come through these mechanisms. Future new build projects in respect of standard social housing will be primarily delivered by the Voluntary and Co-operative sector through build to lease and other innovative financial mechanisms. The Council have been and will continue to progress the voluntary schemes, particularly the Capital Assistance Scheme, through interagency meetings with the Health Service Executive. The Council will be targeting special needs cases where it is clear that the Council's existing social housing programme of direct build, leasing/rental accommodation scheme is unable to cater for the needs of these clients.

Given the difficulties experienced by the Council in terms of disposal of existing affordable units and allied to the slow down in the housing market generally, it is not envisaged that the provision of further affordable housing will form a significant aspect of the Council's housing programme in the immediate future. The position in relation to the Incremental Purchase Scheme will be kept under review during the lifetime of the plan.

The change in social housing policy particularly with regard to the severely curtailed construction programme has resulted in the local authority having to review its policy on the acquisition of suitable landbanks for the supply of social housing. It is not intended to acquire any additional landbanks in the short to medium term and it is further intended to maintain its existing landbank rather than dispose of same in anticipation of future demands for social housing supply not being capable of being delivered through the suite of non construction options.

Meeting Needs

The response to meeting the housing need will involve a range of allocation of tenancies under the Council's own Social Housing Programme and the Voluntary Housing Programme, the Rental Accommodation Scheme, the provision of assistance in the form of loan schemes and the Traveller Accommodation Programme.

In meeting this need, guidance in relation to the availability of various activation measures for the provision of social housing support will be essential. While the implementation of Part V of the Planning and Development Act will be an important feature in meeting need, it will not play as significant a role as previously envisaged given the substantial downturn in the construction industry. In this regard, Part V should continue to be implemented in terms of 15% reservation for Social and Affordable housing.

The Council's social housing programme will focus mainly on housing supply through the Social Housing Leasing Initiative and Rental Accommodation Scheme. All of the measures proposed, coupled with the development of the 'life cycle' approach in the assessment of housing need at a particular point in time will serve to meet the social housing need on a sustainable basis over the next 5 to 10 years.

7.3 Social and Affordable Housing

Proposals for residential development on lands zoned residential and for mixed use purposes shall be required to comply with the policies set out in the 'Housing Strategy' at Appendix II so as to make adequate provision for social and affordable housing under Part V of the Planning & Development Act 2000 (As varied). It will be

the objective of the Council to rehabilitate/refurbish their own housing stock where necessary and encourage and facilitate similar rehabilitation of private housing.

7.4 Elderly Persons and People with Disabilities

The Council recognise the importance of providing houses for the elderly and people with special needs in their areas of choice. In this regard, in any proposals for social housing schemes consideration will be given to the requirements of the elderly and special needs applicants in the area.

The Council is working in partnership with various voluntary sector groups and associations to facilitate further identification of needs and provision of housing for those with disabilities.

The concept of 'Lifetime Adaptable Housing' will be applied to all new housing, so that all new housing is easily adaptable without undue expense and works to the original house design.

7.5 Countering Social Segregation

In the National Anti Poverty Strategy (NAPS), access to housing is one of the key elements for fighting social exclusion and marginalisation and thereby assisting in the fight against poverty.

7.6 Traveller Accommodation

The demand for traveller accommodation in County Donegal was examined in the Traveller Accommodation Programme 2009-2015.

It is recognised that the travelling community have specific housing requirements. The Council will seek to provide suitable accommodation in order to remove the need for unauthorised, unsanitary, unsuitable and roadside encampments that have an impact on the amenities of adjoining properties and developments. Accordingly, the Council will seek to continue to identify suitable locations for the provision of traveller accommodation in consultation with Travellers, Travellers Organisations, Local Traveller Consultative Committee, Public Representatives, the wider community and other statutory bodies in order to implement the *Traveller Accommodation Programme 2009-2015* and any subsequent updates, as prepared by Donegal County Council.

7.7 Objectives

The following Objectives have been identified by the Council:

- OH-01:** To identify the appropriate quantum and range of lands to meet future housing need including social and affordable housing need.
- OH-02:** To ensure future sufficient strategic landbank.
- OH-03:** To promote quality in new residential areas.
- OH-04:** To ensure that new residential development is not carried out in advance of the implementation of programmes in relation to investment in hard infrastructure (e.g. roads, footpaths, waste water, water supply) and social and community infrastructure.
- OH-06:** To ensure that key infrastructure necessary to support new multiple residential development is delivered in a timely manner that supports sustainable neighbourhood development.

- OH-07:** To reserve 15% of land zoned for residential use or a mixture of residential and other uses for the provision of social and affordable housing.
- OH-08:** To provide a mixture of house types (one, two, three bedroom) in suitable locations to meet the needs of people with disabilities, the elderly and changing family situations.
- OH-09:** To recognise the aims of NAPS and in partnership with the Voluntary and Community Sectors and through their function as a housing authority remain committed to the development of a sustainable housing policy, which will counter social exclusion and marginalisation.
- OH-10:** To provide suitable accommodation for members of the travelling community.
- OH-11:** To recognise the significant supply of housing units that could be provided through unfinished housing estates, extant permissions and vacant properties in addition to the population targets set by the RPG's. The use of these existing material assets for the provision of social and affordable housing will be encouraged where appropriate.

7.8 Policies

The following Policies in relation to housing have been identified by the Council:

Policy H1: New Housing Development

New housing development shall be guided to those lands identified as 'Residential- Phase 1.' In addition, consideration may be given to appropriate proposals for housing development at other locations as follows:

- a) Within 'Established Development.'
- b) Within the area identified as 'town centre'
- c) Within an entire existing unfinished housing development where the entire development has commenced, or, within that part of an existing unfinished housing development where only part of the development has commenced. The number of residential units that may be permitted shall not exceed the number of units permitted within the unfinished development, or part thereof as applicable.

All proposals shall be subject to all relevant material planning considerations, relevant policies of the Bundoran & Environs Development Plan 2009- 2015, other Regional and National guidance and relevant Environmental designations,

Policy H2: New Housing Development.

It is a policy of the Council to carry out an annual Housing Monitor to monitor housing growth within the plan area. Monitoring will provide essential information on the uptake of land identified for housing by identifying planning permissions granted as well as survey of implementation of planning permissions and in addition will quantify the number of vacant residential units and the number of units within unfinished housing estates. Where appropriate data is available, the monitoring programme will also consider the balance between the resident and non- resident population. It shall also measure housing yield against the provisions in Table 4 the Core Strategy (Excluding any yield in respect of unfinished developments as referenced under Policy H1).

Policy H3: Residential- Phase 2.

