

Explanatory Introduction to the Variation No. 1 (June 2013) to the Buncrana and Environs Development Plan 2008-2014

Introduction

At the meeting of Buncrana Town Council on 12th June 2013 and at the meeting of Donegal County Council on 24th June 2013, the Members, having considered the 'Draft Variation' and the 'Managers Report on Submissions Received during the Consultation Period', decided to adopt the Variation No. 1 (June 2013) to the Buncrana & Environs Development Plan 2008-2014. A copy of the Variation is now attached.

This document should be read in conjunction with main Volumes of the Buncrana & Environs Development Plan 2008-2014. For clarity, where the variation amends sections of the development plan, text for deletion is shown in ~~black strikethrough~~ while new text provided for through the variation is shown in **red font**.

Purpose

The purpose of this Variation to the Buncrana & Environs Development Plan 2008-2014 is to introduce an evidence-based Core Strategy into the Plan, as required by the Planning and Development (Amendment) Act 2010.

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

The Buncrana & Environs Development Plan 2008-2014 was published in April 2008 before the new Act came into effect. The New Act stipulated that Local Authorities were required to incorporate a Core Strategy into their respective Development Plans within a specified timeframe. The first step was to incorporate a Core Strategy into the County Donegal Development Plan within the specified timeframe and this has been achieved through the adoption of the County Donegal Development Plan 2012-2018 in June 2012. It contains a Core Strategy for the County, which provides a co-ordinated framework for the development of the County through an Urban Settlement Hierarchy. Letterkenny is identified as a Tier 1 settlement and Buncrana is a Tier 2 Settlement in the County Donegal Development Plan, along with Ballybofey-Stranorlar, Ballyshannon, Bundoran, Killybegs, Dungloe, Bridgend, Donegal Town, and Carndonagh. As a consequence, the next step was to incorporate a Core Strategy into this plan and accordingly Buncrana Town Council and Donegal County Council have now adopted a Core Strategy by way of this statutory Variation.

The Variation incorporates the following:

1) Core Strategy

In particular the Core Strategy Variation is required to:

- Identify the amount, location and phasing of development for the plan period.
- Provide details of the availability of public transport within the catchment of residential or commercial development.
- Ensure the Development Plan is in accordance with 'Retail Planning Guidelines 2012'.
- Ensure compliance with EU directive-related requirements.

- Demonstrate consistency with higher level plans and integrate other national planning policy guidance issued under section 28 of the Act.
- Conform to 'The Planning System and Flood Risk Management-Guidelines for Planning Authorities'.

2) Non Core Strategy Changes

In addition to the core strategy, this Variation addresses additional matters, such as, text changes to policy in order to ensure wider plan compliance with the Habitats Directive so as to integrate more effectively the environmental considerations that must be taken into account in key strategic location related policies and to address the matters raised in the DEHLG Circular Letter (July 2011- PSSP 5/2011).



Buncrana Town Council



Donegal County Council

Variation No. 1 (June 2013) to the Buncrana & Environs Development Plan 2008–2014

Note:

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

June 2013

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1.0 Introduction

Prior to 2008, the rapid rate of development within Buncrana and in particular the growth in the retail sector within the town centre and residential growth, has been significant. Since then there has been a marked slowdown in growth, demand for development and implementation of planning permissions in line with national economic trends. Priorities in relation to investment in infrastructure and services require review in conjunction with identification of the key growth areas in the town and this approach is to be delivered through the Core Strategy of this Development Plan.

The requirement to prepare a Variation to the Buncrana and Environs Development Plan 2008-2014 arises from the objectives of the Planning & Development Acts 2000–2010 to introduce a Core Strategy that sets out an evidenced and quantitatively based spatial planning framework for the Development Plan. The Core Strategy will ensure that the current Buncrana & Environs Development Plan 2008–2014 is consistent with the National Spatial Strategy 2002 – 2020 and the Border Regional Planning Guidelines 2010–2022. The Variation will also inform the forthcoming development plan for Buncrana (2014–2020), which is currently under review¹. This Variation text should be read in conjunction with the attached map.

1.1 What is a Core Strategy?

The Core Strategy is a strategy for managed growth, that identifies the appropriate quantum, scale and location of zoned residential lands, phased and prioritised for development on the basis of location (proximity to town centre, planned and existing infrastructure, public transport, community, employment, and educational services). The quantum of future development is also established (in line with the Housing Land Requirements - HLR, established within the Regional Planning Guidelines), the detail of transport plans and retail development. The key objective is to secure a strategic and phased approach to zoning, which will facilitate efficient and coordinated infrastructure provision. It will provide a fundamental consideration in the making of planning decisions so that they are consistent with national and regional policy.

The Variation will seek to realign the Buncrana and Environs Development Plan 2008-2014 with the growth targets established within both the Regional Planning Guidelines 2010 and the County Development Plan 2012–2018. The implementation of this Variation would therefore result in a significant reduction to the volume of lands zoned for 'Residential' use, and available for immediate development. In addition, surplus inherited 'Residential' lands would be rezoned to 'Strategic Residential Reserve', where they may be developed over a much longer time frame.

1.2 Strategic Environmental Assessment

A Strategic Environmental Assessment was carried out in respect of the adopted Buncrana and Environs Development Plan 2008-2014. The variation has been screened to determine if a SEA is necessary. The assessment concluded, pursuant to article 13K and the criteria as set out in Schedule 2A of those Regulations, that the Variation was not likely to have significant effects on the environment, and does not therefore require a Strategic Environmental Assessment.

