

# BALLYSHANNON & ENVIRONS LOCAL AREA PLAN 2009 - 2015



**MARCH 2009**

## TABLE OF CONTENTS

SECTION	PAGE
<b>1.0 INTRODUCTION</b>	<b>1</b>
1.1 Background	1
1.2 Legal Context	1
1.3 Plan Content	1
1.4 Core Strategy	1
1.5 Vision Statement	1
1.6 Strategic Objectives	2-3
1.7 Policy Context	3
1.7.1 National Development Plan	3
1.7.2 National Spatial Strategy	3
1.7.3 Regional Planning Guidelines	3
1.7.4 County Development Plan	4
1.7.5 Planning Policy Guidelines	4
1.7.6 County Retail Strategy	4
1.8 History of Ballyshannon	4-5
1.9 Ballyshannon Today	5-6
1.9.1 Population Projections	6-7
1.9.2 Public Consultation	7
1.9.3 Plan Boundary	7-8
<b>2.0 POLICIES AND OBJECTIVES</b>	<b>9</b>
2.1 Housing	9-11
2.1.1 Housing Densities	11
2.1.2 Housing Design/Layouts	11-12
2.1.3 Site at Abbeylands (Low Density Residential)	12
2.2 Community Development	15
2.2.1 Childcare and Youth Facilities	15
2.2.2 Health Facilities	15
2.2.3 Educational Facilities	16
2.2.4 Community Facilities	16
2.3 Economic Development	18-19
2.3.1 Business Park	19
2.3.2 Strategic Economic Attractions	19-20
2.3.3 Ballyshannon IT Centre	20
2.3.4 General Employment	20
2.4 Retail/Opportunity Sites	21
2.4.1 County Retail Strategy	21-22
2.4.2 Neighbourhood Centres/Local Shops	22
2.4.3 Opportunity Sites	22
2.5 Tourism, Arts and Culture	25
2.5.1 Tourism	25
2.5.2 Erne Canal Project	26
2.5.3 Lakeside Activity Centre	26-27

2.5.4	Arts and Culture	27
2.6	Infrastructure	29
2.6.1	Roads	29
2.6.2	Rail	29-30
2.6.3	Air Access	30
2.6.4	Sea/Lake	30
2.6.5	Pedestrian	30-31
2.6.6	Cycle	31
2.6.7	Public Transport	31
2.6.8	New Road Options	31-32
2.6.9	Car Parking	32
2.7	Communications	33
2.7.1	Electricity	33
2.8	Water Services	36-37
2.8.1	Flood Risk and Development	37-38
2.9	Open Space and Amenities	39
2.9.1	Estuary, Riverway and Lakeside	39
2.9.2	Walkways/Cycling Trails	40
2.9.3	Passive Open Space	40-41
2.9.4	Recreation and Sports Facilities	41
2.10	Built and Natural Heritage	43
2.10.1	Built Heritage	43
2.10.2	Architectural Heritage, the Structures of Architectural Heritage Merit and Streetscapes	43
2.10.3	Architectural Heritage of Ballyshannon	43-44
2.10.4	Record of Protected Structures	44-45
2.10.5	Development affecting Protected Structures	45-46
2.10.6	National Inventory of Architectural Heritage	46
2.10.7	Architectural Conservation Areas (ACA)	46-47
2.10.8	Historic Streetscape of Ballyshannon	48-49
2.10.9	Historic Residential	51-52
2.10.10	Archaeology	52
2.10.11	Ballyhanna Medieval Church and Cemetery	52-53
2.11	Natural Heritage	54-55
<b>3.0</b>	<b>IMPLEMENTATION</b>	<b>56</b>
<b>4.0</b>	<b>LAND USE ZONING OBJECTIVES</b>	<b>57-58</b>
Map 1	Land Use Zoning Map	
Map 2	Structures of Architectural Merit and Streetscape (Insert)	
Map 3	Open Space Strategy (Insert)	
<b>5.0</b>	<b>APPENDICES</b>	
I	Retail Hierarchy (County Retail Strategy)	59-60
II	Ballyshannon Retail Study	61-62
III	Record of Protected Structures	63-67

IV	Record of Monuments and Places	68
V	Site Synopsis – Dunmuckrum Turloughs/Special Area of Conservation	69-70

## 1.0 INTRODUCTION

### 1.1 Background

The Ballyshannon & Environs Local Area Plan 2009 – 2015, has been prepared by the National Building Agency in association with the Central Planning Unit, Donegal County Council. The Plan is a strategic planning policy document (consisting of a Written Statement and Land Use Zoning Map), which will guide future development and investment in infrastructure within the town and its environs over the next 6 years.

The Plan has been prepared in accordance with the Planning and Development Acts 2000–2007 and is consistent with the objectives of the National Spatial Strategy, the Regional Planning Guidelines and the County Donegal Development Plan, 2006 – 2012 (as varied).

### 1.2 Legal Context

The Plan area covers the entire administrative area of Ballyshannon Town Council. In addition, the boundary also extends into lands within the administrative area of Donegal County Council, who are the Planning Authority for the entirety of the Plan area. If discrepancies arise between the Written Statement and the Land Use Zoning Map, the written statement shall take precedence. The Plan was adopted by Donegal County Council on 23<sup>rd</sup> February 2009 and became operational on 31<sup>st</sup> March 2009.

### 1.3 Plan Content

The Plan is divided into 4 Sections, and Appendices. A Land Use Zoning Map is enclosed.

### 1.4 Core Strategy

To provide a development framework that enables Ballyshannon and its Environs to successfully grow by maximising development opportunities arising from the following three key elements; 1) Built Heritage, 2) Roads Infrastructure and 3) Strategic mid-Gateway location.

### 1.5 Vision Statement

The Plan endorses and will facilitate the following basic principles;

- (i) **Legibility:** Creating an environment that is clearly understood and useable by resident, employee, community and tourists.
- (ii) **Amenity:** Creating an area of high visual and environmental amenity by respecting the river context and varying contour levels, surrounding views, open spaces, natural features, and providing for a high quality landscape.
- (iii) **Flexibility:** Creating a framework that facilitates various development scenarios, accommodating various types of

residential development, commercial development, environmental protection, social infrastructure etc.

- (iv) **Accessibility:** Creating purposeful routes, making clear connections and providing the maximum choice for how people will make their journeys.
- (v) **Character and Image:** Creating unique, clearly identifiable and memorable areas, consistent with the unique character of the town and protecting this unique character.

## 1.6 Strategic Objectives

- SO1 To actively promote the regeneration of the town through the re-use of existing structures of architectural heritage merit while strengthening the already rich diversity of the historic streetscape, allowing the town to evolve while retaining and adapting all that is good about its historic building stock.
- SO2 To avoid urban sprawl on the edge of a town and to maintain a clear distinction between urban areas and the rural hinterland.
- SO3 To promote high quality, community infrastructure; e.g. educational, health, civic etc. within an attractive urban environment.
- SO4 To promote and support the development of a Strategic Rail Corridor through the town that connects to Derry and Letterkenny, to the north and Sligo, to the south.
- SO5 To promote the development of the Bundoran/Ballyshannon/Belleek/Enniskillen Cross Border Economic Development Corridor with the aim of creating a seamless cross border economic region with a vibrant business environment. In the planning and development terms, the creation of this corridor will require major improvements in infrastructural linkages and will enhance co-operation between the relevant local authorities and governments on a north/south basis.
- SO6 To promote and support the development of the Erne Canal Project to open up Ballyshannon to Donegal Bay and to the Shannon/Erne inland waterways. To support the development of ancillary associated onshore tourist and recreational infrastructure.
- SO7 To promote and support a wide range of new job creating opportunities and to support the local economic base and encourage diversification within employment and industry.

SO8 To support the development of the Southern Economic Development Corridor, within Ballyshannon to capitalise upon opportunities arising from the fibre optic cable linkages, significant road improvements and the likelihood of other infrastructural improvements such as increased electricity transmission capacity.

### 1.7 Policy Context

This Plan follows a wider National, Regional and County planning policy hierarchy (See Figure 1).

**Figure 1. Policy Hierarchy**



#### 1.7.1 National Development Plan

The National Development Plan was established to focus investment within infrastructure, health and educational services etc. Ballyshannon has benefited from significant infrastructural investment, such as the bypass.

#### 1.7.2 National Spatial Strategy

Within this hierarchy, the National Spatial Strategy has identified six Gateways within the Country. Ballyshannon conveniently resides between two of these Gateways, Sligo and Letterkenny/Derry.

#### 1.7.3 Regional Planning Guidelines

The Regional Planning Guidelines have identified Ballyshannon as a medium sized Town for Urban Strengthening, wherein it is stated, 'Ensure that the natural and built heritage and the quality of the landscape are protected'.

#### **1.7.4 County Development Plan**

The County Development Plan has elevated the town to a 'Town for Urban Strengthening' at the sub-Gateway level and is located along the Bundoran/Ballyshannon/Belleek/Enniskillen Cross Border Economic Development Corridor.

#### **1.7.5 Planning Policy Guidelines**

In addition, the Department of Environment, Heritage and Local Government have published a series of Policy Guidelines for Planning Authorities, e.g. Development Plans, Retail, Residential Density, Flooding, Urban Design, Architectural Heritage etc.

#### **1.7.6 County Retail Strategy**

Despite significant recent job losses, including Parian China, the Planning Authority has identified a number of opportunity sites for retail activity and a variety of other compatible mixed uses. The Retail Strategy, recognises that Ballyshannon should provide important retail functions, regenerate obsolete areas and improve public transport and linkages between areas.

Ballyshannon has been linked with Bundoran as a 'Town for Urban Strengthening' because of their close proximity and the Sligo Gateway, which provides increased opportunity for improved retail functions.

### **1.8 History of Ballyshannon**

Ballyshannon is one of the oldest towns in Ireland, having developed along the banks of the River Erne. The town is an area of intense archaeological and historical significance, and has been designated as both a historic and heritage town. As early as the Neolithic Period (4000-2500BC) there is evidence of human settlement and ritual activity has been discovered within the town and wider hinterlands.

Inis Saimer Island, within the Erne Estuary is alleged to be where the first inhabitants of Ireland landed. They are said to have arrived from Scythia (near modern Macedonia) around 2700 B.C.

According to the Annals of Ulster, the Vikings attacked nearby Inishmurray Island in 795.

The Normans arrived in Ballyshannon in 1211. During the 12th century an order of the Cistercians was established on Abbey Island by the estuary, where the ruins of their Abbey, still remain. Remains of the Abbey Mill nearby are intact thanks to restoration work carried out by the Abbey Mills Restoration Trust in the 1990s.

The O'Donnell's built their castle here and in 1423 in Bundrowes. In 1613 Ballyshannon received Royal Charter becoming a British garrison town.



The building hosting the garrison can still be found at the Erne bridge. 'The Barracks', as it was referred to, dates from 1700. In the 1830's, Ballyshannon comprised of three streets and a total of 689 houses. An artillery barracks for 40 men was located at Finner Camp. Also a large distillery manufacturing whiskey and brewery were located in the town. The town, at this time, was favourably situated for commerce and manufacturers, and became a thriving mercantile port. However, following a number of naval accidents within the Erne Estuary during the 1930s, the port was deemed too dangerous for vessels, and was subsequently closed. This effectively led to the decline of the Port and the demise of the rich mercantile heritage associated with the two over previous centuries.

In the 1950s Cathaleen Fall's Hydro Station was developed along the River Erne and Assaroe Lake was created as a recreational resource.

### **1.9 Ballyshannon Today**

Ballyshannon is located along the Northwest Atlantic coast and N15 National Primary Route from Sligo to Lifford (between the two Gateways of Sligo and Letterkenny). It is approximately 6km northeast of Bundoran town centre, 22km south of Donegal, 44km northeast of Sligo and 45km west of Enniskillen adjacent to counties Fermanagh and Leitrim. The recently constructed Bundoran/Ballyshannon By-Pass runs to the south and east of the town.

The town centre, consists mainly of retail, professional, residential, public/institutional and community/health/educational developments. There are also a number of derelict buildings.

The two major tourist resorts of Bundoran and Rossnowlagh are located a few kilometres away with several quality hotels, golf courses, surfing, hiking and fishing amenities.

Notwithstanding recent infrastructural investments, there is a significant need to provide more employment opportunities, as the town has suffered from recent job losses.

**Figure 1. Location of Ballyshannon**



Within the County Development Plan (CDP, Section 2.4), Ballyshannon was elevated to a 'Town for Urban Strengthening' and is recognised under Policy EED2, (3) 'Cross Border Economic Development Corridor'. It is located along the Strategic Atlantic Transport Corridor outlined in the National Spatial Strategy. In addition, the County Retail Strategy, has further elevated Ballyshannon, within its retail hierarchy, to an, 'Inter-Gateway/Strategic Transport Corridor Centre' (CDP, Policy RS4). Ballyshannon is also one of a few selected 'Heritage Towns' in the County. This designation reflects its historic background, built form and strong architectural character.

### **1.9.1 Population Projections**

In 2006, there were 2,686 persons living within Ballyshannon and its environs. This represented a 1% fall since 2002. However, there has been disparity between both the urban and rural populations, e.g. the urban population declined within the same period by 10.2% from 2,232 persons in 2002 to 2,004 persons in 2006, whereas the rural population grew by 41% from 483 persons in 2002 to 682 persons in 2006. Therefore, the tendency of the environs to outgrow the population of the town needs to be redressed in order to enhance the vibrancy of the town as a whole.