It is a policy of the Council to ensure the adequate supply of future strategic landbank for the purposes of housing beyond the life of the plan through the identification of lands as 'Residential- Phase 2.' The Councils shall examine and manage the appropriate release of 'Residential- Phase 2' lands on the basis of a clear and transparent evidenced led approach that will involve annual assessment of the uptake of land zoned 'Residential- Phase 1' and having regard to relevant environmental designations. Release of 'Residential- Phase 2' lands shall only be carried out in the context of a statutory Review or Variation to the Development Plan.

Policy H4: Single Houses in 'Residential- Phase 1.'

Proposals for single dwellings shall only be permitted on lands identified as 'Residential- Phase 1' where it can be clearly demonstrated that;

- a) The location of the house would not compromise the ability of the site to facilitate the provision of comprehensive integrated residential development/s utilising the entire site area; and
- b) The location of the house would not compromise the line of any proposed relief road; and
- c) The proposal would not be detrimental to the residential amenity of the neighbouring properties or be injurious to the general character of the surrounding area, shall accord with other objectives and policy of this Plan, and shall not impact negatively on environmental designations.

Policy H5: Single Houses in 'Residential-Phase 2'

Proposals for single dwellings will only be permitted on lands identified as where it can be clearly demonstrated that;

- a) The location of the house would not compromise the ability of the site to facilitate the provision of long term multiple residential development/s upon release of the land in accordance with its strategic function; and
- b) The location and layout of the house would not compromise the line of any proposed relief road or infrastructure corridor; and
- c) The scale and form of the house would respect the existing character of the area and shall not have an adverse impact to the existing character of the area or the residential amenity of adjoining properties; and
- d) The proposal can reasonably connect to the future provision of mains services to the area; and
- e) The development shall not prejudice access to land within the reserve for future development and will not contribute to forms of ribbon development that cumulatively could result in the land locking of the 'Residential- Phase 2'.

Policy H6: Complementary Developments Within 'Residential- Phase 1.'

In addition to residential proposals within lands zoned 'Residential- Phase 1', complementary scaled facilities may be considered such as crèche facilities, play facilities, small convenience store(s) subject to all other

relevant policies of this plan, relevant national/ regional guidance, relevant environmental designation and in the context of the proper planning and sustainable development of the area.

Policy H7: Provision of Common Services

It is a policy of the Council that development proposals for new multiple residential developments (2 units or more) provide all infrastructure necessary to support the delivery of services and quality of life to the new residential development and its neighbourhood, prior to the first occupancy of any unit. Any such infrastructural provision shall include, but not be confined to, service connections to existing utility networks, neighbourhood facilities, childcare facilities, open space provision, bus stops, cycleway, footpaths and public lighting. Adequate security shall be provided, to ensure satisfactory completion and maintenance of development, in accordance with the provisions of Appendix iii of this Plan and it shall not be released until those requirements have been complied with and evidenced to the satisfaction of the Planning Authority. Furthermore, no connection shall be permitted to any public sewer or water main until this has been established and documented.

Policy H8: Strategic Infrastructure Provision to Service Residential Development.

It is the policy of the Council to require a coordinated approach to the provision of strategic infrastructure that is necessary to serve residential development proposals within lands zoned 'Residential- Phase 1' as well as provide for the sequential servicing of zoned land identified as 'Residential- Phase 2.' In this regard, the Council may require proposals to make provision for the strategic location of appropriate mechanical equipment that can be adequately maintained and managed by the relevant local authority.

Policy H9: Sequential Approach

It is the policy of the Council to guide 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 under utilised land.

Policy H10: Proposals within 'Established Rural Areas'

Within areas identified as 'Established Rural Development' (on the land use zoning map) it is the policy of the Council to facilitate the appropriate provision of one- off housing 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. Any such proposals shall be considered in the context of the proper planning and sustainable development of the area, all relevant policies of this Plan, relevant National/ Regional guidance and in relation to conservation and environmental designations.

Policy H11: Proposals within 'Established Development'

It is the policy of the Council to consider proposals relating to residential development within areas identified as 'Established Development' on the land use zoning map where it can be demonstrated that the development can integrate appropriately with the surrounding area, that the proposals is in accordance with the proper planning and sustainable development of the area and that the proposal is in compliance with all other policies of this plan including the 'Land use Zoning Objective' in relation to 'Established Development' contained in Appendix i of this Plan.

Policy H12: Design of Residential Developments.

The Councils shall use the 12 criteria set out in the Department of Environment, Heritage & Local Government publication, 'Urban Design Manual, A Best Practice Guide', May 2009, during both pre- application consultations and at planning application stage for housing schemes. In addition, new housing schemes will be required to demonstrate:

- That the design is sympathetic and responsive to the site characteristics including the landform, exposure to climate, and the built and natural heritage.
- That the design provides for a high quality residential development both in terms of the overall site and also in relation to the individual dwelling in recognition of the acceptance of higher densities.
- That the design considers all aspects of the layout in totality ensuring compatibility between structures, public amenity spaces, landscaping, and access to and within the site, and
- That the design does not interfere negatively with the residential amenity of adjoining/adjacent properties and that new homes offer an appropriate level of amenity, privacy, security and energy efficiency.
- That the design promotes and encourages walking and cycling in line with Policy H13
- That the design provides for the right quantity and quality of public open space in line with Policy H17 and H18.
- That the design includes measures to ensure satisfactory standards of personal safety and traffic safety within the neighbourhood.
- That the design considers all relevant Environmental designations.

Policy H13: Accessibility

Direct pedestrian and cycle linkages shall be provided within proposals for new residential developments interconnecting with central amenity areas, adjoining neighbourhood developments and neighbourhood facilities. Linkages shall be provided in addition to the primary access to the development and shall be designed to maximise passive surveillance from surrounding properties, be well lit and maintained and the materials and finish shall be of a high quality. Linkages that follow indirect routes and/or to the rear of properties shall normally not be considered acceptable.

Policy H14: Layout

New residential developments shall be laid out and orientated in order to make use of the landscape characteristics including local features and vistas, and maximise opportunities presented from passive solar gain. Development adjacent to amenity areas shall be orientated to face onto the amenity areas and provide maximum informal surveillance. Locating amenity areas to the rear of properties will not be permitted.

Policy H15: Housing Densities

Proposals for new residential development shall demonstrate that a housing density appropriate to its context is achieved, and provides for a sustainable pattern of development whilst ensuring the highest quality residential environment. Lower density ranges may be required having regard to the density and spatial pattern of development on lands that abutt the site. In addition, housing densities will be considered in the light of all other relevant objectives and policies of this plan, including the objectives and policies set out in Chapter 2, Core Strategy.