1.3 Appropriate Assessment

As Buncrana resides beside two protected Natura 2000 sites there is a need to screen this Variation for Appropriate Assessment (AA), in accordance with Article 6 (3) of the EU Habitats

¹ Preparation of Buncrana and Environs Development Plan 2014 – 2020 initiated on 28th April 2012

Directive, to identify the likely significant impacts upon the Natura 2000 sites within or adjacent to the plan area, either alone or in combination and consider whether these impacts are likely to be significant.

As a result of the Screening Report and consultation with the prescribed Environmental Authorities, a determination was made, having regard to the uses, development and effects arising from permission based upon this Variation (either individually or in combination with other plans or projects) that it shall not give rise to significant impacts on the conservation objectives of any Natura 2000 Sites. Consequently it is considered that there are not likely to be significant effects on the network of Natura 2000 sites as a result of the variation to the Buncrana and Environs Development Plan 2008-2014 and therein Appropriate Assessment is not required.

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

Part A Core Strategy Variation of the Buncrana & Environs Development Plan 2008–2014

2.0 Variation

The content of the Variation is set out in 2 parts. Part A contains the Core Strategy and Part B contains a Schedule of Other Text Changes.

2.1 General Context for the Core Strategy

The context for the Core Strategy variation to the Buncrana & Environs Development Plan 2008-2014, has changed dramatically since the preparation and adoption of the existing Development Plan in 2008. Prior to 2008, the rapid rate of development within the plan area and in particular the growth in the retail sector within the Town Centre had been significant. Post 2008, there has been a marked slowdown in growth, demand for development and implementation of planning permissions in line with national economic trends. As a result, priorities in relation to investment in infrastructure and services require review in conjunction with identification of the key growth areas in the town.

2.2 Policy Context

The policy context for the variation also differs from that which was in place during the preparation of the Development Plan in 2008. The Variation is required in so far as practicable to be consistent with Ministerial Guidelines and Regional Planning Guidelines. The Buncrana & Environs Development Plan 2008-2014 sets out the policy context, trends and issues prevalent in 2008. The following paragraphs set out the new and significant changes within which the Variation is prepared.

2.2.1 EU Directives/National Guidelines

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

2.2.2 Implementing the National Spatial Strategy

In October 2010, a report entitled, 'Implementing the National Spatial Strategy: 2010 Update and Outlook (NSS)' was published as a reaffirmation of the Governments commitment to the NSS as the national spatial and forward planning framework that guides more balanced regional development and informs capital investment priorities. In particular, the report indicates the key changes that still have to be advanced as; (a) Delivery of more sustainable development patterns to shift trends from growth in suburban and extra-urban areas around principal cities and towns and from urban generated areas, (b) Making city and town centres a major focus for housing and employment through targeting investment, infrastructure and regeneration, (c) Developing rural areas with local employment opportunities, (d) Addressing the high level of car dependence through public transport investment and sustainable travel alternatives.

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

Buncrana was identified as an 'Urban Strengthening Opportunity' within the NSS, ('These towns, located on important economic and transport corridors are in important locations and with a capacity to grow').

2.2.3 Regional Planning Guidelines 2010–2022 (RPGs)

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

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

As a consequence, Donegal County Council were obliged to amend their County Development Plan 2012-2018 (CDP) to incorporate these changes and to develop a Core Strategy and Settlement Hierarchy with Growth Projections and Housing Land Requirements having regard to the capacities for growth and levels of existing and proposed infrastructure within each urban area.

As the Buncrana & Environs Development Plan 2008–2014 is no-longer consistent with the RPG's, there is now a requirement to bring this back in line with the proposed growth targets established within the RPG's and the CDP. There is currently a significant oversupply of land zoned as 'Primarily Residential'. Therefore the Planning Authority are tasked with identifying sufficient land to accommodate the Housing Land Requirements (HLR) for approximately 529 residential units (Residential – Phase 1) on lands which are located close to the Town Centre, which are appropriate in terms of accessibility to roads, paths, lighting, water, sewer and access to a range of services and employment locations (and which are not subject to flooding, and locational constraints due to the presence of protected habitats, i.e. SAC, SPA or NHA. The remaining lands which are zoned as 'Primarily Residential' (i.e. those excess lands over and above which would meet the HLR for the town), will be phased to 'Strategic Residential Reserve' for future strategic development purposes beyond the plan period².

This approach prevents over-zoning, provides an incentive to develop 'Primarily Residential' lands, permits the orderly and sequential development of serviced lands and the creation of a coherent urban form, which can be readily serviced by public infrastructure and transport. In addition to the HLR of approximately 529 units, there exists substantial residential supply made up of houses for sale, vacant units - 172 (June 2010) and extant permissions (undeveloped) - 764 units, many of which may be extended for a further 5 year duration period.

The Core Strategy should enable the prioritisation and targeting of scarce public investment, in both hard infrastructure (transport, communications, water and wastewater,) and soft infrastructure (schools, community facilities, amenities, public spaces and parks etc.). It represents best practice for future residential development within Buncrana and its environs

² Many of these sites are currently not suitable or serviced for development

and provides a phasing strategy for the promotion of brownfield and infill development over some greenfield lands.

2.2.4 County Donegal Development Plan 2012 – 2018

The County Plan sets out the Council's strategic land use objectives and policies for the overall development of Donegal up to 2018, and beyond to a horizon year of 2022. The Plan consists of a Core Strategy and a 5 tier settlement hierarchy, as follows;

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

The aim of the Core Strategy is to guide the location of new growth, perform as a mechanism to coordinate investment programmes, ensure sufficient supply of zoned housing land and implement necessary environmental safeguards. Buncrana resides within Tier 2 in this hierarchy (immediately below Letterkenny) and has been identified as a 'Strategic Support Town' (to the Gateway).

Tier 2 towns have an important role in relation to supporting economic growth in the County. Objective CS-O-9 of the County Donegal Development Plan aims to establish Buncrana as a key growth centres for population as well as key centres for economic growth across the sectors and likewise in respect of Buncrana in concert with Buncrana Town Council.