In addition, between 2002 and 2007, 180 residential units were permitted in Ballyshannon, this could represent an approximate population increase of 483 persons, if all houses are built and occupied with new residents.

**Table 1: Population Data**

Year	Population of Ballyshannon & Environs	No. of private households	No. of persons in private households	Average persons/ household	Population of Ballyshannon (Legal Town)	No. of private households	No. of persons in private households	Average persons per household	Population of Ballyshannon Environs
2006	2,686	991	2,605*	2.6	2,004	748	1,925**	2.6	682
2002	2,715	974	-	2.8	2,232	-	-	-	483
% Spilt	-1%	-		-	-10%				+41%

Source: Central Statistics Office

\*The remaining persons (81) live in communal establishments e.g. Nursing Homes.

\*\*The remaining persons out of the total urban population of 2,004 live in communal establishments.

In 2006, despite a small population decrease, there were 991 households in Ballyshannon, an increase of 17 from 2002. This was due to the decrease in average household sizes.

### 1.9.2 Public Consultation

The local community were notified of the intention to prepare a new Local Area Plan through advertisements in the local press. A public workshop was organised in Dorrian's Imperial Hotel, approximately 90 people attended. The issues discussed included; Traffic, Housing, Community Facilities, Open Space, Natural Environment, Built Heritage, Industrial Development, Urban Design, Tourism, Retailing, Water and Sewerage Services, Waste Management and land-use phasing.

Written submissions were invited and a total of 32 submissions were received, where a variety of interests were articulated, including; requests for lands to be zoned for residential development, provision of open space, tourism development, building design and residential densities, architectural conservation, provision of amenities, social infrastructure and road improvements.

### 1.9.3 Plan Boundary

The Plan boundary has been determined by the following factors; existing pattern of development, environmental protection, infrastructural considerations, visual identity and community requirements. In addition, the following issues were also considered to determine the Plan boundary:

- Historic role and function of the settlement,
- Existing role and function (Town of Urban Strengthening),

- Protection of the unique urban character of the town,
- Size and catchment population,
- Location within the County and its proximity and interaction with other settlements,
- Potential for future growth and economic and social benefits,
- Unique features and sensitivity of the natural environment,
- Development constraints, e.g. SAC, NHA's.

## 2.0 POLICIES AND OBJECTIVES

### 2.1 HOUSING



#### **Objective H1**

*To promote the sustainable development of a wide range of housing types to meet the residential needs of Ballyshannon and its environs.*

The Planning Authority have considered the inherent high level of land supply as a result of lands zoned within the Ballyshannon Development Plan 1997 and the establishment of control points in the current County Development Plan, and the baseline amount of 'urban' land that these control points provided for.

Accordingly, it has been demonstrated that this oversupply of zoned land, was unnecessary and led to the development of remote unserviced suburban developments.



In total 63.5 hectares of lands were zoned for residential use. Accordingly, a range of residential densities are promoted throughout the town (Table 4) having regard to the existing infrastructure to accommodate same and an assessment of the potential to service additional lands.

Development Plan Guidelines for Planning Authorities, 2007, indicate that 'planning authorities should ensure that at the time they make a plan, enough land will be available to meet residential needs for at least the next nine years'. Notwithstanding this, a land capacity study (Table 2) and future population projection (Table 3) indicate that the identified land bank within the town has the capacity to accommodate the growth for an extended period of up to twenty years.



**Table 2: Residential Land Capacity and Densities**

Category	Density	Total Undeveloped area in Hectares	Total No. of Units Min - Max	Population Equivalent* Min - Max
Residential	<b>High 30 - 40+</b> units/ha	2.78/50%** = 1.39 ha	55+	146+
	<b>Mixed Use 30 - 40+</b> units/ha	7/50%** = 3.5 ha	142+	378+
	<b>Medium 20-35</b> units/ha	57	1,140 – 2,223	3,032 – 5,913
<b>Totals</b>	-	<b>62 hectares</b>	<b>1,337 – 2,420</b>	<b>3,556 – 6,437</b>

Source: NBA Survey and Analysis

\*Using the average persons per household of 2.66, CDP 2006 - 2012.

\*\*With the assumption of up to 50% of development, being residential in nature.

**Table 3: Future Population Potential**

Population	Minimum	Maximum
Existing Population (CSO 2006)	2,686	
Population equivalent of residential units granted planning permission, which are either under construction or have yet to be built	479	
Future population increase of zoned lands	3,556	6,437
<b>Total Potential Population over a 20 year period</b>	<b>6,721</b>	<b>9,602</b>

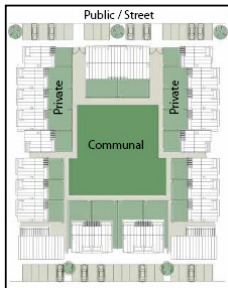
Source: NBA Survey and Analysis

Analysis of the volume of land zoned for residential use within this Plan, would indicate a maximum capacity for an additional 2,420 units (based on the prescribed densities, and omitting the open space and access roads requirements) or a population equivalent of 6,437 persons. The recent population cohorts would suggest that this level of growth



would be extremely unlikely. Notwithstanding this, the volume of lands identified represents a wider choice and negate the possibility of some lands not coming to market.

### 2.1.1 Housing Densities



Two density ranges have been prescribed; high and medium (See Table 4). These figures are approximate and a useful guideline figure for the area of sites. Local site conditions, topography, access, levels of service provision will also determine the appropriate density on the site.

The Planning Authority will consider revised residential densities, both above and below the stated thresholds, on their own merits. It is considered that on-site assessment of access, parking, service provision etc will aid in determining appropriate densities.

**Table 4. Density Ranges**

Density Range	Area	Units per hectare
High	Town Centre and Mixed Use development	30 - 40+ units (12 – 16+ per acre).
Medium	Edge of Centre Sites	20 – 35 units (8 – 14 per acre).
Low	Suburban	Not prescribed.
Established Development	Suburban Areas	N/A - Residential proposals will be assessments on their individual merits, set against the normal locational, siting and design criteria, alongside an assessment of the nature and scale of the proposed developments, availability of services and the impact upon adjoining residential amenities and the predominant character of the area.

### 2.1.2 Housing Design/Layouts

Developments should utilise high quality layouts, landscaping schemes, centrally located open spaces, and suitable circulation networks. Building forms should vary to allow for legibility and circulation for vehicular, pedestrian and cyclist



connectivity within and through areas. Due to the topography of Ballyshannon, contour levels will need to be acknowledged throughout the design of the build, avoiding monotonous roofscapes and block form and allowing a natural appearance to develop.



The quality of layouts, design and architectural treatments are fundamental considerations of the development process. High quality design has a significant positive impact on the character and vitality of areas where it is achieved.



### 2.1.3 Site at Abbeylands (Low Density Residential)

These lands can readily accommodate low-density detached housing on detached sites provided they are serviced by a singular vehicular access road. The development proposal would be required to retain all mature trees and the boundary stone wall and should seek to protect the ancient monument (Mound) on the site. In addition, a pedestrian footpath inside of the tree line would be required.

#### Policy H1: Residential Development

Residential developments will be considered within the areas zoned for Town Centre use, Mixed Use and within the Residential 'High', 'Medium' 'Low' and 'Established Development' areas, subject to compliance with other relevant policies in this plan and any other site development guidelines. In addition, high-density residential proposals within the 'Town Centre' shall be considered in the following circumstances: Where the proposal comprises living over a shop or commercial property, where the residential function is part of a mixed-use development and infill or brownfield development.

It is the policy of the Council to ensure that all residential developments comply with the requirements of the County Donegal Development Plan, 2006 – 2012, Appendix A; Development Guidelines and Technical Standards for Housing in Urban Areas, Section 1.2 Standards and



Requirements for Housing Developments in Urban Areas and also Appendices C, D and E.

It is the policy of the Council to ensure that all residential developments adhere to the guidelines published within the Urban Design Manual – A Best Practice, DoEHLG, 2008, including the 12 step test.

<http://www.environ.ie/en/Publications/DevelopmentandHousing/Planning/FileDownload,16692,en.pdf>

It is the policy of the Council to ensure that all residential proposals protect and improve existing residential amenities and to provide for appropriate residential/infill development, having regard to the scale, character, topography and amenities of the area.

### **Policy H3: Physical Infrastructure**

It is the policy of the Council to ensure that all residential proposals shall ensure that the necessary services and utilities (i.e. water, wastewater, surface water disposal, footpaths and lighting) are provided concurrent with the construction of new dwellings. Where such physical infrastructure are not or cannot be made available to facilitate the development, the proposals shall be deemed to be premature and contrary to the proper planning and sustainable development of the area.

### **Policy H4: Housing Design/Layout**

It is the policy of the Council to ensure that all residential proposals ensure a form of high quality housing design/layout that is in context with the surrounding environment.

They must also provide for a range of house types to promote social integration and provide accommodation for a diverse range of household types and age groups.

### **Policy H5: Neighbourhood Centres**

New residential proposals may be required to make provision for Neighbourhood Centres consisting of localised facilities to serve the local population; e.g. small convenience shop, post office, ATM, in addition to their requirements to adhere to the requirements of Part V agreements, Childcare Strategy, etc.

### **Policy H6: Social and Affordable Housing**

It is the policy of the Council to ensure that proposals for residential development on lands zoned residential or for mixed use purposes shall be required to comply with the policies set out in the County Donegal Development Plan 2006 – 2012, Appendix C, 'Housing Strategy', to enable the adequate provision for social and affordable housing in

accordance with Part V of the Planning and Development Acts 2000–2007.

**Policy H7: Proposals for Single Dwellings**

Proposals for single houses may be considered on lands zoned as 'Low Density Residential' and 'Established Development' and where they do not prejudice the comprehensive development of the overall zoned parcel of land for housing purposes.

**Policy H8: Proposals for Single Dwellings on Amenity Lands**

Proposals for single houses from members of the existing community/landowners may be considered on 'Amenity' lands, south of the River Erne, except within the vicinity of the Abbey Mill, and around the bay/Erne Estuary.

**Policy H9: Sub-division of Dwellings**

Many inner suburbs contain large houses on extensive sites whose conversion to multiple dwellings, without dramatic alteration to the character of the area would represent a more sustainable use of lands and would enable access into otherwise landlocked backlands.

The conversion of these sites, for more intensive residential usage, provided the existing dwellings are not protected or of strong and unique architectural merit would be promoted.

## 2.2 COMMUNITY DEVELOPMENT

### **Objective CD1**

*To promote the development of a wide range of existing and new community facilities; including health, education, arts, culture and recreation to cater for the needs of the growing population.*

Ballyshannon has a very strong community base from which to emanate further growth. There are a high level of existing recreational, educational, health and community facilities within the town; including the Lakeside Activity Centre, Ballyshannon Leisure Centre, Cinema and Abbey Centre (theatre and community arts centre), Saimer Shopping Centre, the Mall Park. These facilities enhance the quality of life for residents, visitors and employers alike and could present further development opportunities. In addition, there are, two Catholic and two Protestant churches, a community hall, convent, nursing homes, graveyards, health centre, crèche and community enterprise and resource centre. Ballyshannon is also home to the National Watersports Training Centre.



### **2.2.1 Childcare and Youth Facilities**

New playground facilities have been developed within the Mall Park. Further play facilities could also be provided to the north of the town. Adequate crèche facilities should be provided in suitable locations within the town, particularly within residential areas as an integral part of new developments and in locations adjacent to open space amenities and community facilities such as schools. (Refer to the Childcare Strategy, Appendix B, County Donegal Development Plan 2006 – 2012, for further information.)

### **2.2.2 Health Facilities**

Ballyshannon has a high number of health facilities for a town of its size. The Health Service Executive (HSE) owns four sites within the town. Currently the Rock Nursing Home caters for 33 patients with 37 staff and the Sheil Hospital residential care has 47 care patients with 60 staff. There are currently plans to develop a new Primary Care Centre at the site of the former Convent site, a Protected Structure. It is anticipated that the HSE care centre will be accommodated within these buildings. The HSE have acquired the former Donegal Democrat site to develop a medical health centre.

### **2.2.3 Educational Facilities**

Ballyshannon is well served with five primary schools and one situated just a few kilometres away. Two of the schools propose to construct additional classrooms. There is one secondary school (700 pupils). Adult education facilities are provided at the Vocational Education Committee (VEC) for approximately 200 persons, with day and evening classes. A Youth Reach – early school leavers programme is also provided within the centre. The school has adequate lands to expand. The educational facilities within the town at present have the capacities to adequately cater for the short-medium term expansion of the population. However, if the population was to grow significantly this situation would need to be re-examined. Accordingly lands have been zoned for 'Community' use, south of the river and adjoining an existing residential area to address this scenario.

The Department of Education and Science, in general, favours the option of a multi-school campus arrangement encompassing both primary and secondary facilities with adjacent active open space in areas where the need for more than one school may arise. The site locations should ideally be close to areas of the greatest residential expansion and be located adjacent to any proposed community developments such as playing fields, libraries etc. so the possibility exists for sharing such facilities.

### **2.2.4 Community Facilities**

A number of community groups are located in the town; e.g. the Abbey Centre Trust, Tírúgh Resource Centre, Tidy Towns Committee, and various Resident's Associations, Sporting and Social Committee's, thereby providing a strong public voice to lobby for investment in community infrastructure. A new Garda Station and Courthouse have recently been developed along the old Sligo Road. The town has been identified as a possible location for a new fire station.

### **Objective CD2**

*To facilitate the development of community, health and educational facilities and associated ancillary infrastructure within the vicinity of the Shiel Hospital.*

### **Policy C1: Community Facilities**

To facilitate proposals that seek to improve existing and/or provide additional community, amenity, educational, sporting and health infrastructure.