Policy H16: Mix and Type of Units

Proposals for residential development shall provide a mixture of house types and sizes in order to reasonably match the requirements of different household categories within the Plan area, including those groups with particular special needs. The Councils will seek to achieve a balance of housing stock to meet the needs and aspirations of the people residing within the Plan area.

Policy H17: Open Space in New Housing Schemes

Multiple residential developments in general shall include a minimum of 15% of the overall site area reserved as public amenity area in accordance with the following guidelines:

The provision of public amenity open space within new residential developments shall:

- a) Be conveniently located within the development, and designed as an integral part of the overall layout acting as a natural focal point that contributes to the visual enhancement of the development, and
- b) Be of a high quality design, providing for a multi function of uses, through the use of hard and soft landscaping techniques including equipped formal play areas, informal greens, furniture, paved and planted amenity areas, and
- c) Provide adequate lighting and signage, and highly accessible linkages with the surrounding public footpath network and other designated amenity areas, and
- d) Include a programme of maintenance.

Policy H18: Landscaping

New residential developments shall provide landscaping to provide screening, enclosure, shelter, and acoustic barriers to enhance the overall visual/environmental impact of the development. Detailed

landscaping schemes shall be required with planning applications and will include:

- a) Species, variety, number and location of trees, shrubs and other features to be provided, and
- b) Proposals to retain and incorporate existing trees and hedgerows within the development.
- c) Programme of implementation of the landscaping scheme.

Policy H19: Car Parking

New residential developments shall provide for adequate off-road car parking to facilitate the development in accordance with the standards set out in Appendix iv of this plan (Car parking standards).

Policy H20: Provision of social and Affordable Housing

It is the policy of the Council's to require compliance with the Housing Strategy in Appendix ii of this plan and that 15% of all land zoned for residential uses (or for a mix of residential and other uses) be reserved for the purpose of social and affordable housing as stipulated in Part V of the Planning and Development Acts 2000, as amended. Any application for permission for residential development on lands referred to above shall include an agreement under these provisions regarding:

- (a) transfer of part of lands within application site; or
- (b) the building and transfer of houses within application site; or
- (c) transfer of fully or partially serviced site within application site; or
- (d) transfer of other lands; or
- (e) the building and transfer of housing on other lands; or
- (f) the transfer of fully or partially serviced sites on other lands;
- (g) the payment of an agreed sum of money; or
- (h) entry into a rental accommodation availability agreement; or
- (i) lease of houses on lands within the site or the functional area of the planning authority
- (j) a combination of 2 or more of options (a) to (i) above.

Reason: To comply with the Council Housing Strategy as contained in the County Development Plan, 2006–2012 (as varied).

The detail of any such agreement shall be in accordance with the provisions of the Planning and Development Act 2000, as amended and shall be conditional on any grant of permission.

Policy H21: Residential Amenity

It is the policy of the Councils 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 residential amenity.

Policy H22: Sub-Division of Residential Property

The Councils will permit development that involves the sub division of residential sites only where it can be clearly demonstrated that:

- a) The existing house is not part of an overall development and the proposal would compromise the original layout of which the existing house formed part thereof, and
- b) The curtilage of original dwelling is not subdivided by more than 50% by the proposal, and
- c) The footprint of the proposed dwelling would not exceed one third of the new curtilage, and no window of the new dwelling is within 4m from any curtilage boundary, and
- d) The proposal would not appear incongruous with the density, massing, scale, proportions, materials and overall design and character of the existing property and the character of the street scene and surrounding area; and
- e) The proposal would not adversely effect the visual and residential amenity of adjoining properties and the surrounding area or give rise to adverse transport or road safety effects and will provide an acceptable level of parking for every separately occupied dwelling, and
- f) The proposal would not reduce the provision of adequate private amenity space for the existing dwelling and will provide sufficient private amenity space for any new separately occupied dwelling(s).

Policy H23: Conversion of Dwellings to Flats

Proposals for the conversion of a building into flats or the conversion of existing large flats into smaller units will normally be permitted, provided that:

- a) The building/ site is capable of accommodating the additional residential amenities and avoids over-development; and
- b) The proposal would not hinder traffic movement or prejudice the safety of road users or pedestrians; and
- c) The proposal includes amenities comprising refuse disposal facilities, drying areas and access to private outdoor amenity space; and
- d) The proposal is for self-contained flats; and
- e) Where appropriate, the proposal shall include convenient and adequate off-street car parking that integrates with the neighbouring properties
- f) The proposal meets minimum standards specified in 'Sustainable Urban Housing: Design Standards for New Apartments', Department of Environment, Heritage & Local Government, September 2007.

Policy H24: Extension to or Refurbishment of a Residential Dwelling

Proposals for extension to a dwelling shall be considered subject to the following criteria:

- a) The development reflects and respects the scale and character of the dwelling to be extended and its wider settlement;
- b) Provision is made for an adequate and safe vehicular access and parking; and
- c) The proposal would not adversely affect the amenity of adjoining properties.
- d) The proposals is not contrary to the proper planning and sustainable development of the area.

PolicyH25: Use of Upper Floors above Commercial Premises For Residential Accommodation.

Proposals for the re-use of upper floors above retail and commercial premises within the plan area for the purposes of residential accommodation shall be considered subject to demonstration that:

- a) The development does not prejudice existing commercial activity or result in the loss of residential amenity; and
- b) The development creates suitable pedestrian and vehicular access arrangements

Policy H26: Mix of House Types in relation to Social & Affordable Housing

Residential developments will provide a mixture of house types (one, two, three bedroom) in suitable locations to meet the needs of the disabled and elderly. Agreements under Section 96(2) may allow for both to be provided or suitably offset as a contribution to social and affordable housing.

Policy H27: Traveller Accommodation

The Council will continue to assess the need to provide accommodation for the travelling community and will seek to identify suitable locations throughout the plan area for the provision of group housing and permanent/temporary halting site accommodation to meet this demand in accordance with the *Traveller Accommodation Programme 2009-2015*.

Policy H28: Traveller Accommodation

It is a policy of the Council to implement the *Traveller Accommodation Programme 2009-2015* and more specifically, policies contained within Section 7 of that document.

3. Conservation and Heritage (Chapter 5)

As a result of ongoing environmental screening amend the following objectives and policies contained in Chapter 5 of the Bundoran and Environs Development Plan 2009-2015, so that they read as follows:

(Note: Text for deletion is shown in ~~black strikethrough~~ and text for insertion is shown in blue lettering)

New Strategic Objective SCH-07

SCH-07 To protect where appropriate, the rich biodiversity of Bundoran and its Environs for present and future generations.