2.3 Population and Socio-Economic Context

The population of Buncrana has grown significantly within the last 16 years (See Tables 1 and 2). Despite this level of growth there has been a growing trend towards outmigration to the suburbs and rural hinterland. Table 2 illustrates the massive imbalance between rural and urban residential growth rates since 1996. To accord with government guidance and proper planning and sustainable development, the majority of residential growth should have occurred within the town. There are many factors to explain this trend, most notably being stronger market demand for rural housing and a policy framework, which allowed the development of rural houses. Throughout previous plan periods there were substantial lands zoned for residential use. While some of this land was developed, rural housing grew at a faster rate. This outmigration has weakened the critical mass within the town. Since 2008 however, there has been a significant decline in planning applications for houses in both the town and rural areas. There is also evidence that emigration, could lead to population decline.

Table 1: Buncrana's Population Change (1996–2011)

	Year			
	1996	2002	2006	2011
Urban Population	3,312	3,420	3,411	3,452
Years	1996-2002	2002-2006	2006-2011	1996-2011
Percentage Growth (Urban)	3.3 %	0.27 %	1.01 %	4 %
Rural Population	1,493	1,854	2,500	3,747
Years	1996-2002	2002-2006	2006-2011	1996-2011
Percentage Growth (Rural)	26 %	35 %	50 %	50 %
Total Population	4,805	5,271	5,911	7,199
Years	1996-2002	2002-2006	2006-2011	1996-2011
Percentage Growth (Total)	9.7 %	12.1 %	21.8 %	50 %

Source: CSO 2011

Table 2: Buncrana's Population

	2006	2011
Population (including suburbs or environs)	5,911	6,839
Population within Boundary (legally defined)	3,411	3,452
Population of Suburbs	2,500	3,387
Percentage Change	N/A	+ 15.7
Area km ²	Unknown	17
Population density (per km ²)	Unknown	412
Nb. The average urban density in the state is 1,500 persons per km ²		

Source: CSO 2011

2.4 Physical Development Trends

Section 2.4 of the Buncrana & Environs Development Plan 2008-2014 sets out the current physical trends of the town since 2002. Although there has been a significant drop off in development, the overall trends and spatial pattern of development in the town has continued. The development of the Inner Relief Road has created a number of development opportunities particularly around Ardarvan Square. In addition, there are now a number of strategically important derelict brownfield sites, which were previously major employment centres.

Future development of the town will be appropriately facilitated by the completion of works in respect of the Buncrana Sewerage Scheme. The Scheme is funded through the Water Services Investment programme 2010- 2012 and will provide appropriate treatment and capacity in respect of wastewater. This investment is critical in the content of the Core Strategy and will be a key determinant for the future development of the town.

2.5 Methodology

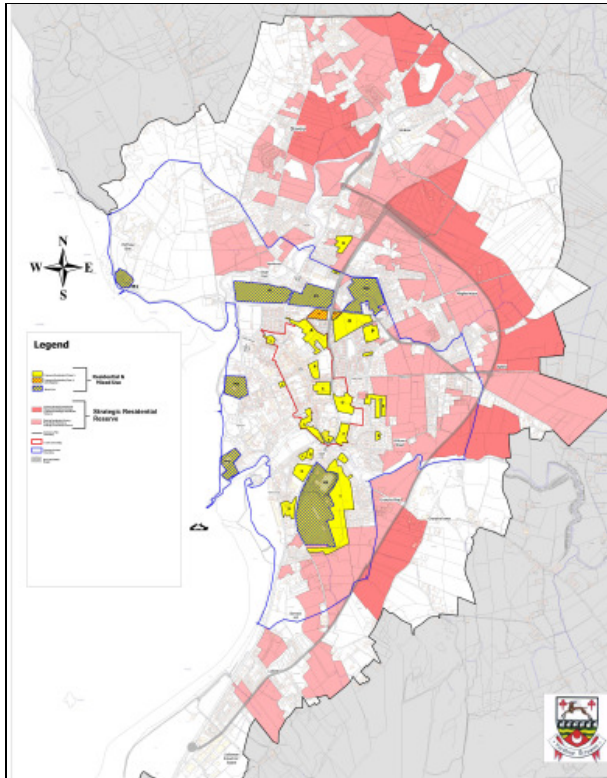
In order to ensure that this Plan provides for the necessary supply of zoned land for immediate residential development (Residential Phase 1) capable of accommodating the projected population of 1,381, in a manner consistent with the RPG's, without over- zoning, it is necessary to review the extent of lands zoned in the current Plan for residential purposes.