### **Policy C2: Educational Facilities**

To facilitate the provision of new and/or existing educational and ancillary facilities, for primary, secondary and tertiary levels.

**Policy C3: Childcare and Youth Facilities**

To ensure the provision of adequate childcare facilities in suitable locations within the town and in particular within residential areas as an integral part of a new development and in locations adjacent to open space amenities and community facilities such as schools by complying with Appendix B – Childcare Strategy, CDP 2006 - 2012 and in consultation with Donegal County Childcare Committee.

**Policy C4: Playground Facilities**

To facilitate the development of playgrounds within all Residential, Community and open space/amenity areas.

**Policy C5: Childcare Strategy**

To ensure that developments comply with the requirements of the Appendix B, Childcare Strategy, County Development Plan 2006 - 2012, to secure the adequate provision of childcare facilities.

**Policy C6: Health Facilities**

The support the following range of uses, in liaison with the Health Service Executive;

- Community hospitals and nursing homes.
- Health centres, social centres and nursing units/homes.
- Childcare and family support services.
- Medical centres for delivering primary care.
- Community mental health services.

**Policy C7: Fire Station**

To facilitate the development of a Fire Station to serve the town and surrounding hinterland.

**Policy C8: Change of Use**

To facilitate the conversion of existing buildings to appropriate community uses, provided that proposals do not adversely impact upon residential amenities and/or road safety.

**Policy C9: Technical Standards**

To ensure that developments comply with the requirements of the Appendix A, Development Guidelines and Technical Standards, County Development Plan 2006 – 2012 and any amendments to these Development Guidelines and Technical Standards.

## **2.3 ECONOMIC DEVELOPMENT**

### **Objectives ED**

- 1. To promote and support a wide range of new job creating opportunities and to support the local economic base and encourage diversification within employment and industry.*
- 2. To support the development of the 'Southern Economic Development Corridor' and the 'Cross Border Economic Development Corridor', to capitalise upon opportunities arising from the fibre optic cable linkages, significant road improvements and the likelihood of other infrastructural improvements such as increased electricity transmission capacity.*
- 3. To promote Ballyshannon as a 'Town of Urban Strengthening' and as a major economic, retail, and business hub, located along the National Primary Corridor between two significant Gateways (Sligo and Letterkenny/Derry).*
- 4. To promote Ballyshannon as an attractive place for inward investment, encouraging enterprise, business and industry and support the diversification of job creation and promote small-scale start up enterprise and incubator units.*

The economic role of Ballyshannon is significant in terms of the towns' population and location. The town provides office, industrial, retail and tourism facilities with a diverse range of shops and services ranging from auctioneers, solicitors, doctors, gift shops, to electrical goods, boutiques, supermarkets, service stations, building providers, bars/restaurants, hairdressers and pharmacies etc. In order to promote sustainability a proactive employment role is to be encouraged.

The much improved road access, thereby reducing journey times to Dublin and Northern Ireland and the proximity to the Gateway centres of Sligo and Letterkenny present a wide range of opportunities for economic investment.

Ballyshannon has been identified as a 'Key Interest Centres' in the County Donegal Development Plan 2006 – 2012, with its priority sector primarily focused on the Service Sector, with particular reference to tourism, added value food processing and job potential within the information technology, telecommunications and pharma and biotechnology.

The Key Interest Centres policy will be pursued through:

- Development of a more pro-active and focused involvement in the tourism industry.
- Development, with relevant agencies of key centres which can compete nationally and internationally for inward investment and significant added value indigenous industry, such areas are likely to be located close to the fibre-optic telecommunication backbone of the County such as the Business and Industrial Park at Ballyshannon.

### **2.3.1 Business Park**

Ballyshannon has been prioritised as an economic investment hub with the development of the Industrial Development Agency (IDA) Business Park. There is recognition that the employment base needs to diversify and restructure from predominantly manufacturing based industries to service based/higher technological, pharmaceutical and information services. In addition, there are emerging opportunities for similar scale localised enterprises through the development of incubator units for localised businesses.

The Industrial Development Agency (IDA) have developed a quality Business Park off the Old Sligo Road, with the necessary telecommunications, utilities infrastructure and buildings/site options to cater for the needs of local and multinational clients. Currently the site accommodates a number of local small and medium enterprises. There are vacant sites within the park. Within Donegal, the IDA are keen to promote medical, financial and globally traded businesses. 9.964 Hectares have been zoned for industrial purposes within and adjacent to the IDA Business Park.

### **2.3.2 Strategic Economic Attractions**

- High quality built environment (Historical and Heritage Town, Protected Structures, Archaeological sites)
- Industrial Development Agency (IDA) Business Park.
- Health Service Executive, with four strategic sites in the town.
- Lakeside Activity Centre.
- Imperial Hotel and permission for a second hotel.
- Abbey Centre (Theatre/Exhibition centre)
- Improved access to Ballyshannon from by-pass.
- Significant volume of land and availability of readily serviced sites.
- Considerable development interest in town with number of significant planning applications.
- Wide range of Opportunity Sites identified.
- Numerous facilities and amenities for a high quality lifestyle including, schools, cinema, leisure centre, restaurants, bars etc.
- High quality natural environment (beach, rivers and wooded areas).

- Relatively low development charges.
- Proposed Erne Canal Waterway Project.
- Potential of Strategic Rail Corridor.
- Potential waterfront development with Marina.

### **2.3.3 Ballyshannon IT Centre**

The centre has office units available for rent, 1,000 - 5,000 sq ft. The centre has broadband, on site car-parking and canteen facilities. In addition, Central Reception Service Available and Offsite Childcare facilities are available on request. Currently rental rates are €10 per square foot.

### **2.3.4 General Employment**

There is a limited amount of office enterprises within Ballyshannon comprising mostly of banking facilities, the Town Council office and some small office developments such as solicitors, auctioneers, veterinarian and doctors practices etc. There are several vacant town centre properties with excellent potential for re-use to office accommodation. The majority of industrial developments are located, south of the town. Industrial and office development is important for Ballyshannon in terms of developing a self-sustaining town and surrounding hinterland.

There are two enterprise centres currently in Ballyshannon, one at Finner, and one to the rear of the old Parian China site along the Old Sligo Road. FAS provide training, recruitment clinics, and funding opportunities within the town.

### **Policy GE1: General Employment**

It is the policy of the Council to ensure that all industrial/commercial proposals adhere to the County Donegal Development Plan, 2006 – 2012, Appendix A: Development Guidelines and Technical Standards, Section 3, Industrial and Commercial Development.

It is the policy of the Council to ensure that all industrial developments and business parks are appropriately landscaped to ensure they integrate sensitively within the natural environment of Ballyshannon.

It is the policy of the Council to ensure that industrial and business developments provide good accessibility, room for vehicular movements – including deliveries, on-site car-parking and infrastructural services.

### **Objective TR1: Town Renewal/Environmental Improvement Scheme**

*To encourage and facilitate Town Renewal/Environmental Improvement Schemes in the East Port Road, Bridgend, West Port Road, Assaroe and Allingham Road areas.*



## 2.4 RETAIL/OPPORTUNITY SITES

### **Objective RO 1**

*To maintain and improve the vitality and viability of the town centre and it's historic core, to ensure a mix and variety of local shopping opportunities, to serve the town and wider hinterland.*

The town centre remains the commercial and retail centre providing a wide variety of services and facilities. There are numerous commercial and retail businesses, consisting of convenience and comparison stores, restaurants, cafes, public houses, retail warehousing, building providers, motor services etc.

The Plan supports retail functions within the town centre and will safeguard this role through the assessment of retail proposals against the Sequential Test to ensure and improve vitality and viability.

### **2.4.1 County Retail Strategy**

The County Retail Strategy, 2006 – 2012 identifies Ballyshannon within the 2<sup>nd</sup> tier of the Retail Hierarchy of the County (See Appendix I) and as an, 'Inter Gateway/ Strategic Transport Corridor Centre', to increase higher order convenience/ comparison and retail warehousing floorspace. Bundoran and Ballyshannon are linked within this strategy due to their close proximity to one another and to the Sligo Gateway. These towns can accommodate a level of County/Regional retailing (e.g. warehousing) as well as retaining important retail functions for their urban and rural catchment populations. These may include large convenience and medium sized comparison stores.



The Strategy also states that basic convenience with comparison shopping is appropriate within the town. Ballyshannon is strategically located along the N15/N13 corridor and therefore has a large catchment area from which to draw.

Currently Ballyshannon has a healthy distribution of comparison and convenience shopping with Allingham Street providing the focus for bulky goods. The table below and full Retail Study in Appendix II will allow for a comprehensive review of this sector throughout the life of the plan.

**Table 1: Retail Analysis**

Retail Type	Convenience (m2)	Comparison (m2)	Bulky Goods/ Allingham St (m2) <sup>2</sup>	Total Floorspace area (m2)
	2379	2905	1494	<b>6778</b>

Source: NBA on-site and desk-top survey, September 2007, (See Appendix III for full survey).

The town needs to become more attractive to shoppers from Ballyshannon and its wider hinterland, so that valuable revenue is not lost to larger retailing centres such as Sligo and/or Enniskillen. Therefore further emphasis needs to be placed on building up choice and establishing anchor tenants, such as the larger retailers.

#### **2.4.2 Neighbourhood Centres/Local Shops**

To consolidate and strengthen the existing retail base, retail developments should primarily be located within the town centre, in accordance with the principles of the Sequential Test, through the re-use of existing buildings or the development of vacant/brown field sites, thereby facilitating multi-purpose trips.

It is recognised that distinct neighbourhood areas should also have a range of basic convenience facilities to serve their neighbourhoods, e.g. small convenience store, post office, chemist, hairdressers etc.

#### **2.4.3 Opportunity Sites**

A number of both small and larger strategic opportunity sites have been identified around the town to provide a range of development opportunities, including 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.

#### **Policy RO1: Ballyshannon Inter-Gateway Centre**

It is the policy of the Council to encourage and facilitate the provision of Regional and County level retail functions in Ballyshannon by encouraging an increase in higher order convenience/comparison and retail warehousing floorspace, to counteract expenditure leakage to Sligo, Fermanagh and Donegal Town.

#### **Policy RO2: Retail Strategy**

It is the policy of the Council to ensure that all retail proposals comply with the County Retail Strategy and the Sequential Test.

#### **Policy RO3: Re-Use and Regeneration of Derelict Land and Buildings**

It is a policy of the Council to encourage and facilitate the re-use and regeneration of derelict land and buildings.

**Policy RO4: Retailing in Tourism**

It is the policy of the Council to encourage and facilitate larger scale, tourism related retailing proposals.

**Policy RO5: Shopfronts**

It is the policy of the Council to encourage the retention and to promote the development of traditional shopfronts that enhance the local character of the town's streetscape.

**Policy RO6: Neighbourhood Centres/Small Convenience Store**

It is the policy of the Council to facilitate the development of a convenience shop within the northern environs of the town to support possible future development within this area.

**Policy OPP: Opportunity Sites**

It is recognised that these town centre sites have significant retail and mixed-use development potential, therefore it is the policy that all development proposals will be assessed on their individual merits in terms of use, design, scale, mass, compatibility and impact upon neighbouring amenities. In addition, a mix of uses will be considered including office and residential uses on upper floors.

The sites to the east of the town centre should be subject to a specific Urban Development Framework as a strong urban form could be established in this area with the proposed new link road providing frontage to active retail and commercial business' overlooking the Erne Canal. The lands are strategically located and a development framework would be useful to guide appropriate development, having regard to the elevated nature of the land and possible plot amalgamation issues.

**Policy S/OPP1: Strategic Opportunity Site 1**

It is the policy of the Council to promote/facilitate development on these lands to maximise their dominant strategic gateway location/entrance to the town.

Developments should actively address road frontages and the entrance to the town and should demark these significant junctions by appropriately scaled and designed developments which make a significant and positive contribution this historic and heritage town. Lands above the Rossnowlagh Road are included in this Opportunity Site and have potential for residential use.

**Policy S/OPP2: Strategic Opportunity Site 2**

It is the policy of the Council to promote/facilitate development on these lands to maximise their dominant strategic gateway location/entrance to the town.

Developments should actively address road frontages and the entrance to the town. They should demark these significant junctions by appropriately scaled and designed developments which make a significant and positive contribution this historic and heritage town. No access onto the bypass will be permitted.

**Policy S/OPP3: Strategic Opportunity Site 3**

It is the policy of the Council to promote/facilitate development on these lands to maximise their dominant strategic gateway location/entrance to the town. Access may also be achieved from the existing secondary road network.

Developments should actively address road frontages and the entrance to the town and should demark these significant junctions by appropriately scaled and designed developments which make a significant and positive contribution this historic and heritage town. No access onto the bypass will be permitted.

**Policy S/OPP4: Strategic Opportunity Site 4 (with convenience retailing)**

It is the policy of the Council to promote/facilitate development on these lands to maximise their dominant strategic gateway location/entrance to the town.

Developments should actively address road frontages and the entrance to the town and should demark these significant junctions by appropriately scaled and designed developments which make a significant and positive contribution this historic and heritage town.

**Policy OPP5: Former Millstone Hotel Opportunity Site**

To provide for high quality mixed-use retail/office and residential uses within this strategic town centre site with associated car parking and through pedestrian linkages between Main Street and Market Street. To provide a high quality landscaped pedestrianised inner courtyard.