New Strategic Objective SCH-08

SCH-08 To comply with Article 6 of the Habitats Directive (92/43/EEC) and have regard to the relevant conservation objectives, management plans, qualifying interests and threats to the integrity of Natura 2000 sites.

Amend Policy SCH-06 TO:

SCH-06 To encourage and promote, where appropriate, access to and understanding of the natural heritage of Bundoran and its Environs.

4. The Coastal Area(Chapter 6)

Delete policy CA-04 and replace as follows:

CA-04 It is the policy of the Council that proposed tourism/leisure developments in the Coastal Area shall incorporate a suitably landscaped dedicated public access to the coastline, subject to compliance with Article 6 of the Habitats Directive and having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites.

Amend Policy CA-09 TO:

CA-09 The Council will seek to ensure that any coastal improvement works, defence plans and projects, will ensure the protection and enhancement of the local ecology of the coastline at Bundoran, including the rocky shoreline habitat, cliffs and beaches, and that Article 6 of the Habitats Directive is complied with and has regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites.

Amend Policy CA-10 TO:

CA-10 The Council shall, where appropriate, promote and encourage biodiversity in respect of local flora and fauna on lands within the Coastal Conservation Zone and, the Coastal Management Area and the Bradogue River. and for Interpretation boards shall be provided at designated locations to facilitate an understanding of the local flora and fauna and other features of interest, subject to compliance with Article 6 of the Habitats Directive and having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites.

Amend Policy CA-23 TO:

CA-23 To require that planning applications for water based leisure activities will be accompanied by a management plan indicating projected number of users, hours of operation, seasons of operation and an undertaking to protect the natural environment in the form of a risk assessment with appropriate amelioration measures in the areas of flora, fauna, hydrology, geology and soils and including the following considerations:

- i. to reserve the right to impose conditions relating to hours of operation and noise levels in respect of marinas, jetties and other maritime leisure developments, and
- ii. to require any associated buildings, jetties and hard standing areas to be kept to a minimum and to be sited as unobtrusively as possible making best use of topography and existing buildings for this purpose and
- iii. to ensure compliance with article 6 of the Habitats Directive and have regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites.

Amend Policy CA-24 TO:

CA-24 Development proposals which have a significant negative impact upon the use of the Pier facility for the Bundoran Lifeboat Station shall not be permitted. Notwithstanding this, the promotion of the pier for land-to-sea users including commercial vessels and small recreational watercraft will be promoted and enhanced and public accessibility in association with the promotion of public safety at the waterfront area of Bundoran Pier and the surrounding area will be maintained

to act as the principal land to sea access point, This policy should be read in conjunction with the Harbour policies and objectives contained within this plan subject to compliance with article 6 of the Habitats Directive and having regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites.

5. Retailing and Town Centre (Chapter 4)

As a result of the incorporation of a Core Strategy, the follow amendments are necessary.

(Note: Text for deletion is shown in ~~black strikethrough~~ and text for insertion is shown in blue lettering)

Delete Section 4.2 'Context' and replace with new section 4.2

4.2 Context

This chapter sets out the strategy for retail development in Bundoran Town centre over the lifetime of this plan 2009-215. Retail development within the town is set in the context of national and local policy including the following:

- Guidelines for Planning Authorities, Retail Planning April 2012,
- Donegal County Retail Strategy 2012-2018

The Donegal County Retail Strategy is prepared as an interim review pending the publication of the review of the Retail Planning Guidelines DECLG. The retail strategy however, is aligned to the Core Strategy and Settlement Hierarchy in that analysis of retail floor space in the County demonstrates that there is generally a concentration of existing and permitted retail floor space in Tiers 1 and 2 of the settlement hierarchy endorsing the objective of the Council to secure these settlements as the Gateway (Letterkenny) and the Strategic Support Towns in the County.

Delete Section 4.8.1 County Retail Strategy and replace with new section 4.8.1

4.8.1 County Retail Strategy

Regard has also been had to the specific policies contained in the County Retail Strategy 2012-2018 (Contained within the County Development Plan 2012-2018) which are applicable to Bundoran. These are as follows:

Objective RS-0-1: To achieve a critical mass of retail uses in the key urban centres of the county in a manner consistent with the Core Strategy and Settlement Strategy.

Policy RS-P-2: It is a policy of the Council to encourage a limited amount of higher order comparison and retail warehousing at appropriate locations in Tier1 and Tier 2 settlements as identified in the Core Strategy guided by Table 14-Retail Types as contained within CDP 2012-2018 and set out in table below.

Table 14: Retail types (As contained in CDP 2012-2018)

Retail Type	Context for Assessment	Appropriate Settlement Hierarchy/Tier
District Foodstores	Purpose built district shopping centres are normally provided within the built up area of major conurbations. They are usually anchored by a large foodstore and contain a range of unit shops and non-retail service	Tier 1

Retail Type	Context for Assessment	Appropriate Settlement Hierarchy/Tier
	<p>outlets (such as banks, post office or hairdressers). They perform an important retail function for the local community living within a 15-20 minute drive time of the site. There is no clear size threshold for a district centre although, depending on the density of population in the catchment area, they are likely to comprise about 10,000 m².</p>	
<p>Large Foodstores</p>	<p>Up to 3000m² net. These stores serve mainly the large weekly convenience goods shopping requirements of families. They require large clear areas of floorspace together with adjacent car parking as the majority (but not all) of families undertake their weekly bulk convenience shopping by car.</p> <p>Wherever possible large foodstores should be provided in a town, major village or district centre or on the edge of the centre where public transport provision can be made available for shoppers who do not have the use of a car. In exceptional cases it will not be possible to bring forward sites which are in or on the edge of a town centre because of the site size requirements of large foodstores, environmental constraints in historic towns or because the road network does not have the capacity for additional traffic and service vehicles.</p>	<p>Tier 1 and 2</p>
<p>Discount Food Stores</p>	<p>Smaller discount food stores of up to 1,500 m² gross have a potential role in extending the choice and range of retailing, particularly for certain sectors of the community. Their customer catchment and retail offer is different to the mainstream superstores and supermarkets and their trade draw will be different; this will be relevant when assessing impact, although the effect on neighbourhood centres and other shops should also be considered. Discount foodstores can effectively anchor smaller centres. Proposals should be considered in relation to the development plan and the provisions of paragraph 65 of the Guidelines. Re-use of existing non-retail and vacant premises in existing centres should be</p>	<p>Tier 1, 2 and 3</p>