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

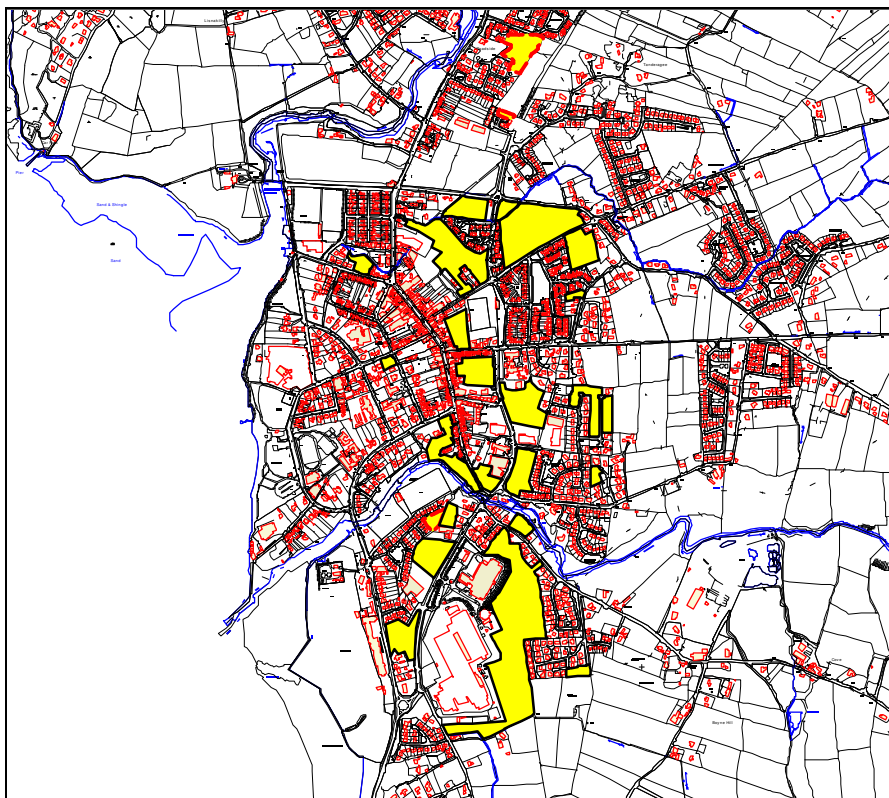
- i. Priority is given to lands where wastewater, water supply and storm drainage can be appropriately provided without mechanical or electrical equipment. By prioritising lands that can be serviced in this manner, there are reduced associated risks both in terms of ongoing maintenance and servicing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

Having regard to the key guiding principles, further detailed analysis of specific areas of land within Buncrana has been carried out, in order to establish an evidenced based approach to the identification of the quantum of residential land. This assessment comprised of the consideration of indicators, constraints and opportunities in relation to the lands, both in the context of the singular effect and the cumulative effect, on the implementation of the key guiding principles. Map 1 demonstrates 371 Hectares of land considered in the analysis and, as referenced above, these are made up of lands zoned 'Residential (Phase 1)' and 'Strategic Residential Reserve' as part of this Variation.

Map 1: Areas Considered and Identification of the Quantum of Residential Lands



Map 2: Residential (Phase 1) and Mixed Use Sites



The nature of analysis of the areas shown on Map 1 included a broad range of indicators some of which are more critical than others in terms of representing enablers to development. In this regard, some of the key indicators include environmental considerations, capacity of existing infrastructure, planned infrastructural programmes, flood risk, accessibility to town centre and suitable storm drainage. In addition, the Councils recognise the significant number of housing units that have been granted planning permission but have not yet been implemented (referred to as extant planning permission) which in the case of the lands within the Plan Area, totals circa 764 housing units. In addition there are housing units within unfinished housing developments and vacant properties, all of which are in addition to the population targets set by the RPG's. The Council will continue to advance the appropriate resolution of unfinished housing developments, including reconfiguration of developments in appropriate circumstances.

2.6 Core Strategy Table

This Buncrana table (4) details the population growth target and the HLR and is closely aligned to the County Core Strategy table (Table 3), however some amendments were necessary to have regard to revised census information which was recently published (2012) and which amends data such as average household sizes and levels of vacancy, both of which help to determine the housing needs in the town. In addition, the housing yield and densities on each site were assessed on a site specific basis and enabled the Planning Authority to better determine appropriate densities (within a range) for each proposed new site.

It is important to note that in Buncrana there are currently 227 hectares zoned 'Primarily Residential'³ – This area must be reduced significantly to accord with the Core Strategy / HLR (and to accommodate approximately 1,381 persons/529 units). In addition, the 'remaining' and surplus lands which were zoned as 'Primarily Residential' must be rezoned as 'Strategic Residential Reserve', in addition to the 142 hectares, which are currently zoned as 'Strategic Residential Reserve'⁴ to accord with the Core Strategy. Accordingly, table 4 summarises the total proposed supply of zoned land with potential for residential development in Buncrana.

A total of 33.66 hectares of land are identified as the most appropriate lands for 1st phase of residential development. Table 7 details the areas of land identified as Residential (Phase 1) in terms of location (Refer to Variation Core Strategy Map) area of site in hectares, appropriate land use zoning assignment, approximate housing density and subsequent number of housing units that can be yielded from the site.

³ Buncrana & Environs Development Plan 2008 - 2014

⁴ Buncrana & Environs Development Plan 2008 - 2014

Table 3: County Donegal Development Plan 2012 – 2018 - Core Strategy Table/Land Supply

Tier	Location	Core Strategy Population allocation	Number of Housing units required	Housing Land Requirement (HLR) (Ha)	Existing zoning @ 30/08/12 (Ha)	Proposed zoning (Primarily residential lands) (Ha)	Housing yield (Primarily residential lands) (units)	Housing yield (Not primarily residential land) (units)	Shortfall/excess (HA)
N/A	County	12,927	4,577	338	1,749	227	4,229	1,937	-111
2. CDP Core Strategy at 2.8 persons per household)	Buncrana	1,381	493 (Note 1)	62 (based on 12 units per Ha)	430 (From a combination of lands zoned as R, SRR, TC, OPP, LE and ED)	62 (Note 2)	672	72	0
Totals							744 units		

Note 1 – The figures published in the CDP 2012 – 2018 were based on an average household size of 2.8 persons per household, however since the Plan was adopted, census data for 2011 has been published which identifies an average household size of 2.63 persons per household for Buncrana.

Note 2 – To be delivered through this Variation to the Buncrana & Environs Development Plan 2008 - 2014.