**Policy OPP6: Town Centre and Opportunity Site**

Opportunity Site/Town Centre, ensuring that both pedestrian and vehicular access is provided to enable access into backlands.

**Policy OPP7: Town Centre and Opportunity Site**

Opportunity Site/Town Centre with potential for High Density Residential development.

## 2.5 TOURISM, ARTS AND CULTURE

### **Objective TAC 1**

*To promote the historic and heritage value of Ballyshannon as a strong tourist destination and to support the recreational amenities and opportunities arising from the Erne Canal project.*

Ballyshannon has a well-established vibrant tourism, arts and cultural base. There is now an opportunity to strengthen this position and to further maximise these opportunities to develop these sectors and enhance the tourism and cultural attractions of the town.

### **2.5.1 Tourism**

Ballyshannon, as a Heritage Town, has strong potential to enhance its tourism economy. At present there are a number of B&B's within the town and only one hotel. Ballyshannon's rich historic past; including archaeological sites, fine architectural heritage of a 17<sup>th</sup> century plantation town and strong vernacular Irish character make it an interesting attraction from which to promote tourism. Also the County Music Festival and the Rory Gallagher Festival are an ideal platform from which to promote the town. Its superb natural environmental settings; including the River Erne and Estuary and sloping topography are a huge asset providing the area with a distinctive setting, diverse species of flora and fauna, angling opportunities and prospect for further water-based amenities.



However, there can be a lack of bed spaces, especially around festival times and therefore it is important to facilitate the increase of bed spaces within the area through the development of more tourist accommodation.

Ballyshannon and its immediately hinterland and neighbouring centres (i.e. Bundoran and Rossnowlagh) are long established tourism centres), which have the attractions of the beach and surfing. Ballyshannon is conveniently located to both centres and has a range of other attractions. There is an opportunity to provide an accommodation base to capitalise on these tourist attractions.

The proposed new mixed-use development to the northeast of the town, including a hotel, apartments, leisure and health centre, service

station and retail units should revitalise this area providing further employment opportunities.

### **2.5.2 Erne Canal Project**

The potential to open up water-based traffic from Lough Erne to the Erne Estuary is a major recreational, economic and tourist resource and a major cross border tourist attraction for the entire region. It would generate significant local economic development and increase tourist numbers.

A Technical, Socio-Economic study and Environmental Impact Assessments were prepared to assess the potential impacts of the project.

[http://www.ernecanal.com/Article\\_Listings.aspx?tscategory\\_id=69&category\\_name=Reports](http://www.ernecanal.com/Article_Listings.aspx?tscategory_id=69&category_name=Reports)

The associated studies indicate that the project would prove technically feasible.

In addition, the socio-economic study indicated that the project would provide major economic opportunities to the area. Environmentally it is considered that the impacts would not prove significant, and the preferred and most cost effective option, the dry boatlift would cause least environmental damage.

It is assumed that development of the Erne Canal Project would increase the number of boat users and visitors to the area thereby increasing the demand for tourist facilities. In particular, marine access to the Mall Quay will stimulate interest in the surrounding area principally for residential development, but also for development of support facilities (chandlery, boat repair and storage etc). The development of our Inland Waterways is promoted through the National Spatial Strategy, Regional Development Strategy – Shaping Our Future, Regional Planning Guidelines and the County Development Plan 2006 - 2012.

A new marina at the Lakeside Activity Centre on Assaroe Lake and in the Erne Estuary would encourage marine pleasure craft to enter the Erne Estuary. Similarly, the Lakeside Centre may entice inland boats to travel to Ballyshannon. This area could then be developed with walks, picnic areas and a tourist centre.

### **2.5.3 Lakeside Activity Centre**

This centre operated by Erne Enterprise provides caravan/camping and shower facilities and is a great amenity to the town and region by providing numerous activities such as windsurfing, sailing, orienteering, and canoeing, kayaking, archery etc. A new rugby and soccer pitch has recently been developed. Lands are available here to provide for further tourism development opportunities.



To enhance the attraction of Assaroe Lake/Ballyshannon and Donegal Bay, there is a need to facilitate onshore tourist infrastructure and attractions to encourage leisure craft into Assaroe Lake and beyond. Ancillary tourist attractions could include; tourist accommodation, hotels, apart-hotel/apartments, restaurants/café/bar, shop, golf course. Tourists may then avail of the fantastic recreational amenities within the area and opportunities to see the wider South West Donegal region [www.donegalbay.ie](http://www.donegalbay.ie).

There are potentially significant development opportunities at the lakeside including boat repair and supplies, onshore accommodation, restaurants, waterbus/taxi, boat rental, fishing, coach tours. Indeed a boatlift or other engineering solution could become a tourist attraction in its own right. There is therefore an opportunity to create an important attraction at the Lakeside Activity Centre.

In addition, the Ballyshannon Leisure Centre located within the town centre has a 25-metre swimming pool, gym, sauna and steam room facilities.

Ballyshannon will be strongly promoted as a tourism base for niche tourism activities such as activity weekend breaks, picking up on the existing amenities such as the Lakeside Centre, coastal location, walking trails etc and further promoting and expanding their role.

#### **2.5.4 Arts and Culture**

The Abbey Centre hosts the Community Arts Centre for South Donegal and locally produced theatre, music, variety, community and youth performances, exhibition space, cinema, training and workshop facilities.



Ballyshannon is also most famously the birthplace of Rory Gallagher and an annual music festival takes place, which attracts approximately 6,000 visitors.

### **Objectives TAC**

- 1. To facilitate the development of a riverside park/walkway with associated ancillary infrastructure and extensive car/coach and bus parking.*
- 2. To provide for a riverside park between the bridges.*

(N.B. The above objectives are subject to consultation with the ESB having regard to the impacts upon public safety, potential liability and power plant operation).

### **Policy TO1: Tourism**

It is the policy of the Council to facilitate the development of a wide range of tourist facilities.

It is the policy of the Council to protect the character of areas of architectural importance (ACA's and RPS's/NIAH's and RMP's).

It is the policy of the Council to protect the character and setting of existing tourist attractions.

It is the policy of the Council to examine and where necessary improve signage identifying places of interest, in accordance with the CDP 2006 – 2012, Appendix A, Development Guidelines and Technical Standards.

### **Policy TO2: Marina**

It is the policy of the Council to facilitate the development of on and offshore ancillary supporting infrastructure including the development of a Marina at Assaroe Lake in front of the Lakeside Activity Centre and the development of a Marina at the Erne Estuary.

### **Policy TO3: Erne Canal Project**

It is the policy of the Council to facilitate the development of the Erne Canal Project, as identified within Option 4; Dry Boat Lift, of the Erne Canal Technical Study 2005.

### **Policy TO4: Lakeside Activity Centre**

It is the policy of the Council to facilitate the development of the Lakeside Activity Centre and the associated lands as a major recreational, leisure and tourism hub for leisure boating and other ancillary activities and also to facilitate the development of onshore ancillary infrastructure including; tourist accommodation, marina, restaurants/cafes/bars.

### **Policy TO5: Arts and Culture**

It is the policy of the Council to facilitate the development of arts and cultural facilities, and their ancillary uses.



## 2.6 INFRASTRUCTURE



### **Objective 11**

*To reserve the land for the purposes of new road and rail infrastructure, utilities and services.*

The town is situated alongside the N15 National Primary Route from Lifford to Sligo and the recently constructed by-pass has relieved the town centre of traffic congestion and allowing for ease of movement.

While there have been major improvements in roads, water supply, sewerage facilities, communications and waste management, there are still a number of outstanding developments necessary to enable further sustainable residential and commercial growth within the town.

### **2.6.1 Roads**



The opening of the by-pass in 2006 has been of significant importance for the town, which is now better connected to the National Primary road network to Sligo, Enniskillen and Donegal Town/Letterkenny and Derry. Congestion within the town centre has been reduced and environmental improvements have been carried out to enhance the streetscape and civic spaces within the town such as at the Fairgreen and at Allingham Park. This has created a high quality public realm in the town centre. These can positively enhance the potential for businesses in the area. The by-pass spans the River Erne by way of an impressive bridge, accommodating a pedestrian walkway and cycleway underneath. The main bridge to the town centre is located further west. The Millennium footbridge also improves pedestrian mobility through the town.

### **2.6.2 Rail**

While Ballyshannon no longer has rail access, the County Council remain committed to reinstating rail travel from Derry City to

Letterkenny to Sligo via Ballyshannon. Effectively the development of this rail corridor would complete the all Ireland rail circuit, and would prove a wonderful tourist resource.

The County Council are pursuing a long-term strategy to maintain and develop rail linkages along the Western Rail Corridor, from Sligo to Letterkenny and Derry. Consequentially, the routes of the old rail network within the County will be safeguarded to facilitate their re-integration into the transport network.

The southern rail link could connect with the Western Rail Corridor and provide a strategic rail corridor from Sligo – Letterkenny - Derry.

### **Objective I2**

*To facilitate the development of the rail link alongside the outside of the N15 Bundoran Ballyshannon Bypass, or through the town by utilising the former railway lines, to enable their future re-instatement within the National Rail Network.*

#### **2.6.3 Air Access**

Ballyshannon is conveniently located to access airports in Sligo, Carrickfinn and City of Derry. In addition, Finner Camp, on the outskirts of the town has a small military runway.

#### **2.6.4 Sea/Lake**

The Town and the County Council's are currently developing proposals to open up the Erne Estuary and Assaroe Lake to Lough Erne, effectively extending the inland waterway network to enable vessels to travel through Ballyshannon and into Donegal Bay and vice versa. The Council's will promote the development of a marina within the Erne estuary and within Assaroe Lake.

#### **2.6.5 Pedestrian**

Due to the high scenic quality of Ballyshannon with its estuary (NHA and SAC), river, lakeside, disused rail corridor, and SAC, a number of strategic walking routes and linkages have been highlighted as '*green links*', which will allow for pedestrian friendly routes throughout the town and environs (see Open Space Strategy Map 3).

The entire town is very accessible on foot. Recent developments such as the Mall Park, the bypass and Millennium Bridge have enhanced walking opportunities around the town.

The riverside banks (Erne Estuary/Tailrace) remain underdeveloped for the purposes of walking, however two new pedestrian bridges have creating new opportunities to make circular walks around town, providing convenient access to schools, shops etc.

The high number of historic, architectural, archaeological, natural and recreational sites located throughout the town and its environs have created added attractions to walk/cycle.

**Policy 11:** New developments should provide for direct pedestrian access to the town centre with adequate lighting allowing movement to and from areas.

### **2.6.6 Cycle**

Cycle tourism represents a growing and valuable tourist market generating local trade. The North West Cycle Trail has recently opened. The route passes through the Counties Donegal, Tyrone, Fermanagh, Leitrim and Sligo and is 326 km in length. Ballyshannon is one of the towns along this route. A website has been developed which will be updated as the project develops [www.northwest-trail.com](http://www.northwest-trail.com).

In addition, Ballyshannon has been designated as a hub on the *National Walking and Cycling Plan*; this status will provide funding opportunities and will link to the 'Green Box' in Northern Ireland.

### **2.6.7 Public Transport**

A number of express bus services connect Ballyshannon with the larger centres of Dublin, Galway, Letterkenny and Derry, however there is a notable lack of localised bus services.

There is currently no urban bus service. The Plan seeks to consolidate and concentrate higher density developments along serviced corridors. This higher density approach will create the critical mass necessary to sustain public transport services.

### **2.6.8 New Road Options**

#### **Objective 13**

*To facilitate the widening of this local road, to enable the future development of these adjacent lands.*

#### **Objective 14**

*To facilitate a new link road at his location, L-25351.*

**Policy 12:** A number of new indicative road options have been identified to open up backlands and other land locked areas and to improve permeability. These access points shall be protected to enable the comprehensive development of these under-utilised and readily serviced lands. New roads should be serviced with adequate lighting.

**Policy I3:** The Plan promotes the development of a proposed new link road, along the river from the Knather Road to Main Street allowing for access to the new proposed town centre car park, improving circulation and traffic flow in an east-west direction and opening up of the backland areas to allow for a strong riverfront mixed use development.

#### **2.6.9 Car Parking**

Despite the large number of public and private car parking areas in the town, there is still a perceived shortage.

**Policy I4:** The Planning Authority will facilitate the development of a new town centre car park with adequate lighting, on backlands adjacent to Market Square (approximately 130 spaces).

The remainder and boundary of this site has been zoned as an Opportunity Site to accommodate mixed-use development proposals, this will have the potential to revitalise and promote mixed-use commercial development within the area. A specific Urban Development Framework for this site should be considered.

#### **Objective I5**

*It is an objective of the Council to identify established rights of way.*

#### **Objective I6**

*To facilitate the widening of the Knader Road.*

## **2.7 COMMUNICATIONS**

A high quality communications network is important for Ballyshannon. Funding has been allocated by the Department of Communications, Marine and Natural Resources for the construction of Metropolitan Area Networks (MAN's). These networks will provide high-speed fibre optic system, which can be used by private service providers to deliver broadband and advanced telecommunication services to residents, business and public bodies in the towns and surrounding areas.

### **2.7.1 Electricity**

Cathaleen's Falls hydroelectric power station and Dam were constructed in the 1950s. Before the station was built, the river was wide, and the water level much higher than it is today. A long bridge spanned from the northern shore to the 'port' on the southern bank. Today, the river runs through a narrow channel, far below the level of either bank and a narrower single arch bridge has replaced the old one. The newly built bypass has added a new, more modern bridge over the river.