Retail Type	Context for Assessment	Appropriate Settlement Hierarchy/Tier
	<p>encouraged unless there is clear evidence to suggest that there would be a significant impact on the viability of smaller centres, due to the size of the discount store.</p>	
<p>Retail Parks/ Retail Warehouses</p>	<p>Retail parks have emerged as agglomerations of retail warehouses grouped around a common car park selling mainly bulky household goods. Retail warehouses require extensive areas of showroom space, often with minimal storage requirements. A substantial proportion of customers collect goods by car or van. In some instances retail warehouse operators are able to arrange home delivery.</p> <p>In general retail warehouses do not fit easily into town centres given their size requirements and the need for good car parking facilities and ease of servicing.</p> <p>Planning authorities when considering applications for non-food retail parks need to consider the impact on existing town centres.</p> <p>The development of very large single retail warehouse units greatly in excess of 5,000 m² (and sometimes of 10,000 m² or more) focused upon a specific market segment, can have an unacceptable local monopoly effect on smaller shops in town centres. Large scale single retail warehouse units in excess of 6,000 m² gross (including any ancillary garden centre) are unlikely to be acceptable in many locations due to their effect on the surrounding road network and their potential for creating local monopolies which would inhibit competition within local catchment areas.</p> <p>Applications for individual retail warehouses outside a town centre or on its edge should generally be discouraged in order to reduce the number of car journeys. Furthermore, given their potential for visual impact, close attention should be given to the implementation of siting free-standing retail warehouses along major road corridors, in</p>	<p>Tier 1 and 2</p>

Retail Type	Context for Assessment	Appropriate Settlement Hierarchy/Tier
	order that a good quality of design can be achieved.	
Factory Outlet Centres	It is not considered that factory outlet centres would be appropriate for greenfield out-of-town locations.	Tier 1 and 2
Retail Warehouse Clubs (Cash & Carrys)	Retail warehouse clubs combine elements of cash and carry wholesaling with sales to qualifying members of the public. They should be treated for the purpose of this Strategy as if they were retail businesses and subject to the policy provisions of the development plan and the requirements set out in paragraph 65 of the Retail Guidelines.	Tier 1 and 2
Shops in Small Towns and Rural Areas	Existing foodstores and supermarkets often play a vital role in maintaining the quality and range of shopping in smaller rural town centres and assist in anchoring the surrounding rural economy, particularly in less densely settled areas of the State. Planning policies should be supportive of local facilities in small towns and villages which provide an effective and valuable service to the local community. Such centres should continue to provide not only for food, but also some comparison shopping and should be the preferred location, especially for food stores. Where rural town centres are not serving the community well, and there is a significant amount of travel by car to other larger centres, then proposals for new retail developments should be encouraged in or near the town centre, in order to reduce travel and retain trade in the town. In small towns and villages there is therefore a clear presumption in favour of central or edge of centre locations for new developments. As elsewhere, out-of centre retail developments should not be allowed if their provision is likely to lead to a reduction in the range of local facilities in towns and villages or affect the diversity of shops or lead to the loss of general food retailing from the centre of smaller towns. The scope for superstores and other large scale retail developments is likely to be more limited in smaller rural towns than	Tier 3 and 4

Retail Type	Context for Assessment	Appropriate Settlement Hierarchy/Tier
	elsewhere.	
Village Shops	<p>The village shop plays a vital economic and social role in rural areas and is important for essential day-to-day needs, particularly for the elderly, disabled and those with no access to a car or poorly served by public transport. Its loss can have an impact on the community. Retailing should generally be directed to existing settlements and development in the countryside should be resisted. Exceptionally, retail facilities outside the development limits of settlements and beyond green belts could be acceptable in the following circumstances:</p> <ul style="list-style-type: none"> • A shop which is ancillary to activities arising from farm diversification. • A shop designed to serve tourist or recreational facilities and secondary to the main use. • A small scale shop attached to an existing or approved craft workshop retailing the product direct to the public. • A small scale shop designed to serve a dispersed rural community. 	Tier 4 and 5
Local (Neighbourhood) Shops	<p>Local shops located in local centres or neighbourhood centres perform an important function in urban areas. They can provide a valued service, catering particularly for the daily or casual needs of nearby residents or of those passing by. Local shops comprising both foodstores and important non-food outlets such as pharmacies have significant social and economic functions; they offer a particularly important service for those who are less mobile, especially elderly and disabled people, families with small children, and those without access to a car. For example, in peripheral housing estates they may provide the only readily accessible shopping facilities. Where the Council can substantiate clearly the local importance of such shops in defined local centres, they should safeguard them in development plans, through appropriate land-use zoning.</p>	Tier All (As appropriate)

6. Transportation and Infrastructure Section

10.6.3 Flooding (Chapter 10)

In order to be consistent with the 'Flood Risk Management Guidelines 2009', the following amendments are necessary.

(Note: Text for deletion is shown in ~~black strikethrough~~ and text for insertion is shown in blue lettering)

Amend Policy T13 TO:

Policy T13 In the absence of a detailed design scheme, the Council shall consider the construction of the roadway by private developers as the land is developed. The Roadway shall follow the route of the indicative road as indicated on the Land Use Zoning Map. *In the case of the lands south and west of Drumacrin Road the sole vehicular access shall be taken from this indicative road.*

Delete section 10.6.3 'Flooding' and replace as below and renumber the remainder of the referencing within the chapter.

10.6.3 Flooding

Areas which had records of flood events are identified as 'liable to flood' on the land use zoning map. The Land use zoning objective is 'to preserve and remain free of development lands which are liable to flood to protect the flood plain and avoid exacerbation of flood risk. In the absence of CFRAM's and CFRMP's the Council's will use a pre-cautionary approach on these lands

In 2007, the Floods Directive 2007/60/EC became operational. Member States are now required to assess if their watercourses and coastlines are at risk from flooding, and are required by 2015 to map the flood extent and assets and humans at risk in these areas and to take adequate and coordinated measures to reduce this risk.

In November 2009, 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' were published by the DoEHLG. The guidelines state that 'Development plans should address flood risk by having the necessary flood risk assessments, including mapping of flood zones, in place at the critical decision making phases and the consideration of any subsequent amendments.