Table 4: Core Strategy Table for Buncrana (This Variation)

Core Strategy Pop Allocation	Number of housing units required	Housing Land Requirement (HLR)	Existing Zoning (Ha)	Proposed Zoning (Residential Lands Ha)	Existing Housing Yield (Residential Lands Units)	Existing Housing Yield (Other Lands Units)	Shortfall / Excess (Units)
1,381	525	65 Ha (based on 12 units per Ha) or 33 Ha (at 19 – 29 per Ha)	227 (R) & 142 (SRR) = 369	33.66 Ha (Identified from 24 Residential Sites, note additional yield available from Mixed Use Lands)	420 - 590	45 - 63	N/A
					Total = 465 – 653 units (529 units approximately)		

Note 1 – The figures published in columns 2 and 3 were based on an average household size of 2.63 persons per household, CSO 2011. This updates the figures from the County Core Strategy (CDP 2012 – 2018).

2.7 Existing Residential Supply, Housing Demand and Housing Land Requirements (HLR)

There are currently 3,299 units within the census boundary for Buncrana (Table 5). Of these, 2,601 were occupied and 698 were vacant. As the average household size is now 2.63, this would equate to approximately 6,846 persons. (NB. This is very close to the published population of 6,839). In addition to this current residential supply, there are significant numbers of undeveloped residential units with 'live' planning permissions. I.e. 448 undeveloped units may remain valid for a further 5 years as a result planning permissions to 'Extend the Duration' and a large number of properties for sale.

Table 5: Buncrana Housing Information

Total Buncrana Pop in 2011	6,839
Total No. of units	3,299
Total no. of vacant units	698
Total Census Area	8.3km ²
Density	824 per km ²
Occupied units	2,601
Persons per household	2.63

Source: CSO 2011

From the analysis of population trends, it is considered that the housing demand outlined in this strategy, marks the upper end of any demand, likely to arise during the period 2010–2016. More realistically there could be a fall in demand as evidenced by the dramatic fall in residential sales since the recession. Much of the housing demand that may arise could be accommodated within the existing vacant stock, as well as those sites (with extant planning permissions), which may be completed over the plan period. The HLR arising from this Core Strategy has identified a total of 529 residential units as being appropriate as the growth share for Buncrana over the Plan period (See Table 7).

2.7.1 How the 'Primarily Residential' Sites Were Identified

The Core Strategy and HLR of 529 units helped to determine the approximate quantum of land to be zoned as Residential (Phase 1). In addition, residential sites were identified on the basis of their proximity of the town centre, areas of employment and other residential areas, accessibility and the possibility to develop public transport, the level of infrastructural services and whether there are concerns of impacts of flooding or upon environmental designations.

To identify the preferred lands for residential use, the Planning Authority identified each land parcel for potential residential use, and evaluated those sites based upon a range of criteria including; water, sewerage, roads, gradient, environmental habitats, flooding etc. A hierarchy of sites was established and the sites within and around the Town Centre ranked highest. Therefore this strategy prioritises these lands for 'Residential' development. These lands will reside within 'Residential (Phase 1)' (and are available for immediate development). The remaining 'Residential' lands inherited from the Buncrana and Environs Development Plan 2008 – 2014 will be reserved for a long term 'Strategic Residential Reserve'.

The overall phasing strategy provides a sustainable approach to residential development up to 2020. This positive approach will provide greater certainty to residents, landowners and developers as to where the focus for expansion in Buncrana should be, and where the funding priorities will be directed, to ensure that the urban core is consolidated and that the towns growth is directed to those areas that can best accommodate and facilitate sustainable growth over the plan period.

A total of 24 suitable sites (A-X) (referenced in Table 7) were identified in and around the town centre. These sites will be prioritised for development. Each site has associated text, which indicates the preferred nature of use. The majority of sites have been zoned 'Residential (Phase 1)' however a number of other sites have 'Mixed Use' potential (M1 – M7), accordingly this is reflected in the text. Three of the sites (V,W, X) have been identified as Unfinished Estates.

2.7.2 Residential Density

The proposed residential densities that are allocated in this Variation is a key consideration, as it determined the quantum of land to be zoned, including the number of sites and it should influence the nature and form of housing to be developed. While the Planning Authority are mindful of the density standards established within 'Residential Density – Guidelines for Planning Authorities, DEHLG, 1999', there is also a need to consider the housing needs and demands in the town, especially within a depressed housing market, where there is significant residential supply.

In the first instance developments should be of high quality and attractive places where people want to live. There is a need to consider the prevalent urban form in the town to ensure that development proposals fit well in terms of scale and character with established development. There is a need to consider the demographic profile and likely tenure of developments. Fortunately there are no 'ghost estates' in Buncrana, however there are large numbers of vacant units, many of which are within higher density apartments, which have been slow to sell.

2.7.3 Strategic Residential Reserve

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

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

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

The Council has chosen the first approach which is to prioritise and phase development, and those residential lands not identified as appropriate for development during this plan period are designated 'Strategic Residential Reserve'. Proposals for the development of 'Strategic Residential Reserve' for housing will not be considered during this plan period. 303 ha of residential lands has been identified as 'Strategic Residential Reserve' and the suitability of this land for release will be considered in the future review of this Plan and will take into account considerations prevailing at that time, including progress in implementation of the new wastewater infrastructure. 'Strategic Residential Reserve' lands are identified in the separate A0 Map Entitled 'Variation (Core Strategy) to the Buncrana and Environs Development Plan 2008-2014.'

3.0 Core Strategy Chapter (To replace Chapter 2 of the Buncrana & Environs Development Plan 2008–2014)

3.1 Introduction

The Core Strategy is the growth strategy, which identifies the appropriate quantum of zoned residential lands, phased and prioritised for development on the basis of location (proximity to Town Centre, infrastructure, public transport, community, employment, and educational services). The quantum of future development is also established (in line with the Housing Land Requirements, established within the Regional Planning Guidelines), the detail of transport plans and retail development. The key objective is to secure a strategic and phased approach to zoning, which will facilitate efficient and coordinated infrastructure provision.