It is preferential to divert existing overhead ESB cabling underground. The majority of existing electrical lines that traverse the Plan boundary consist of both 38Kv and 10Kv power lines. It is possible to underground such lines to suit the layout of future developments. The 110KV line, traverses the land to the east. Consultation with ESB is necessary when proposing to develop within the vicinity of these electrical lines.

#### **Policy PS1: Power Supply**

It is a policy of the Council to support the maintenance and future upgrade of the electricity network to enable a constant support to meet both residential and business needs in the area

#### **Policy CMM: Communications**

**CMM1:** It is the policy of the Council to facilitate the on-going development of communications infrastructure.

**CMM2:** It is the policy of the Council to ensure that all applications relating to communications antennae and support structures comply with County Donegal Development Plan 2006 – 2012, Appendix A; Development Guidelines and Technical Appendix.

**CMM3:** It is the policy of the Council to ensure that all proposed cables and pipes (electrical, gas, water, sewage, phone, broadband, fibre optics etc.) be kept underground to preserve residential amenities, the built heritage, Architectural Conservation Area, public safety and to protect and enhance the visual character of this historic town and

encourage the integrated ducting of these services to minimise disruption to the local road network and townscape.

**Policy T1: Accessibility**

It is the policy of the Council to establish a sustainable circulation framework that provides areas with good accessibility and linkages thereby reducing car movements.

**Policy T2: Pedestrian/Cycle Linkages**

It is the policy of the Council to provide safe and high quality pedestrian and cycle linkages between residential areas and retail, recreational and educational facilities.

**Policy T3: Amenity Walkways**

It is the policy of the Council to support the provision of amenity, riverside and coastal walks within and through the town.

**Policy T4: Car Parking**

It is the policy of the Council to ensure that all developments proposals comply with Car Parking Standards; Appendix A – Development Guidelines and Technical Standards of the County Donegal Development Plan, 2006 – 2012.

**Policy T5: Pedestrian Connections**

It is the policy of the Council to ensure that new developments accommodate direct pedestrian access into the town centre.

**Policy T6: New Access Roads**

It is the policy of the Council to ensure that development proposals maximise the development opportunities identified through the new road linkages and the opening up of backland areas. These developer led roads shall ensure and maximise circulation and connectivity. Developments shall have dual aspect.

**Policy T7: New Road Linkages**

It is the policy of the Council to facilitate the development of proposed new (developer led) road linkages, as identified on the land use-zoning map.

**Policy T8: Public Transport**

It is the policy of the Council to facilitate the development of a strategic rail corridor through the town by utilising the former railway lines, or alongside the outside of the N15 Bundoran Ballyshannon bypass to enable their future reinstatement within the National Rail Network.

**Policy T9: Bus Interchange/Park and Ride**

It is the policy of the Council to facilitate the development of a new bus/rail terminal interchange with Park and Ride, at lands at Ballynacarrick.

## **2.8 WATER SERVICES**

The current water supply system servicing Ballyshannon is quite old and the quality and pressure can be poor. New works are proposed to run from Assaroe Lake to Behy Hill Treatment. A preliminary report was submitted to the Department of the Environment, Heritage and Local Government in 2005 and the Council are currently awaiting final approval for the Scheme. Final approval of these documents is still required and therefore commencement of this scheme is still at least two years away.

New temporary works have been established at Parkhill, and currently any planning application for a large-scale development would be premature due to the lack of sufficient water supply.

The proposed Waste Water Treatment scheme will ensure improved treatment of wastewater throughout the town thereby benefiting the natural waterways of the River Erne and Estuary and surrounding habitats.

New Wastewater Treatment works have recently been constructed in Ballyshannon. The new facility allows for an increase in the population equivalent of the town and environs enabling development to occur in a sustainable manner. However, the servicing of some peripheral areas shall be developer led.

### **Policy WS1: Water Services**

To provide and maintain appropriate water and wastewater infrastructure sufficient for the development needs of the town and environs. The Council acknowledges that there is constraints on the capacity of the existing water supply infrastructure and may consider development premature pending the development of appropriate infrastructure.

It is the policy of the Council to require that development proposals provide for adequate water and wastewater infrastructure to facilitate their development proposal, and to contribute to the overall enhanced water/wastewater infrastructure for Ballyshannon.

It is the policy of the Council to seek to upgrade the existing water infrastructure by extending the existing network.

### **Policy WS2: Wastewater Services**

It is the policy of the Council to facilitate the development of the new Waste Water Treatment Plant and all associated ancillary infrastructure.



To ensure the ongoing provision of wastewater disposal by maintaining and improving existing mains, pumping stations and treatment plant.

To seek to upgrade the existing sewerage infrastructure to secondary treatment, extending the existing network.

New developments and/or extensions to existing developments shall only be permitted where connection to public wastewater network can be made. Where new developments and/or extensions to existing developments are connected to the mains sewer, the County Council shall seek a development charge in respect of sewerage disposal

### **Policies WM: Waste Management**

**WM 1:** It is the policy of the Council to support the establishment of a Litter Management Plan.

**WM 2:** It is the policy of the Council to support the implementation of the County Waste Management Plan.

**WM 3:** It is the policy of the Council to provide improved recycling/ bottle-bank facilities.

### **2.8.1 Flood Risk and Development**

The physical nature of the built environment with its impervious surfaces, including roads, car parks and buildings, increases surface water run-off into the River and Estuary. Accordingly, it is important to maintain and protect natural forms of drainage control through the preservation of areas of woodland, wetlands and areas of natural vegetation, where these help to regulate stream flows, recharge groundwater and screen pollutants.

Stormwater retention facilities store surface water, which is in excess of the capacity available in downstream channels until storm flows have abated. They also provide for sediment settlement and assist in pollution control. The provision of such facilities represents a sustainable approach - economically and environmentally to stormwater control. Therefore such facilities should be incorporated into the design of future developments to accommodate increased surface water run-off.

The ESB closely monitor water levels at the hydroelectric dam and measures are in place to alleviate potential rises in the overall water level.

### **Policy FR1: Flood Risk**

Applications for development of a site of more than 1 hectare must be accompanied by an independently prepared Flood Risk Assessment,

which should include proposals for the storage or attenuation of run-off and discharges (including foul drains) to ensure the development does not increase the flood risk in that particular catchment nor potentially damage the environment in the event of a flood.

Proposed developments should assess the effect of the 1 in 50 year flood and on site attenuation to be contained within the site.

## 2.9 OPEN SPACE AND AMENITIES



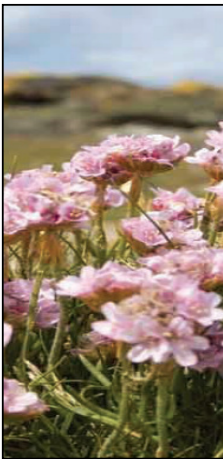
### **Objective OSA 1**

*To promote the development of the Open Spaces and Amenity Walkways as identified on the Open Space Strategy Map 3.*

Ballyshannon is a town with a strong environmental setting, incorporating coastal, river and lakeside activities, open spaces, walking networks, and active areas of open space.

Ballyshannon also enjoys the natural beauty of the River Erne and estuary setting, however direct access to the river is prohibited as it is in the private ownership of ESB and due to the deepness of the channel and the fast flowing nature of the tailrace, which poses a safety hazard if accessed. Two new parks have recently been developed within the town, Allingham and the Mall Parks. Although there are both active and passive open space areas within Ballyshannon, there is a need for a comprehensive open space circulation framework to be established facilitating pedestrian movement between these areas throughout the town.

### **2.9.1 Estuary, Riverway and Lakeside**



Ballyshannon developed as a port and entrance to the River Erne and as a fording place for the same river. It is one of the oldest towns in Ireland, with the first inhabitants discovered in Ireland settling here some four thousand years ago. Ballyshannon was prosperous at the start of the nineteenth century, consolidating its role as a port, and trading with many foreign destinations. Tourism also developed during this period with the estuary and river being nationally significant for recreational fishing.

In recent years, consultants were appointed to undertake a technical and socio-economic feasibility study to determine if extending the Erne Canal Maritime link from Belleek to Donegal Bay is feasible. This would enable the navigation of the Shannon-Erne waterway system with a direct link to the Sea.

Detailed information on this project can be viewed at [www.ernecanal.com](http://www.ernecanal.com).

Before the development of the hydro-electric station, Ballyshannon was famous for its fishing, especially salmon fishing. The ESB have established a salmon hatchery in order to mitigate against the loss of salmon in the area and the main restriction on the entire Erne fishery is the strictly enforced



'catch and release' of wild salmon. Good trout and coarse fishing are available although this is not permitted within 250 metres of the reservoir.

Due to the rich diversity of the area there is a significant variety of birdlife within and around Ballyshannon.



### **2.9.2 Walking/Cycling Trails**

Ballyshannon has been designated as a hub with regard to the National Walking and Cycling Plan, which will provide the area with funding opportunities and will link to the 'Green Box' in Northern Ireland. Fáilte Ireland has assisted the development of coastal walks in the vicinity of Ballyshannon; to the north the existing walk at Rossnowlagh 'Foot of the Road' runs for 10 miles as far as Creevy and to the south the Bundoran walk (Roughy). It would be of great benefit to develop a coastal walk circumnavigating the river and estuary and in time possibly linking to the existing walking routes north and south.

Green Links have been proposed throughout the town and environs by utilising the River Erne, coastline and lake edges, the defunct railway corridors north and south, stream corridors and meandering walkways. Walks and connections have been identified to interlink with the existing walks and to ensure that Ballyshannon is pedestrian friendly and permeable (see Open Space Strategy Map 3). Ballyshannon is also located on the transnational Sustrans National Cycle Network.

### **2.9.3 Passive Open Space**

Recent environmental improvements have been carried out at Allingham Park. In addition, the Mall Park has been redeveloped to

include new paved walkways, street furniture and lighting, a children's playground and upgrading to the car park. There are a number of isolated pocket parks located throughout the residential areas of Ballyshannon providing some amenity value.

Notwithstanding the above, this Plan proposes a number of distinctive open space areas, each one interconnecting with another. The open spaces contribute to the overall balance between the built and natural environment, integrating the new development within the existing landscape and providing important ecological and physical linkages. The additional passive open space proposed in the north extends along the Abbey area and existing stream corridor to incorporate archaeological features in the north and the northern defunct railway corridor. The southern open space network encompasses the southern defunct railway corridor and existing stream corridor and valley. Green links may be provided throughout the town and environs with larger spaces provided at intervening intervals.

#### **2.9.4 Recreation and Sports Facilities**

There are a number of facilities for active open space within the town. The secondary school provides football pitches, tennis and basketball courts, the Aodh Ruadh GAA Club is situated in the south of the town providing Bord na nóg, senior football and hurling and ladies football. The Erne Wanderers Football Club is also situated to the south of the town providing the area with a high quality football pitch. The Lakeside Activity Centre is the base for the National Watersports Training Centre providing activities to Letterkenny College and to the public by way of windsurfing, sailing, orienteering, canoeing, and kayaking. On-site facilities also include an all weather rugby and soccer pitch. Ballyshannon Leisure Centre provides the town with the active amenity of a swimming pool and ancillary activities.

#### ***Objective WE1: Walking, Equestrianism and Marine Leisure***

*To support tourism related activities such as walking, equestrianism and marine leisure based activities.*

#### **Policy OS1: Recreation and Sports**

It is the policy of the Council to support and promote existing and proposed recreational and sports facilities.

#### **Policy OS2: Open Space in Residential Areas**

It is the policy of the Council to require the minimum standard of 15% open space within residential developments. The open space provision should be purposeful and centrally located to ensure passive surveillance and to maximise opportunities for recreational activities.

**Policy OS3: Estuary, Riverway and Lakeside**

It is the policy of the Council to encourage and support the development of the Erne Maritime Link and promote the further development of publically accessible based river and estuarine based amenities, such as a marina at Mall Quay, walks, picnic areas.

**Policy OS4: Riverside Park**

It is the policy of the Council to promote and facilitate the development of the Erne Riverside Park.

**Policy OS5: Parks and Walkways**

It is the policy of the Council to promote and facilitate the development of a public network of walks and parks throughout the town and particularly along the Erne Riverside and Estuary.

**Policy OS6: Beaches**

It is the policy of the Council to ensure the long-term protection of the beaches in terms of both the environment and visual impact. Donegal Bay and its beaches are a Natural Heritage Area and Special Protection Area.

## **2.10 BUILT AND NATURAL HERITAGE**

### **2.10.1 Built Heritage**

#### **Objective BH1**

*To protect architectural heritage from inappropriate development, enhance existing areas of architectural value and promote good design standards at all times.*

### **2.10.2 Architectural Heritage, the Structures of Architectural Heritage Merit and Streetscapes**

This section sets out the Council's policies and proposals for the enhancement, conservation and protection of the historic built environment of Ballyshannon, under the heading 'Architectural Heritage, Structures of Architectural Heritage Merit and Streetscapes' and also gives effect to part of Section 1.4 Core Strategy, which refers to the *'informed and sensitive regeneration of the Structures of Architectural Heritage Merit in the town which so specifically inform the unique character of Ballyshannon'*, which is further endorsed in Section 1.5 (v) of the Vision Statement, *'to protect and further enhance the towns historic streetscapes and buildings encouraging a high quality of works in both restoration and new build proposals'*.