The Office of Public Works (OPW) are the lead agency for flood risk management and are developing indicative flood maps and Catchment Flood Risk Assessment and Management Mapping (CFRAM – a catchment based study involving an assessment of the risk of flooding in a catchment and the development of a strategy for managing that risk in order to reduce adverse effects on people, property and the environment). Bundoran has been identified as an area at significant risk of flooding and therefore CFRAM is being carried out as part of this programme for the town. CFRAM's are due during 2013 and will be followed by the Catchment Flood Risk Management Plans (CFRMP's) by 2015. The flood risk will be assessed in terms of its likely potential impact upon identified 'Receptors', such as, people, property, schools, hospitals, waste water treatment plants. In the absence of this work being completed the Council's will seek to manage development within floodplains and

other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation. There is a need to exercise the precautionary approach to development proposals within areas that have historically been known to have flooded. Accordingly, the following indicators can be used in advance of the CFRAMS being published to assess flood risk. These indicators include:

1. Historic Flood Maps www.floodmaps.ie - Mapping and data source for flood events throughout the County.
2. Alluvial Soil Maps www.gsi.ie - Maps indicating areas of alluvial soil where in the past areas of land have been formed from sedimentary deposits out from previous water paths.
3. OPW Benefiting Land Maps - These maps on www.floodmaps.ie generally identify agricultural drainage schemes.
4. OPW Coastal Flooding Mapping (Available by end of 2011 for West/North West from the OPW).
5. 6" OSI Maps have areas identified as being, 'Liable to Flood'. The maps also show areas of marsh vegetation, which are known to flourish in floodplains.
6. Site Visit - Local topography and features such as culverts that could cause localised flooding and high water level marks on buildings and cracking from water damage all give good indicators at a site level. Vegetation such as bull rushes can indicate flood zones.
7. Verified local knowledge.
8. Preliminary Flood Risk Assessment Maps (PFRAMS).

Sequential Approach/Flood Risk Scale

The Council's will utilise the Sequential Approach to development proposals in accordance with Tables 5 and 6 and Figure 1 which details the A – C 'Flood Risk Scale' of High – Moderate - Low probabilities of flood occurrence to assess development proposals. The sequential approach will be further informed upon publication of CFRAMS and the implications for adopted policy will be considered and if necessary a variation to this Development Plan will be initiated (see figure 1).

Zone A – High probability of flooding, i.e.) more than 1% probability or 1 in 100 from rivers and more than 0.5% probability or 1 in 200 from coastal flooding.

Zone B – Moderate probability of flooding, i.e.) between 0.1% probability or 1 in 1,000 years and 1% or 1 in 100 years for river flooding and between 0.1% or 1 in 1,000 year and 0.5% or 1 in 200 for coastal flooding.

Zone C – Low probability of flooding, i.e.) less than 0.1% or 1 in 1,000 years for both river and coastal flooding). Flood zone C covers all areas outside of Zones A or B.

Table 5: Flood Vulnerability and Land Use Guide

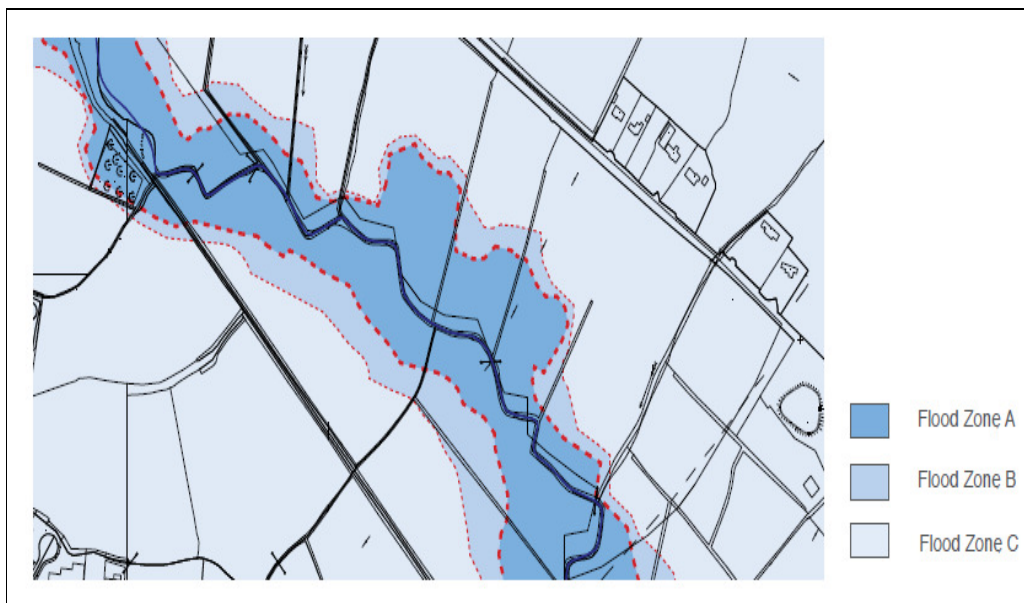
Vulnerability Class	Land Use and Types of Development which include
Water Compatible Development	Flood control infrastructure.
	Docks, marinas and wharves.
	Navigation facilities.
	Ship building, repairing and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
	Water based recreation and tourism (excluding sleeping accommodation).
	Lifeguard and coastguard stations.
	Amenity open space, outdoor sports and recreation and essential facilities such as changing rooms, and; Essential ancillary sleeping or residential accommodation for staff required by uses in this category (subject to a specific warning and evacuation plan).
Less Vulnerable Development	Buildings used for: retail, leisure, warehousing, commercial, industrial and non-residential institutions.
	Land and buildings used for holiday or touring non-static holiday caravans and camping, subject to specific warning and excavation plans.
	Land and buildings used for agriculture and forestry.
	Waste treatment (except landfill and hazardous waste).
	Mineral working and processing, and;
	Local transport infrastructure.
Highly Vulnerable Development	Garda, ambulance, fire stations and command centres should be operational during flooding.
	Hospitals.
	Emergency access and egress points.
	Schools.
	Dwelling houses, student halls of residence and hostels.
	Residential care homes, children's homes and social services homes.
	Caravans and mobile home parks.
	Dwelling houses designed, constructed or adapted for the elderly or, other people with impaired mobility, and;
	Essential infrastructure, such as primary transport and utilities distribution, including electricity generating power stations and sub-stations, water and sewage treatment, and potential significant sources of pollution in the event of flooding.

Source - Planning System and Flood Risk Management Guidelines for Planning Authorities, November 2009 DoEHLG.

Table 6: Matrix of Vulnerability (See Figure 1 below)

	Flood Zone A High Probability	Flood Zone B Moderate Probability	Flood Zone C Low Probability
Water Compatible Development	Development Appropriate	Development Appropriate	Development Appropriate
Less Vulnerable Development	Justification Test Required	Development Appropriate	Development Appropriate
Highly Vulnerable Development	Justification Test Required	Justification Test Required	Development Appropriate

Figure 1: Example - Flood Zone Areas A, B and C



The following objectives have been identified by the Council:

01-03: To assess all development proposals in accordance with 'The Planning System and Flood Risk Management Guidelines for Planning Authorities', November 2009, DoEHLG, or any amendment to it.

01-04: To adopt a sequential approach to flood risk management when assessing the location for new development based on avoidance, reduction and mitigation of flood risk.