The strategy accords with the requirements of the Planning & Development (Amendment) Acts 2000-2010, the National Spatial Strategy 2002-2020 the Border Regional Planning Guidelines 2010–2022 and the Settlement Hierarchy and growth targets established within the County Donegal Development Plan 2012–2018 in that, the plan has been reviewed to accommodate a prescribed level of population growth at 1,381 persons. Accordingly a number of 'Residential (Phase 1)' sites have been identified for growth at a variety of appropriate locations and densities. The sites have been identified both within and close to the Town Centre in line with the guidance to promote the sequential and phased growth of the town.

It is the opinion of both Councils that the Variation to this Plan ensures that it is now consistent with the legislative requirements of the Planning & Development (Amendment) Act 2010, the population targets established within the Border Regional Planning Guidelines and the Core Strategy contained within the County Donegal Development Plan 2012–2018.

3.1.1 National and Regional population targets. The Regional population target/growth share for County Donegal is 12,927. The County Development Plan 2012-2018, Settlement Hierarchy identifies Buncrana as a Tier 2 settlement (Strategic Support Town). As a consequence of the growth share distribution within this Tier, an analysis of the capacity in infrastructure was undertaken and the population growth target of 1,381 persons was established. In addition to this, there is currently a significant supply of properties for sale/rent, vacant properties and sites with unimplemented planning permission.

3.1.2 Quantum of Land zoned for Residential Use. There is currently 227 Ha in 'Primarily Residential' and 142 Ha in 'Strategic Residential Reserve'.

3.1.3 Proposed number of housing units to be included in the area. As a consequence of this Variation, there is a growth share allocation of approximately 529 units. Single houses within the rural hinterland are not included within this total. Approximately 33 hectares are proposed to be zoned for 'Residential (Phase 1)' and the remainder (303 hectares) as 'Strategic Residential Reserve'. The lands that are zoned are located within or close to the Town Centre and therefore are sequentially phased. The lands are serviced and accessible.

3.1.4 Retail Strategy. This Variation seeks to amend the Plan to accord with the Retail Strategy by further identifying specific Town Centre sites with retail potential. In addition, it seeks to modify the text within some Mixed Use sites which may no longer have convenience retail potential, as they are not located within the Town Centre or Edge of Town Centre.

3.1.5 Settlement Hierarchy. Although the Buncrana and Environs Development Plan is a joint plan prepared for both Buncrana Town Council and Donegal County Council,

the Plan sits within a hierarchy of Plans, below the principle plan which is the County Development Plan. Therein a Settlement Hierarchy has been established and Buncrana resides within Tier 2.

3.1.6 Projected Population Growth of Cities and Towns in the Hierarchy. The Census 2011 was published in 2012 and indicated that the total Buncrana population was 6,839. The projected population growth for Buncrana to 2016 is 1,381 persons, resulting in a total population of 7,676.

3.1.7 Relevant roads including regional and local roads. There is only a Regional Road (R 238-10) which travels North – South through Buncrana. There are several local roads providing access to areas such as Dunree, Gransha and Aghilly.

3.1.8 Relevant inter-urban and commuter rail routes. Buncrana had a railway service from Clonmany to Derry via Buncrana. The service was operational from 1864 to 1948.

3.1.9 Rural areas. The current Plan boundary, zonings and polices with the exception of those which are subject to this Variation remain unchanged, this includes the issue of rural housing and single housing around the town and within its environs remains.

3.1.10 Availability of public transport within the catchment of residential or commercial development, and retail centres. Buncrana does not have a town bus service however school buses operate during school terms. In addition, a number of private bus operators provide bus services to and through Buncrana (see details below).

3.2 Public Transport

The Core Strategy guidelines indicate that future developments should support public transport/existing services. Accordingly all identified sites within and around the Town Centre are readily accessible or within close walking distance of public transport and within convenient walking distance to a range of services and other residential areas.

The issue of car parking requirements and charges has been raised by the Town Council. It is considered that since the adoption of the Development Plan in 2008, a number of public and private car parks have been developed around the Town Centre. As a consequence, there is currently sufficient car parking capacity to meet the necessary needs. In view of this, it is considered appropriate to relax the prescribed car parking standards in the town, through written agreement between the applicant and the Town Clerk and Town Engineer where it can be demonstrated that there is not a significant demand and where there are locally available public car parking spaces.

It is evident that there are few immediate localised public transport services in the town, however the purpose of this Core Strategy is to focus developments close to the Town Centre to limit the need to travel by car and to increase critical mass, and encourage/incentivise private operators to provide bus services to these areas.

Road - Buncrana is accessed by two regional roads, the R238 and the R239, both of which connect to the National Primary road, the N13, Letterkenny/Derry Gateway Corridor route. Construction of the Inner Relief Road has significantly improved accessibility and traffic flows in and around the town.

Public Transport - The only services in the town are private taxis and buses, which provide connections to the wider peninsula, Letterkenny, Derry and the rest of the Country. In addition a car ferry service connects Buncrana to Rathmullan during the Summer months. There are also good air and rail links from Derry.

3.3 Retailing

In April 2012, revised Retail Planning Guidelines were published, which introduced new floorspace caps and have amended the Sequential Test. The Town Centre is identified on the Buncrana & Environs Development Plan 2008-2014, Land Use Zoning Map. The Guidelines requires that the development plan must set out clear evidence- based policies and objectives in relation to retailing. They indicate that a Development Plan should be evidence-based through supporting analysis and data including the broad requirement for additional retail floorspace in terms of quantity and type. The Guidelines provide information to assist in the assessment of retail floorspace stating however that a new simplified methodology is being prepared by DECLG and the outcome of this will be communicated. Section 3.2.1 of the County Donegal Development Plan 2012- 2018 outlines the potential need for a more comprehensive review of the County Retail Strategy on foot of the recent publication of the Retail Planning Guidelines 2012.