The *Strategic Objectives S01* outlines one of the seven basic principles of the Ballyshannon Development Plan so as; *'to actively promote the regeneration of the town through the re-use of existing Structures of Architectural Heritage Merit while strengthening the already rich diversity of the historic streetscape, allowing the town to evolve while retaining and adapting all that is good about its historic building stock.'*

### **2.10.3 Architectural Heritage of Ballyshannon**

The architectural heritage of Ballyshannon forms an intrinsic part of the character of the town particularly the town centre streetscape, its *Structures of Architectural Heritage Merit*/groups of buildings and landmark buildings, as well as the remaining vernacular buildings and their settings on the outskirts of the town centre.

The town is said to be the oldest town in Ireland when the first people to reach Ireland settled on Inis Saimer, an island in the Erne Estuary, just off the Mall Quay in Ballyshannon as early as 2700BC. It is not surprising therefore that there are numerous sites of archaeological importance in the area and the town centre is a zone of Archaeological Potential as designated in the National Monument Act.

Ballyshannon was an important stronghold of the O'Donnells, Chieftains of Donegal who built a castle there in 1432. The location of their castle

provided for an important military post overlooking the principal ford of the river, and later operated as a fortress manned by guards. After the Flight of the Earls in 1607 the town, in 1613, received Royal Charter and operated largely as a British garrison town with troops accommodated in the Barracks building at the Erne bridge.

The building referred to as the Barracks is of national importance and dates from 1700, was designed by Colonel Thomas Burgh who was the Surveyor General of Ireland that year.

Though not a natural harbour Ballyshannon evolved as a busy port, experiencing a sustained period of prosperity. As the pre-eminent merchant town in the region its main industries included distilling, wine, brewing, tanning, tobacco processing and saw milling. The Ballyshannon Distillery Company in full operation produced in excess of 100,000 gallons of whiskey per annum. This prosperity continued into the nineteenth century with Ballyshannon consolidating its role as a port trading with many foreign destinations from New York, Sweden Russia and closer to home in Liverpool and Glasgow.

It was during this period that many of the significant buildings that characterise the town today were built, fortunately during a period in architectural history, which coincided with a time of high design standards in Europe. These buildings include the Royal Bank of Ireland, with clock turret at the bridge now a jewellery store, the many churches in the town, The Bank of Ireland, Mulligans Warehouse along the Mall, period houses such as Danby, Portnason, Inis Saimer House, the Manor at the top of Main Street, the Convent, the Workhouse and many more.

#### **2.10.4 Record of Protected Structures**

A building referred to as a Protected Structure is a building/group of buildings that the Planning Authority considers to be 'of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest', as is outlined in guidelines by the Minister of Arts, Heritage, Gaeltacht and the Islands' in Part IV, Chapter 1 Section 52(1)(a) of the Planning and Development Acts 2000-2007.

The Council will implement Part IV of the Planning and Development Acts 2000-2007, Chapter 1 Section 51, relating to Protected Structures in accordance with Government Policy and as outlined in architectural heritage protection guidelines for planning authorities, in keeping a register of Protected Structures and will make additions/deletions to the register as appropriate and in ongoing consultation with the National Inventory of Architectural Heritage (NIAH).



In relation to the definition of a protected structure or proposed protected structure, legislation applies to the structure, to the land/ground and associated buildings servicing the structure within the curtilage and/or attendant grounds of the structure, all fixtures and features which form part of the interior/exterior of the structure referred to and which add to the character and/or setting of the structure as referred to.

**Policy BH1:** It is the policy of the Council to protect structures included on the Record of Protected Structures (RPS) by ensuring any works including maintenance, alteration/extension and/or repair of a Protected Structure shall be carried out in a manner sensitive to the character and setting of the structure.

**Policy BH2:** It is the policy of the Council to require that works to a Protected Structure will only be permitted where it is clearly demonstrated proposed works will protect, maintain and enhance the character and setting of the Protected Structure.

**Policy BH3:** It is the policy of the Council to require that planning applications in relation to a Protected Structure will include such information as is outlined in the Architectural Heritage Protection, Guidelines for Planning Authorities, DoEHLG, 2004.

**Policy BH4:** It is the policy of the Council to require planning permission for any alteration, change of use, or the replacement of any element of a Protected Structure where the character of the structure is affected. A grant of planning permission for the demolition of a Protected Structure will apply only in exceptional circumstances in accordance with Section 57 (10) (b) of the Planning and Development Acts 2000-2007.

**Policy BH5:** It is the policy of the Council to identify future additions to the RPS and undertake to make such additions under the provisions of the Planning and Development Acts 2000-2007 Section 55, during the lifetime of this plan.

### **2.10.5 Development affecting Protected Structures**

Building conservation relates to the management of change brought about by maintenance, continued or new use, and development of structures of architectural heritage merit by ensuring that the qualities that define the character of a structure or place are maintained while necessary change continues to happen. The concept of building conservation is actively promoted by the Council. To facilitate informed change in relation to the historic built fabric of Ballyshannon, consultation is recommended and facilitated with the Area Planning Office and the Architectural Conservation Officer, in relation to any

proposed alteration/extension or modification to a Protected Structure prior to the lodgement of a formal planning application to clarify the extent of permissible works.

**Policy BH6:** It is the policy of the Council to protect structures on the Record of Protected Structures their setting and curtilage/attendant grounds, and to ensure development proposals do not threaten the special character of the Protected Structure.

**Policy BH7:** It is the policy of the Council to ensure that any proposed development within the vicinity of the protected structure shall be sited and designed so as only to positively impact upon the setting and character of the protected structure referred to.

### **2.10.6 National Inventory of Architectural Heritage**

The Department of Environment, Heritage and Local Government is currently working on an inventory of architectural heritage (NIAH) in County Donegal. It is expected that this inventory will be complete and presented to members during the lifetime of this plan and will provide invaluable information to the Planning Authority when making planning decisions.

**Policy BH8:** It is the policy of the Council to support the work of the NIAH in collecting data relating to the architectural heritage of the county. Structures identified worthy of note by the NIAH will be considered by the planning authority as such, before making a decision on related planning applications.

**Policy BH9:** The NIAH data will form the basis for additions onto the RPS to be reviewed within the lifetime of this plan.

### **2.10.7 Architectural Conservation Areas (ACA)**

The Planning and Development Acts 2000-2007 places a statutory obligation on planning authorities to ensure that all development plans must now include objectives to preserve the character of a place, area, group of structures or townscape that is:

- a. Of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- b. Contributes to the appreciation of protected structures.

These areas are to be designated as Architectural Conservation Areas.

The ACA provision is complementary to the RPS, allowing a clear mechanism for the protection of areas, groups of structures or townscapes which are either of intrinsic special interest as defined, or which contribute to the appreciation of protected structures. Works to

the outside of any building located within an ACA is deemed exempted development only if those same works do not materially affect the character of the area. Discussion with the Planning Department and the Architectural Conservation Officer regarding any work within the ACA is encouraged and will be facilitated.

In accordance with Section 81 of the Planning and Development Acts 2000-2007 planning authorities must include in the development plans, objectives for preserving the character of ACA's.

**Objective ACA1:**

*To designate the Assaroe Abbey Lands an Architectural Conservation Area, and to publish character appraisals and area specific policy to preserve, protect and enhance the character of this area.*

**Policy BH10:** It is the policy of the Council to ensure that any development in the Assaroe Abbey Lands ACA will be carefully controlled to protect, safeguard and enhance the special character of the area. The special character of the area includes its traditional building stock and material finishes, spaces, archaeology, landscape, trees and setting.

**Policy BH11:** It is the policy of the Council to ensure important views within, into and out of the designated ACA are maintained, enhanced and protected.

**Policy BH12:** It is the policy of the Council to ensure that the design of development within the ACA, including any change of use will preserve and/or enhance the character of the ACA, whereby proposals for the enhancement of the character of the area will be promoted.

**Policy BH13:** It is the policy of the Council to implement the following principles, for planning applications within the ACA:

- Proposals will only be permitted where they positively enhance the character of the ACA.
- The massing and scale of any new building form will respect and positively integrate with neighbouring buildings and the character of the area.
- Architectural detailing of *Structures of Architectural Heritage Merit* will be retained and restored.
- Planning applications in ACA's will include sufficient and detailed documentation to inform the proposed development, supported by a written assessment of the proposed development on the character of the area, completed by a suitably qualified individual with experience working with historic buildings.

The boundary of the Assaroe Abbey ACA is designated on the Land-Use Zoning Map.

### **2.10.8 Historic Streetscape of Ballyshannon**

The character of Ballyshannon is created not just by an array of individual buildings of good architectural quality, but by total settings, the relationship of the building to the space in which they are located, and most importantly the way the ordinary buildings in the town relate to the grander ones. A key element of our environment is the public realm; the streets and public spaces of our towns and cities, the design quality of our streets, impacting on our perception of the image of our towns.

Respect for design is demonstrated in the way new buildings are inserted into the framework of the existing townscape, on the one hand respecting its scale and form, while on the other producing contemporary architecture of the highest quality. The promotion of design quality is seen as an essential part of the functions of Development Management. The Council has therefore placed an increased emphasis on urban design and the need for vision and ideas for the town centre historic core, seeking to ensure that new development respects the street and site, fits with its surroundings and suggest ways of doing this such as to have respect for and reflect local proportions and plot sizes using local quality materials. The qualities of the built environment are key components in the character and appearance of Ballyshannon. It is avoiding unacceptable uses, excessive densities and intrusive building heights and should respect and ensure fit with the local context and character.

#### **Historic Streetscape**

The historic streetscape of Ballyshannon includes Main Street, Upper Main Street, Market Street, Castle Street including Chapel Street, College Street, Church Lane, Bishops Street and The Mall. In the Port the historic streetscape is East Port, West Port and West Rock.

These routes, provide the almost vital historic material to enrich the public realm. Vibrant streetscapes and civic spaces are defined by surrounding buildings but have their own distinctive character, a marrying of the old and new which forms a coherent inter-connected network of places to support social interaction and display a hierarchy of private, commercial and civil functions.

The Mall boasts the largest concentration of eighteenth and nineteenth century buildings reflecting the mercantile life of the town. Previously referred to as Park Lane the Mall retains much of its rich architectural flavour, home to buildings such as Condon House, Mulligans

Warehouse, Methodist Meeting House, Presbyterian Church and a number of very fine detached dwelling houses.

The East and West Port were at one time the main thoroughfare through Ballyshannon, traffic was re-routed and the Assaroe and Allingham Roads serviced the area. Most recently the Bundoran/Ballyshannon By-pass the N15, has diverted the majority of traffic away from this route and in doing so the nature of the area has changed again.

Assaroe and Allingham Roads are addressed by the backland properties of the Port and as such provide an unattractive and disjointed approach into the town, concealing a rather lovely quality of the East and West Port in its narrow streets and attractive terrace of buildings.

The introduction of the N15 and the change in the use of the Assaroe and Allingham Road has provided for a huge opportunity to open up the banks of the River Erne as a linear green space servicing the town, enhancing the view east towards Cathleen Falls and out towards Inis Saimer Island, using the river and the road as a continuum of the town bringing the Port back into the centre of the town.

Ballyshannon workhouse built in 1842, located in the Rock, appears in relatively good order and remains as a valuable asset to the area providing for an array of opportunities in terms of the restoration and re-development of the building and associated grounds.

### **Objective HS1**

*The Council proposes to prepare and publish a Character Appraisal of the Historic Streetscape of Ballyshannon including feasibility and informed photographic reference to inform the Design Guidelines to be provided within the lifetime of the plan.*

### **Objective HS2**

*To designate a Historic Streetscape of Ballyshannon to consider:*

- *Main Street,*
- *Upper Main Street,*
- *Market Street,*
- *Castle Street including Chapel Street,*
- *College Street,*
- *Church Lane,*
- *Bishops Street,*
- *The Mall,*
- *East Port,*
- *West Port,*
- *West Rock.*

### **Objective HS3**

*To identify an 'Architectural Conservation Area' within the town centre.*

### **Shopfronts**

High quality shop fronts will tend to promote the town as a retail centre of excellence. Appropriate night lighting can discourage anti-social behaviour and may encourage those who like to take a walk to browse through the town at night.

**Policy BH14:** It is the policy of the Council to ensure the retention of historic street-fronts.

**Policy BH15:** It is the policy of the Council to ensure that alterations to existing historic shop fronts will only be approved if the proposal is an improvement on what exists. Particular care will be taken over proposals for the installation of blinds, canopies, security grilles and shutters to avoid harm to the visual amenity of historic shopping streets, if acceptable in principle they must be designed as an integral part of the shop front design.

**Policy BH16:** It is the policy of the Council to protect, enhance and promote Structures of Architectural Heritage Merit within the plan area.

**Policy BH17:** It is the policy of the Council to ensure that all restoration and development proposals will respect the character of existing buildings, important views and spaces and historic settlement pattern in terms of scale, height, density grouping, density, design and materials along the designated Historic Streetscape and always of the highest design quality.

**Policy BH18:** It is the policy of the Council to ensure that historic buildings that add to the character of the streetscape and that are located alongside the defined 'Historic Buildings and Streetscape', should not be damaged or demolished. There is a presumption in favour of the retention of these historic buildings.

**Policy BH19:** It is the policy of the Council to promote the sensitive re-use of existing buildings and encourage quality repair and maintenance carried out with appropriate materials and to a high standard of workmanship.

**Policy BH20:** Details and materials on structures of Architectural Heritage Merit are to be retained and re-used e.g. cast iron rain water goods, timber sliding sash windows, plaster tracery, stonework, entrance doors and associated external joinery, natural slate and any

other details which inform the character of the building/group of buildings or area along the Historic Streetscape.

**Policy BH21:** It is the policy of the Council to ensure that important elements of the historic building stock including non-statutory designations will be protected from harmful development.