01-05: To incorporate flood risk assessment where appropriate into the process of making decisions on planning applications and planning appeals.

01-06: To ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management and to comply with Articles 6 of the Habitats Directive and have regard to the relevant conservation objectives, qualifying interest and threats to the integrity of Natura 2000.

The following Policies have been identified by the Council:

Policy 16: The Planning System and Flood Risk Management.

It is a policy of the Council to ensure that all development proposals comply with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities', November 2009, DoEHLG, or any amendment to it.

Policy 17: Sequential Approach to Flood Risk Management.

It is a policy of the Council to manage development proposals within floodplains and other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation.

Policy 18: Assessment of Development Proposals.

It is a policy of the Council to assess carefully development proposals, which may exacerbate flood risk elsewhere with a view to adopting the same sequential approach for such schemes.

Policy 19: Precautionary Principle.

It is a policy of the Council to employ a precautionary principle using the sequential approach towards development proposals where there is a known flood risk and to make best use of the available information including the Flood Risk Indicators, unless it is fully justified (policy 22 refers) that there are wider sustainability grounds for appropriate development and the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall.

Policy 20: Flood Risk Assessment.

It is a policy of the Council to require applicants/developers to submit, where appropriate, independent 'Flood Risk Assessment' in accordance with the Flood Risk Management Guidelines, DEHLG, 2009 (or any amendment thereof) and/or 'Surface Water Drainage Calculations', from suitably qualified persons.

Policy 21: Flood Risk Assessment.

It is a policy of the Council not to permit development where flood issues have not been, or cannot be addressed successfully and/or where the presence of unacceptable residual flood risks remain for the development, its occupants and/or property elsewhere including, inter alia, up or downstream.

Policy 22: Justification Test.

Development proposals in urban areas shall be required to undertake a justification test in accordance with the matrix of vulnerability (table 6 refers) and in accordance with S.5.15 of the Flood Risk Management Guidelines (DEHLG), 2009 setting out that they satisfy the following criteria:

1. The lands are targeted for growth in the Core Strategy (Chapter 2)

2. The use of the lands for the particular proposal or development type is deemed to be required to achieve the proper planning and sustainable development of the urban setting; in particular:
 - a. Is essential to facilitate regeneration and /or expansion of the centre of the town;
 - b. Comprises significant previously developed and/ or under utilized lands;
 - c. Is within or adjoining the core of the established town;
 - d. Will be essential in achieving compact and sustainable urban growth; and
 - e. A planning statement to show why it is considered there are no suitable alternative lands for the particular use or development type in areas at lower risk of flooding within or adjoining the core of the settlement has been provided.
3. A flood risk assessment to an appropriate level of detail, which demonstrates that flood risk to the development can be adequately managed and the use or the development of the lands will not cause unacceptable adverse impacts elsewhere. NB. The acceptability or otherwise of levels of any residential risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment.
4. The development is considered necessary to meet the objectives of the proper planning and sustainable development of the area.

Policy 23: Sustainable Urban Drainage Systems.

It is a policy of the Councils to promote the use of Sustainable Urban Drainage Systems (SUDs), flood attenuation areas, the controlled release of surface waters and use of open spaces and semi permeable hard surfaces for appropriate development proposals.

Policy 24: Flood Plains.

It is a policy of the Councils to secure and promote in appropriate circumstances the natural role of flood plains as a form of flood attenuation. Agricultural areas and vacant open spaces within floodplains may be considered appropriate for development as formal amenity/recreational areas and public parks, as they also serve as natural flood catchment areas.

Policy 25: Flood Remediation Works.

It is a policy of the Councils to facilitate the development of long and short-term flood remediation works, including embankments, sea defences, drainage channels, and attenuation ponds to alleviate flood risk and damage to livelihoods, property and business subject to environmental considerations including potential impact on designated shellfish water and, fresh water pearl mussel catchment areas and compliance with Article 6 of the Habitats Directive.

7. Technical Standards - General Development

- (I.) Amend 'Chapter 11 – Opportunity Sites and implementation of Plan' by deleting Section 11.4.4 'Bonds'
- (II.) Insert new 'Appendix iii Technical Standards – General Development'
- (III.) Renumber remaining appendices accordingly

Appendix iii Technical Standards – General Development

- i All development proposals shall be subject to relevant material planning considerations, the relevant objectives, policies and standards of this Development Plan (including the appendices), Regional and National strategies, guidance and policies, environmental designations and considerations, and any such designation, consideration or revision published during the lifetime of this plan.

For the purposes of this chapter, some of the most pertinent of these documents are listed below. A list of available planning guidance documentation is accessible on the Department of the Environment, Heritage and Local Government website: www.environ.ie.

- Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities towns & Villages) (DoEHLG 2009) and companion document Urban Design Manual Best Practice Guide, 2008.
- Building a House in Rural Donegal. A Location Siting and Design Guide – Appendix B.
- Traffic Management Guidelines, 2006.
- Government Policy on Architecture 2009-2015.
- National Roads Policy.
- Provision of Tourist & Leisure Signage on National Roads.
- Delivering Homes Sustaining Communities, 2007.
- Sustainable Urban Housing: Design Standards For New Apartments, 2007.
- Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities, (DoEHLG 1996).
- The Planning System and Flood Risk Guidelines for Planning Authorities (DoEHLG 2009).
- Quarries and Ancillary Activities Guidelines for Planning Authorities (DoEHLG 2004).
- Wind Energy Development Guidelines for Planning Authorities (DoEHLG 2006).
- Recommendations for Site Development Works for Housing Areas in Donegal (2007).

- ii Development proposals for multiple residential developments shall provide open access fibre connections and vendor neutral ducting throughout the development.
- iii All ducting (public and private) shall be designed and installed in accordance with 'Recommendations for Underground Telecommunications Cable Works - For Road, Commercial and Residential Schemes'.

iv **BONDS**

Developers shall be required to give adequate security by way of a cash deposit or bond to ensure satisfactory completion and maintenance of development, including maintenance until taken in charge, in circumstances where the development satisfies the Council's policy on Takeover of Private Housing Estates. Where the development satisfies the Council's policy in respect of Takeover but the residents/developer have made alternative suitable arrangements for maintenance, such as a Management company, then the security may be released.

A condition shall be imposed in accordance with the provisions of Section 34(4)(g) of the Planning and Development Act 2000 (as amended). The amount of the security will be calculated on the basis of €5000 per house within a development that contains no mechanical/electrical equipment. In instances where the development contains mechanical/electrical equipment the security shall be €15,000 per house.

The developer will be required to provide "as constructed" drawings, CCTV survey, a written report and written certification that infrastructural services have been completed to the required standards before the security is released. Furthermore no connection shall be permitted to any public sewer or water main until this has been established and documented.