The Town Centre is multi-functional, providing retail activity, entertainment, cultural and service activity. The traditional Town Centre area (along Main Street and the Ardaran Square) is the primary area of the town centre that performs its multi- functioning role. Research carried out in 2008 by Donegal County Council during the review of the development plan, showed that 25% of ground floor uses in the Main Street area were made up of retailing activity and that the retail function was complemented by a substantial level of residential properties, services, entertainment, offices, healthcare and community uses.

3.4 Environment

Since the publication of the Buncrana Development Plan in 2008, there have been some amendments to the Natura 2000 designations. These have been considered when identifying sites for development. The River Basin Management Plan for the North West indicates that the Crana River is achieving 'Good' status (09/10/2012) at sections at Wilson's Bridge, Westbrook and Cockhill Bridges. Further up river at Ballymagan Lower, the Crana River, water quality is recorded as 'Poor'. This is a marked improvement from a year ago when the Crana was recording 'Poor' status within the town. The Mill River is recording both 'Poor' and 'High' quality status at locations close to the Mill Bridge.

3.5 Wastewater Treatment Infrastructure

Buncrana's Wastewater Treatment Plant currently provides only primary level treatment. A discharge licence was granted for the plant in January 2011, which provides for a population equivalent (PE) of 2,000-10,000. In compliance with the Urban Waste Water Treatment Regulations (S.I. 254 of 2001) secondary treatment is required in respect of all discharges to coastal waters with population equivalents greater than 10,000. The current domestic & commercial PE is 8,633, extant planning permission would equate to a PE of 2,009, giving a total PE of 10,642. The proposed upgrade of the wastewater treatment works and satellite-dewatering centre are key strategic infrastructure vital to the future development of the town.

3.6 Brownfield Lands

An evaluation of brownfield lands within and near to the town centre was undertaken to determine the development potential of each site. They were assessed in terms of their suitability against a range of criteria which included; location, accessibility, flood risk, levels of infrastructure, environmental designations etc. As a consequence of this evaluation, a number of sites have been identified with development potential.

3.7 Aim, Objectives and Policies

3.7.1 Aim

To establish a coordinated framework for the development of Buncrana that will guide the location of sustainable new growth, perform as a mechanism to coordinate investment programmes, ensure sufficient supply of zoned residential land and implement necessary environmental safeguards.

3.7.2 Core Strategy Objectives

- CS-O-1:** To develop Buncrana as a Strategic Support Town, in accordance with the County Settlement Hierarchy (CDP 2012 – 2018).
- CS-O-2:** To encourage residential development on zoned lands, 'Residential' (Phase 1) and retail growth in a sequential manner outwards from the centre so as to make best use of existing and planned infrastructure.
- CS-O-3:** To ensure that housing land supply is consistent with the Housing Land Requirement (HLR) set out in the Border Regional Planning Guidelines 2010 – 2022 and the County Development Plan 2012-2018.
- CS-O-4:** To align investment in infrastructure with the priorities for growth unless, in specific instances, environmental considerations dictate otherwise.
- CS-O-5:** To prioritise key strategic connections between Letterkenny (Gateway), Derry and Buncrana (Strategic Support Town) together with links to important peripheral transport corridors serving the rest of the County.
- CS-O-6:** To encourage and facilitate the development / upgrade of the Waste Water Treatment Plant and associated infrastructure.
- CS-O-7:** To safeguard and improve the quality of all surface, ground and coastal waters in accordance with the North West River Basin Management Plan.
- CS-O-8:** To assess all retail proposals in accordance with the Retail Planning Guidelines 2012.
- CS-O-9:** To encourage and promote brownfield development, urban regeneration and to remove instances of blight and decay and to seek the resolution of unfinished residential development.
- CS-O-10:** To facilitate the development of a new Town Market within the designated Town Centre.

3.7.3 Core Strategy Policies

- CS-P-1:** It is the policy of the Councils to develop Buncrana in a sequential manner, outwards from the Town Centre to maximise the utility of existing and future infrastructure provision, promote the achievement of sustainability, avoid 'leap-frogging' to more remote areas and to make better use of under utilised land.
- CS-P-2:** Residential (Phase 1) – These lands may be developed for primarily residential use in the first instance, at the prescribed approximate yields. Where higher densities are proposed, the minimum levels of open space may not be required (i.e. 15%)

where it can be demonstrated that an exceptionally high standard/quality of design, layout and landscaping are achieved. In these cases, local amenity areas and parks could become shared/recreational spaces between neighbouring developments. Smaller usable spaces or attractive landscaped areas can enhance an area more than ancillary unused open space areas/ pocket parks.

Rigorous adherence to the Design Manual for Roads and Bridges, in terms of pavement width, kerb heights and road dimensions, which often dictate and pre-determine the housing layouts may be relaxed.

Developments should consider and enhance pedestrian/cyclist mobility and permeability throughout the development, avoiding cul de sacs.

Pre planning meetings should be arranged for all proposed developments to consider issues such as accessibility, servicing, layout, design, density etc. Above all, quality of the development, layout and landscaping will determine the appropriate density.