**Policy BH22:** It is the policy of the Council to ensure that architectural form and building heights of any development within the Historic Streetscape must be appropriate to location and function.

**Policy BH23:** It is the policy of the Council to ensure that new development strengthens the context of the historic streetscape, respecting topography, physical features views and vistas.

**Policy BH24:** It is the policy of the Council to ensure that all planning applications must be accompanied by a design statement clearly outlining the concept and design approach chosen in relation to the development of buildings and/or sites along the designated historic streetscape.

**Policy BH25:** It is the policy of the Council to forward Planning applications relating to proposals along the designated streetscape to the Architectural Heritage Section.

### **2.10.9 Historic Residential**

The house, more than any other building type still remains a universal and basic unit. In Ireland a house is usually a self-contained building with its own entrance from the street and private open space at the back, there is little tradition as in other countries for apartment dwellings. Housing has always been a community concern, although housing has been influenced by the architectural styles of the day, its fundamental requirements change less than those of other building types.

There are many fine examples of detached houses in Ballyshannon a further indication of the wealth and notoriety of the area in its time - in the town, along the Mall and on the outskirts of the town ranging from country houses, villas and farmhouses to thatched and slated cottages and include Condon House, Lia Fall, Portnason, Danby, Inis Saimer and many more. These structures all make reference to classical proportions mostly associated with the 17<sup>th</sup>/18<sup>th</sup> centuries and are often associated with land-ownership from the time of the Plantation forming an integral part of not only our architectural heritage but informing our historical and cultural heritage as well. These buildings and as importantly their setting/attendant grounds to include outbuildings,

gatehouses, lakes, trees, boundary walls/railings and laneways are an important element of our identity to be protected.

The designation of historic residential areas is outlined in the Land-use Zoning Map and Map 2 and includes; St. Benilda's Avenue, Erne Street, Bachelors Walk and Cluain Barron.

**Policy BH26:** It is the policy of the Council protect the historic residential areas within the town from inappropriate development, which could negatively impact upon the buildings in the area, their settings and associated green spaces.

**Policy BH27:** It is the policy of the Council to protect historic houses and associated outbuildings and as importantly their site, setting/attendant grounds to include gatehouses, lakes, trees, boundary walls/railings and laneways as an important element of our identity to inform future generations.

#### **2.10.10 Archaeology**

Ballyshannon Town Centre has been defined as an 'Area of Archaeological Potential' within the Record of Monuments and Places (See the Land Use Zoning Map 2).

There are a number of recorded archaeological monuments located throughout the Plan area; e.g. ecclesiastical remains, standing stones, holy wells, middens, sou-terrains and a promontory fort of great cultural and historic importance (See Appendix IV).



In addition, there are likely to be a number of as yet undiscovered archaeological sites throughout the town. This became apparent during excavation works of the bypass, wherein an old church/burial ground and human remains were discovered.

#### **2.10.11 Ballyhanna Medieval Church and Cemetery**

The discovery and subsequent excavation of 1,200 skeletal remains in a field on the outskirts of Ballyshannon during construction of the bypass in 2003 indicated this to be an area of formal burial. Excavations also revealed the foundations of a medieval church and associated cemetery, south of the river (c. 1100AD-1400AD) at Ballyhanna (meaning "town of the monks"). By 1250 the Cisterians of Assaroe maintained the church and graveyard there. After the Synod of Rathbrasil, the Church established diocesan boundaries, in an attempt to move power away from the monastic settlements, and towards a more centralised and unified church. Under canon law, each diocese



was entitled to access to the sea, to enable each to have direct communication with Rome.

The Council are working with the Department of Environment, Heritage and Local Government and interested local groups and schools to present the church as a small heritage park.

**Policy A1: Archaeology**

To protect the archaeological heritage, a 40-metre, development free exclusion zone is identified around all known recorded monuments. This exclusion zone will apply to all subsequent additions to the Recorded Monument register throughout the life of the Plan.

**Policy A2: Archaeological Assessment**

To require the preparation of independent archaeological assessment as part of a planning application, to assess a known or as yet unknown site of archaeological significance and area located within the zone of archaeological potential.

**Policy A3: Archaeological Referrals**

It is the policy of the Council to require that all development proposals within the archaeological complex (Area of Archaeological Potential) and those affecting Protected Structures (RPS), their curtilages and/or settings, and identified Recorded Monuments, adhere to Architectural Heritage Protection – Guidelines for Planning Authorities, Department of the Environment, Heritage and Local Government, 2004. In such instances, development proposals shall be referred to the County Heritage Officer, Conservation Officer and Department of Environment, Heritage and Local Government.

## 2.11 NATURAL HERITAGE



### **Objective NH1**

*To protect the natural landscape features and habitats.*

The landscape setting of Ballyshannon is an important natural wildlife habitat and scenic tourism resource. Accordingly, the Planning Authority remains committed to protecting those areas of high landscape and environmental importance.

### **Protection of Natural Conservation Areas**

Ballyshannon has three important natural heritage designations;

#### **1. Erne Estuary and Finner Dunes** (Natural Heritage Area - pNHA)

The Erne Estuary and Finner Dunes are a proposed NHA. NHA's are areas of national ecological importance. The entire site extends along the Erne Estuary, incorporating Inis Saimer and some of the low dune areas around Finner. The estuary provides Ballyshannon with an impressive landscape setting.

#### **2. Dunmuckrum Turlough** (Special Area of Conservation - cSAC)

Dunmuckrum Turloughs are a candidate Special Area of Conservation (Appendix V), located approximately 2km southwest of Ballyshannon, alongside the bypass and residing mostly outside the Plan boundary. The land consists of a series of low-lying winter-flooded depressions set in an undulating landscape of limestone hills. The turlough, is an important habitat listed under Annex I of the E.U. Habitats Directive and is of conservation importance as it represents the mostly northerly turlough, known in the country.

#### **3. Donegal Bay** (Special Protection Area - SPA)

The birds directive requires that special measures be taken to conserve the habitats of listed species to ensure their survival and reproduction in their area of distribution. Only activities, which do not have significant effects on birds, are acceptable in SPA's. The directive also requires the avoidance of pollution or deterioration of habitats generally outside specifically protected sites.

**Policy NE1: Nature Conservation Areas**

It is the policy of the Council to protect the designated nature conservation areas as outlined, and any proposed candidate SAC, SPA or NHA's introduced over the period of the Plan. The Planning Authority will consult with the Department of the Environment, Heritage and Local Government, County Heritage Officer and National Parks and Wildlife Service in relation to development proposals within or adjoining designated site.

**Policy NE2: Natural Environment**

It is the policy of the Council to ensure the protection of the identified natural environmental features and allow for these features to be integrated within the overall vision for the town and environs. These features include: Erne Estuary and river, Assaroe lake, mature tree groupings, significant hedgerows, significant views and prospects, open space network and walking routes.

**Policy NE3: Rivers**

It is the policy of the Council to protect river water quality and settings, no development, save for riverside public amenities, i.e.) walkway, seating, lighting, marina etc. will be permitted within 5 metres of the nearest river edge.

**Policy NE4: Views/Prospects**

It is the policy of the Council to ensure that development proposals do not intrude upon or dominate important views and prospects such as St. Anne's Church of Ireland, Gallogley's Jewellers and Coastal views etc.

### **3.0 IMPLEMENTATION**

The success of this Plan rests with the degree of implementation that is achieved over the next six years. One of the key issues arising from the public consultation was the need to be able to realistically implement the policies and objectives as outlined in this Plan. It is important for a plan to strive towards a higher standard in terms of economic gain, landscape protection, environmental awareness and improved standards of residential living. However the objectives in relation to these topics need to be realistic in terms of funding capabilities and implementation structures. The funding of the Plan falls within the scope of four sectors: National Government, County Council, Town Council and the voluntary, community and private sectors. Where appropriate, the County Council will seek financing from specified sources, both public and private sector, as well as from EU programmes and grants. Existing objectives may also be implemented by means of conditions on developers and their associated development proposals.

#### **Development Contribution Scheme**

The Planning Authority may, when granting permissions, include conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority (Part 3, Section 48 of the Planning and Development Acts 2000-2007).

#### **Policy IMP1: Plan Implementation**

It is the policy of the Council to support initiatives and inward investment that help to promote co-ordination between the various stakeholders.

#### **Policy IMP2: Development Contributions**

It is the policy of the Council to apply the current development charges or development contribution scheme, as is adopted by Donegal County Council at the appropriate time.

## **4.0 LAND USE ZONING OBJECTIVES**

### **Legend**

#### **Established Development**

To ensure the protection of the character of protected areas and to allow for new development that is both appropriate and orderly in the context of the established area.

#### **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.

#### **Residential**

To reserve land primarily for residential development and other compatible uses and services incidental to residential development.

#### **General Employment**

To reserve land for commercial, industrial and non-retail purposes.

#### **Recreation, Amenity and Open Space**

To conserve and enhance lands identified for formal and informal open spaces and amenity areas and to make provision for new recreation facilities.

#### **Recreation, Leisure and Tourism**

To conserve and enhance lands identified for formal recreational open spaces and leisure uses. To facilitate the development of onshore ancillary infrastructure including tourist accommodation, marina, restaurants/cafes/bars.

#### **Community/Health/Education**

To reserve land for community civic, health, educational, institutional, cultural, religious, recreational and amenity purposes.

#### **Retail/Warehousing/Employment**

To reserve these lands for the sale and/or distribution of retail warehouse and bulky goods/non-convenience shopping.

#### **Utilities**

To reserve the land for the purposes of infrastructure, utilities and services.

**Amenity Lands**

To conserve and protect the identified lands from any new development, save for the development of amenity walkways, recreational developments and single houses in accordance with Policy H8.

**Natural Heritage Area**

To ensure the protection of the Erne Estuary, Natural Heritage Area.

**Special Area of Conservation**

To ensure the protection of the Dunmuckrim Turloughs, Special Area of Conservation.

**Archaeological Monuments – Record of Monuments and Places**

To protect all known and as yet unknown Recorded Monuments.

**Proposed New Roads (Indicative)**

To ensure that development proposals maximise the development opportunities identified through the new developer led road linkages.

**Opportunity Sites**

To ensure that lands identify with specific mixed-use development opportunities, including retail and educational uses, 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.

**Provision of Walk**

To protect those identified amenity corridors to enable the future development of public amenity walkways.

**Protected Structures**

To protect those Protected Structures (RPS), National Inventory of Architectural Heritage (NIAH) and Architectural Conservation Areas (ACA).

**Junction**

To protect the identified junctions to enable future access.

## 5.0 APPENDICES

### Appendix 1

#### RETAIL HIERARCHY

(County Donegal Retail Strategy 2006-2012)

<p style="text-align: center;"><b>GATEWAY</b></p> <p style="text-align: center;">Letterkenny – Derry</p>
<p style="text-align: center;"><b>INTER-GATEWAY/STRATEGIC TRANSPORT CORRIDORS</b></p> <p style="text-align: center;">Buncrana, Ballybofey/Stranorlar, <b>Bundoran/Ballyshannon</b>, Donegal Town, Lifford.</p>
<p style="text-align: center;"><b>GATEWAY CENTRES</b></p> <p style="text-align: center;"><b>Urban Strengthening</b> Newtowncunningham, Bridgend.</p> <p style="text-align: center;"><b>Growth Management</b> Muff, Fahan, Manorcunningham, Burnfoot, Killea, Ramelton, Kilmacrennan.</p>
<p style="text-align: center;"><b>DISTRICT AREAS</b></p> <p style="text-align: center;"><b>Urban Strengthening</b> Ardara, Bunbeg, Carndonagh, Castlefinn, Convoy Derrybeg, Dungloe, Falcarragh, Glenties, Killybegs Milford, Raphoe.</p> <p style="text-align: center;"><b>Towns with Special Functions</b> Merville, Greencastle, Rathmullan, Downings, Gortahork, Gweedore, Burtonport, Glencolmcille, Rossnowlagh.</p>

**Preferred retail uses at Inter-gateway/strategic transport corridor centres (as contained in the County Donegal Retail Strategy 2006-2012)**

<b>Retail Centre Type</b>	<b>Convenience</b>	<b>Comparison</b>	<b>Bulky Goods</b>
Gateway Centres – Urban Strengthening	Supermarkets (NB: The eventual size of any supermarket be appropriate to the level of growth projected for each centre).	Local small floorspace shops.	Limited retail Warehousing and Factory Outlet



## Appendix II

### Ballyshannon Retail Study

Assaroe Road			Market Street		
	Convenience (m2)	Comparison (m2)		Convenience (m2)	Comparison (m2)
1	150		21	201.9	
2		160.02	22		16.81
Total	<b>150</b>	<b>160.02</b>	23		12
			23A		16.24
East Port			24		98.83
	Convenience (m2)	Comparison (m2)	25	26.24	
3	37.55		26		
4	87		27		64.22
5	120		27A		184.06
6	27.91		28	47.24	
7		98.56	29		58.5
<b>Total</b>	<b>272.4</b>	<b>98.56</b>	<b>Total</b>	<b>275.38</b>	<b>450.66</b>

Main Street			Castle Street		
	Convenience (m2)	Comparison (m2)		Convenience (m2)	Comparison (m2)
1		260	30		80
2	15.15		31		25
3		1205.91	32		37.16
4		35	33		31.93
5	1121.81		34		100
6			35	47.53	
7		34.32	<b>Total</b>	<b>47.53</b>	<b>274.09</b>
8	23.48				
9		150	36	99.57	
10	110.72		37	56.85	
11		28.26	38	109.21	
11A		26.25	<b>Total</b>	<b>265.63</b>	<b>0</b>
12		35.82			
13	26.1			Convenience (m2)	Comparison (m2)
14	42		<b>Total</b>	<b>2379.4</b>	<b>2904.92</b>
15		42.05			

16			Bulky RW on Allingham St		
17		21.71		Convenience (m2)	Comparison (m2)
18		82.27	B1		349.9
19			B2		575.13
20	29.18		B3		568.73
Total	<b>1368.</b>	<b>1921.59</b>	<b>Total</b>	<b>0</b>	<b>1493.76</b>

## Appendix III

### Record of Protected Structures

For reference purposes structures are protected under categories of Special Interests and are referred to as.