8. Schedule of Zoning Changes

There are 15 rezonings forming part of the Core Strategy Variation. Details of the rezonings are laid out in the A0 Map entitled Variation No. 1 (Core Strategy) to the Bundoran and Environs Development Plan 2009-2015 and are listed below.

Schedule of zoning changes:

Map Reference	Variation
1	Rezone from 'Residential Phase 1' to 'Residential Phase 2.'
2	Rezone from 'Residential Phase 1' to 'Residential Phase 2.'
3	Rezone from 'Residential Phase 1' to 'Residential Phase 2.'
4	Rezone from 'Open Space/Amenity' to 'Established Development.'
5	Rezone from 'Residential Phase 1' to 'Established Development.'
6	Rezone from 'Residential Phase 1' to 'Residential Phase 2.'
7	Rezone from 'Residential Phase 2' to 'Residential Phase 1.'
8	Rezone from 'Residential Phase 1' to 'Residential Phase 2.'
9	Rezone from 'Established development' to 'open space/amenity'
10	Rezone from 'open space/amenity' 'to Established development'
11	Rezone from 'Residential Phase 2' to 'Residential Phase 1.'
12	Rezone from 'Residential Phase 2' to 'Residential Phase 1.'
13	Rezone from 'Residential Phase 1' to 'Residential Phase 2.'
14	Rezone from 'Residential Phase 2' to 'Established Development'.
15	Rezone from 'Residential Phase 1' to 'Residential Phase 2.'

Map reference 4 details a rezoning consisting of a small pocket of open space/amenity which has a planning permission (reference 10/10032) for a residential unit. In light of this planning permission this land is rezoned to established development which also reflects the established development surrounding the site.

Map reference 5 details a rezoning of Phase 1 residential land to established development as this land currently developed as a Car Park.

Map reference 9 details a rezoning of an existing area of established development. This land was open space/amenity in the overall planning application for the housing estate granted under planning permission. This rezoning therefore reflects the original planning application.

Map reference 10 details a rezoning of open space amenity which has a planning permission (reference 10/10007) granted for a residential unit. In light of this planning permission this land is rezoned to established development.

Map reference 14 details a rezoning of residential phase 2 land which consists of a long narrow piece of land which would function as a service strip rather than

residential development. It is therefore appropriate to rezone this land to 'established development to reflect this.

All other rezonings relate to residential rezonings in connection with the Core strategy.

9. Amendments to Appendix 1 – Land Use Zoning Objectives

Land Use Zoning Objectives

(Note: Text for deletion is shown in ~~black strikethrough~~ and text for insertion is shown in blue lettering)

ZONE	EXPLANATION
Open Space/Amenity	To conserve and protect the identified lands from any new development, save for the development of amenity walkways and recreational developments.
Caravan Park	To allow for development, enhancement and retention of existing caravan park and associated tourist facilities.
Coastal Conservation Zone	To restrict development of this area to ensure the adequate protection of these coastal lands.
Coastal Management Zone	To ensure that this area remains free from development but facilitates access as an important local amenity.
Community Facilities	To reserve land for community, civic, educational, institutional, cultural, recreational and amenity purposes.
East & West Gateway Opportunity Sites	<p>The 'East Gateway Opportunity Site' will facilitate mixed use employment and enterprise type development. Such development will be architecturally designed to increase the visual amenity of this prime site which heralds the entrance to the town from the remainder of the county.</p> <p>The 'West Gateway Opportunity Site' will also facilitate mixed use employment and enterprise type development. Again, such development will be architecturally designed to increase the visual amenity of this prime site which heralds the entrance to the town from the Leitrim/Sligo area.</p> <p>It is the policy of the Council to promote/facilitate development on such lands to maximise their dominant strategic gateway locations/entrance to the town. Developments should actively address road frontages and the entrance to the town and should demarcate demarcate these significant locations by appropriately scaled and designed developments which make a significant and positive contribution to the town. No direct access onto the bypass will be permitted from these sites.</p>

Enterprise/ Employment	To reserve land for mixed-use, commercial, industrial and employment related uses.
Established Development	These comprise areas of the town where a principal use has been established. In most cases, the building line and road frontage associated with these areas are satisfactory and shall be maintained. Where vacant plots and under-utilised lands exist in these areas, localised infill development that is compatible with adjacent uses shall be encouraged.
Established Rural Development	To limit development on these lands to persons who comply who have a bona fide 'need' for housing in this area and comply with the County Donegal Development Plan 2006-2012 (as varied) Rural Housing Policy (Policy RH2) To facilitate an appropriate provision of one-off housing 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.
Finner Camp Opportunity Site	To provide, should the <i>Department of Defence</i> relinquish their ownership of this site in the future, the Council will have the authority to ensure that it is appropriately developed in accordance with the proper and sustainable planning and development of the lands in particular for tourist related development opportunities.
Liable to Flood	To preserve and remain free of development lands which are liable to flood to protect the flood plain and avoid exacerbation of flood risk. To implement a managed approach to Flood Risk in areas of lands that have records of flood events.
Opportunity Sites	To identify lands with specific development opportunities, including employment and/or retail uses that are appropriate in terms of mix of use and compatibility with the wider area whilst recognising features of importance that are specific to the site. These areas provide and require opportunities for high architectural quality and signature building design.
Proposed Natural Heritage Area	To provide appropriate protection of the Finner Dunes, proposed Natural Heritage Area (pNHA).
Proposed Road Alignments (Indicative)	To ensure that development proposals provide for connectivity between development lands and maximise the development opportunities identified through the new developer led road linkages.
Protected Structures & National Monuments	To protect those Protected Structures, National Inventory of Architectural Heritage, National Monuments and Architectural Conservation Areas.

Provision of Walk/ Cycleways	To protect those identified amenity corridors to enable the continued and future development of public amenity walkways/cycleways and to provide connectivity between development lands.
Recreational/Leisure	To make provision for new and maintain existing recreation facilities.
Residential	To reserve land primarily for residential development and other compatible uses and services incidental to residential development.
Residential Phase 1	To develop these lands for residential purposes prior to the release of phase 2 lands. To reserve land primarily for residential development
Residential Phase 2	To make provision for the long term reservation of land for residential development that will occur beyond the life of the plan. To reserve land for residential development as a long-term strategic land bank
Special Protection Area	To ensure the provide appropriate protection of Donegal Bay, Special Protection Area.
Tourist Facilities	To allow for development, enhancement and retention of existing tourist facilities.
Town Centre	To protect and enhance the vitality, viability and character of the Town Centre by providing for and improving retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a developing town.