A/Architectural, I/Interior, G/Group, S/Social, Sc/Scientific, C/Cultural, H/Historic, A/Artistic, T/Technical, M/Materials, P/Personality.



For further reference the Categories of Special Interest have been refined and are as outlined in the 'Architectural heritage Protection Guidelines for Planning Authorities' prepared in 2004.

No./Ref	Name/Address	Description/Rating/Special Interests	Photograph (2007 and 2008)
1/ 40801531	<b>Portnason House</b> Portnason, Ballyshannon	Detached three-bay two-storey over basement late-Georgian house built c. 1820 with two-bay two-storey over basement extension on square plan to rear built c. 1860, with projecting composite order entrance porch, added c. 1860, remodelled to rear c. 1990. <b>Regional/AIGSM</b>	
2/ 40801515	<b>Inis Saimer</b> Ballyshannon	Detached three-bay two-storey house built c.1885 with projecting entrance porch to south, veranda and oriel window to east, two- and single-storey extensions to rear. <b>Regional/AISM</b>	
3/ 40801514	<b>St Joseph's Church</b> Carrickboy, Ballyshannon	Detached church with tower to east built 1886 and old and new projecting sacristies to south, with choir gallery within. <b>Regional/AIPSM</b>	
4/ 40801517	<b>Rock Home</b> Carrickboy, Ballyshannon	Detached seventeen-bay two-storey Tudor-Revival workhouse built 1842 on H-shaped plan with two-bay three-storey gabled projecting pavilions to both ends and four-storey towers, with various subsequent additions and alterations, now in use as a retirement home. <b>Regional/AHIGPM</b>	
5/ 40801518	<b>Workhouse/ Mastershouse</b> The Rock Ballyshannon	Detached five bay two storey Tudor-Revival Workhouse Infirmary built on L-shaped plan with gabled end-bays and gablets over central bays, now in use as County Council and Urban District Council Offices. <b>Regional/AISM</b>	

6/ 40801529	<b>St. Catherine's Convent</b> Townparks, Ballyshannon	Detached nine-bay three-storey convent, c. 1880 with projecting gabled end-bays, recessed entrance, projecting accommodation sanitary and stair wings to south. <b>Regional/AIPSM</b>	
7/ 40801501	<b>Erne Carpets and Furniture (The Barracks)</b> Townparks, Ballyshannon	Detached six-bay two-storey over basement former barracks built 1700 with projecting ground floor shop to right-hand side four-bay wing to rear and lantern roof light, now in use as shops, pub, offices and dwelling. <b>National/AHPSM</b>	
8/ 40801521	<b>Gallogley's Jewellers</b> Main Street, Townparks, Ballyshannon	Detached two-bay four-storey Scottish Baronial style former bank built 1878 with basement below, tall two-storey clock and bell tower rising from crow-stepped gables to projection to street, with single-storey projection to rear, now in use as a shop. <b>Regional/ASM</b>	
9/ 40801523	<b>AIB Bank</b> Townparks, Ballyshannon	Terraced two-bay single-storey neo-classical bank cash office with pedimented composite door case in symmetrical composition to façade, with arch to right-hand side to car park to rear built c. 1885, with single-storey extension to rear. <b>Regional/AIPSM</b>	
10/ 40801526	<b>Castle Hardware and DIY</b> Castle Street, Townparks, Ballyshannon	Mid-terrace five-bay three-storey former house Doric pedimented door case, incorporating arched carriageway, ground floor partly remodelled with shop front, c. 1890, façade enriched c. 1925. <b>Regional/AIDSM</b>	
11/ 40801527	<b>St Patrick's Church</b> Townparks, Ballyshannon	Detached Romanesque-Revival Catholic church built in 1842, with steeple to north and two-storey over basement sacristy to south built with chancel apse to east and entrance porch to west added c. 1860, with single-storey crying chapel extension to south. <b>Regional/AIPM</b>	

<p>12/ 40801511</p>	<p><b>Toner's Pharmacy</b> Townparks, Ballyshannon</p>	<p>Terraced three-bay three-storey former house built c. 1860 with two-storey single-bay gabled stair return to rear with ground floor remodelled as shop front c. 1920. <b>Regional/ADSM</b></p>	
<p>13/ 40801510</p>	<p><b>House</b> The Mall, Ballyshannon</p>	<p>End-of terrace three-bay two-storey house built c. 1820 with projecting entrance bay and tripartite stone door case, with attic and stair return to rear. Refurbished c. 1990. <b>Regional/AS</b></p>	
<p>14/ 40801512</p>	<p><b>The Condon Property</b> Townparks, Ballyshannon</p>	<p>Detached five-bay two-storey over basement with attic late-Georgian house built c. 1810 with Doric door case, now semi-derelict and disused. <b>Regional/AIGDSM</b></p>	
<p>15/ 40801506</p>	<p><b>Courthouse</b> The Mall, Townparks, Ballyshannon</p>	<p>Detached three-bay gable-fronted courthouse built 1880 with single-storey recessed wings to both sides. <b>Regional/ASM</b></p>	
<p>16/ 40801504</p>	<p><b>Veterinary Clinic</b> The Mall, Ballyshannon</p>	<p>Detached gable-fronted Gothic-Revival two-bay former Methodist meetinghouse built with single-bay single-storey porch to right-hand side. <b>Regional/AGPS</b></p>	
<p>17/ 40801503</p>	<p><b>J Mulligan &amp; Sons Ltd</b> The Mall, Townparks, Ballyshannon</p>	<p>Detached six-bay four-storey warehouse built c. 1860 on T-shaped plan with single-storey covered area to north built c. 1970. <b>Regional/AS</b></p>	
<p>18/ 40801507</p>	<p><b>Ballyshannon Presbyterian Church</b> The Mall, Ballyshannon</p>	<p>Detached Presbyterian Church built c. 1840 with single-bay gabled Gothic-Revival extension to east with projecting gabled entrance porch and entire building re-roofed c. 1985. <b>Regional/AGSM</b></p>	

19/ 40801513	<b>Dungraven Promontory Fort</b> Dungraven Townparks, Ballyshannon	Site of Dungraven Promontory Fort, (date unknown), with defensive ditch to north-east and cavities containing possible entrances to cave or souterrain on both sides of promontory. <b>National/F</b>	
20/ 40801524	<b>House</b> Upper Main Street, Ballyshannon	End -of-terrace three-bay two-storey former Georgian house with basement and attic built c. 1783, with two-bay two-storey return to rear and outhouses, now in use as offices. <b>Regional/ASM</b>	
21/ 40801508	<b>House</b> Upper Main Street, Ballyshannon	Terrace of three two-storey Victorian houses built c. 1890, consisting of two two-bay houses and one three-bay house incorporating an arched carriageway. <b>Regional/AGDSM</b>	
22/ 40801410	<b>Dorrian's Thatched Pub</b> Bishop Street, Townparks, Ballyshannon	Terraced three-bay single-storey public house with thatched roof c. 1850 as house, with three-bay single-storey extension on L-shaped plan to right-hand side. <b>Regional/VSM</b>	
23/ 40801401	<b>Assaroe Bridge</b> Abbey Island, Ballyshannon	Road bridge over river in two irregular segmental arches, rubble stone voussoirs and abutments and cutwater upstream to central pier and rubble stone vaults, built c. 1650. <b>Regional/ATS</b>	
24/ 40801404	<b>Former Corn Mill</b> Abbey Island, Ballyshannon	Detached three-storey over-basement corn mill built c.1860 with two-storey lean-to extensions to south-east and north-west and two-bay single-storey addition beyond to north-west at first floor level. <b>Regional/TGOS</b>	
25/ 40910621	<b>Thatched Cottage</b> Kildoney Glebe, Ballyshannon	Terraced four-bay single-storey thatched cottage with bed outshoot to rear built c. 1820, now in use as outhouse and semi-derelict. <b>Regional/VSM</b>	
26/ 40801505	<b>Lia Fail</b> The Mall, Ballyshannon	Detached three-bay two-storey house with attic built c. 1815 with two-storey extension to rear. <b>Regional/AIDSM</b>	

<p>27/ 40801502</p>	<p><b>End-of-terrace house</b> Ballyshannon</p>	<p>End-of-terrace five-bay three-storey over basement Georgian house built c.1780 with Gibbsian door case with ground floor partly remodelled as shop. <b>Regional/AGS</b></p>	
<p>28/ 40910749</p>	<p><b>Sminver Bridge</b> Carrickboy, Ballyshannon</p>	<p>GNR railway bridge c 1866 <b>Local/AH</b></p>	

## Appendix IV

### Record of Monuments and Places

No. on Map	Monument No.	Townland	Classification
1	DG 107-047	Coolcholly	Standing Stone
2	DG 107-054	Townparks	Standing Stone
3	DG 107-/10/2	Carrickboy Townparks	Bridge
4	DG 107-053	Townparks	Town
5	DG 107-057	Sminver (Carrickboy)	Holy Well
6	DG 107-058	Sminver (Carrickboy)	Church and Graveyard
7	DG107-059	Carrickboy	Cashel
8	DG 107-055	Inish Samer	Midden
9	DG 107-051	Townparks	Promontory Fort
10 (A)	DG 107-05201	Townparks	Promontory Fort
10 (B)	DG 107-05202	Townparks	Mound
10 (C)	DG 107-05203	Townparks	Souterrain
11	DG 107-050	Townparks	Standing Stone
12	DG 107-049	Townparks	Standing Stone
13	DG 107-043	Abbeylands	Holy Well
14	DG 107-044	Abbey Island	Ecclesiastical Remains
15	DG 107-107	Coolcholly	Holy Well
16	DG 107-046	Abbey Island	Standing Stone
17	DG 107-060	Raheen	Enclosure Sire
18	DG 107-061	Raheen	Ringfort (Rath/Cashel)
19	DG 107-	Abbeylands	Mound
20	DG 107-	Ballyhanna	Church and Graveyard



## Appendix V

### Site Synopsis

#### DUNMUCKRUM TURLOUGHES SPECIAL AREA OF CONSERVATION

##### SITE CODE: 002303

This site is located about 2 km south-west of Ballyshannon in Co. Donegal. It consists of a series of low-lying winter-flooded depressions set in an undulating landscape of limestone hills.

Dunmuckrum Turloughs is a candidate SAC selected for turlough, a habitat listed on Annex I of the E.U. Habitats Directive.

The most westerly of the depressions, in Lugnanav Townland, supports typical turlough vegetation, reflecting the zonation caused by periodic flooding. The wettest areas at the base contain small patches of open water surrounded by marsh plants. At the eastern end there is some stonewort (*Chara* sp.), Horned Pondweed (*Zannichellia palustris*), Common Duckweed (*Lemna minor*) and the moss *Fontinalis antipyretica*.

The western pools are distinguished by the presence of Thread-leaved Water-crowfoot (*Ranunculus trichophyllus*), Blue Water-speedwell (*Veronica anagallis-aquatica*), Water-cress (*Nasturtium officinale*) and Lesser Marshwort (*Apium inundatum*).

Exposed muds behind these areas support Equal-leaved Knotgrass (*Polygonum arenastrum*), Shepherd's-purse (*Capsella bursa-pastoris*), Marsh Yellow-cress (*Rorippa palustris*) and Marsh Cudweed (*Gnaphalium uliginosum*), amongst others.

A permanently wet area of scraw vegetation at the lowest part of this turlough is dominated by Bottle Sedge (*Carex rostrata*), Bogbean (*Menyanthes trifoliata*) and Common Spike-rush (*Eleocharis palustris*). This grades into a wet, sedge-dominated sward, with species such as Common Sedge (*Carex nigra*), Brown Sedge (*C. disticha*) and a wide range of wetland herbs. At the upper levels of flooding the vegetation grades into a leached limestone grassland, with patches of Hawthorn (*Crataegus monogyna*) and Blackthorn (*Prunus spinosa*) scrub woodland. Notable species here include Adder's-tongue (*Ophioglossum vulgatum*), Grass-of-parnassus (*Parnassia palustris*) and an abundance of the moss *Cinclidotus fontinaloides* on all the inundated rocky surfaces.

Further east, in Dunmuckrum Townland, lies a smaller turlough basin with a permanent marsh at the base, mostly dominated by sedges (*Carex nigra*, *C. rostrata*) and Meadowsweet (*Filipendula ulmaria*). A shorter grazed grassland vegetation surrounds this with Creeping Bent (*Agrostis stolonifera*), Jointed Rush (*Juncus articulatus*) and Autumn Hawkbit (*Leontodon autumnalis*), amongst others. Two further depressions lie just to the east, straddling the disused railway line. Although seasonally flooded, these basins are smaller and drier and support mainly grassland vegetation dominated by Creeping Bent.

The site is of conservation importance as it represents the mostly northerly turlough known in the country, if not the world. Turlough habitat is listed with priority status in Annex I of the E.U. Habitats Directive.