- CS-P-3:** Release of Strategic Residential Reserve (SRR) - Large areas of inherited 'Residential' lands from the current Buncrana & Environs Development Plan 2008-2014 have been rezoned as SRR for the longer-term development of the town. Many of the sites are remote and unserviced and some are liable to flood. The Councils will examine the release of SRR lands on the basis of justification in the context of an annual housing monitor, the continued assessment of need and levels of supply, and availability of or requirements for physical and social infrastructure and having regard to relevant environmental designations. Where there is a potential flood risk on these lands as indicated by any of the flood risk indicators, numbered 1-9, then policies F-P-1 to 11 shall apply.
- CS-P-4:** It is the policy of the Councils to encourage and facilitate the completion of unfinished housing developments in the first instance and in accordance with their planning permissions. The completion of these developments will remove blight, dereliction and eyesores within neighbourhoods, improve health and safety, help create residential communities and reverse falling house prices.
- CS-P-5:** It is the policy of the Councils to ensure that all residential development proposals comply with the principles established within the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities, 2009 and the Urban Design Manual 2009, Volumes 1 & 2.
- CS-P-6:** It is the policy of the Councils to ensure that developments give effect to the 12 Design Criteria set out in the Urban Design Manual – A Best Practice Guide (DoEHLG, 2009), accordingly development proposals within the Town Centre or built up urban areas should:
- Provide for distinctive buildings of a high architectural quality which contribute to a distinct sense of place and a quality public realm:
 - Create strong street frontage by either, adhering to the established building line in the immediate area or establish a new building line immediately adjoining the public road where a reasonable opportunity exists to do so. A greater setback will be permitted where the development would provide for the creation a high quality urban place with sufficient landscaping/planting, street furniture etc.

- Respects, where appropriate, the context of: the adjoining buildings, adjacent streetscape or buildings in the immediate area, in terms of design, height, scale and mass etc.
- Respects the style, architectural detailing (in terms of design/arrangement of fenestration, fascia/soffit treatment, general finishes and materials), eaves height, roof pitch, roof line, and overall building form and height, as appropriate, in areas characterised by traditional vernacular or high quality streetscape.
- Creates buildings of a human scale, by providing for a fine grain of development, in terms of overall scale, fenestration, size/proportions, signage and detailing and appropriate breaking of building forms along street frontages into narrow horizontal distances.
- Promote, where appropriate, visual interest through modulation and detailing of architectural elements (e.g. detailing/treatments of eaves, windows, frontages, slight variations in roof lines, setback etc).
- Utilise, where appropriate adaptable and accessible design on the ground floor to ensure their future re-use for alternative functions (e.g. retail/commercial etc).
- Avoid the use of industrial type cladding, or the glazing of extensive area of the proposed development.

CS-P-7: It is the policy of the Councils to ensure that the design and layout of development proposals promote accessibility and do not; obstruct, significantly narrow, physically encroach upon, or otherwise restrict the safe use of established, or the route of potential strategic, linkages.

CS-P-8: It is the policy of the Councils to ensure that development proposals make efficient use of land and do not otherwise hinder the future development potential of backlands.

CS-P-9: It is the policy of the Councils to ensure that development proposals on lands zoned 'Residential (Phase 1)' shall be primarily for residential use. Proposals for single residential dwellings may be considered on such lands where the Planning Authority is satisfied that the proposal will not hinder the future residential development potential of such lands.

CS-P-10: It is the policy of the Councils to ensure that development proposals do not block, narrow or otherwise hinder the creation of either the linkages identified on the Land Use Zoning Map or existing pedestrian linkages either within the town centre or within or between residential areas.

CS-P-11: It is the policy of the Councils to ensure that development proposals are in accordance with the objectives and policies contained elsewhere in this plan in relation to the provision of Water and Wastewater Treatment Infrastructure/Effluent Treatment.

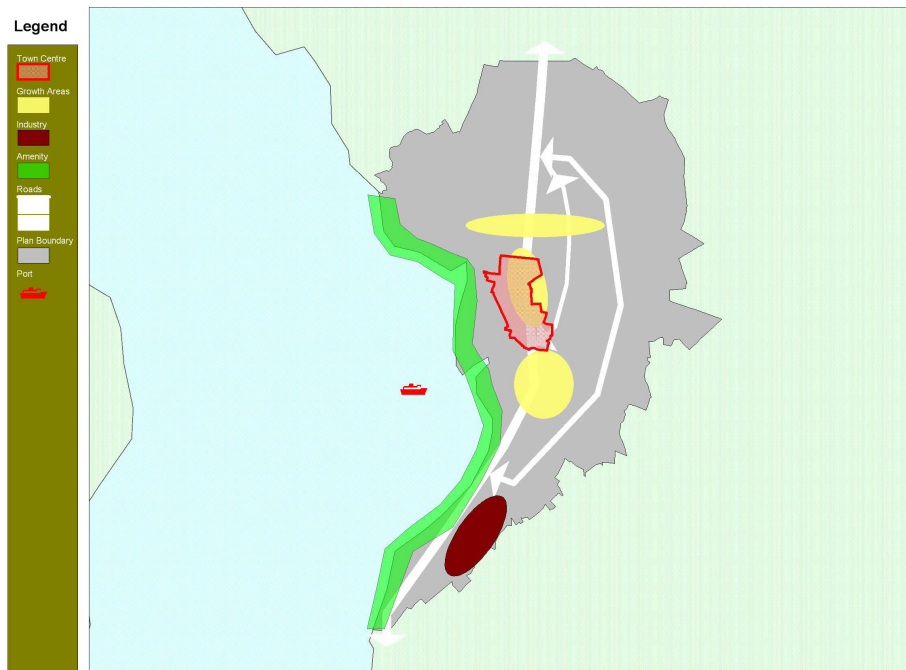
CS-P-12: Planning applications for 'Residential (Phase 1)' lands will be considered where the proposed development meets all of the following key guiding principles: -

- (i) The developer has justified the demand for the proposed residential development taking account of population targets and housing requirements set out in table 7 and the extent, nature and status of unfinished housing developments and vacant residential properties.
- (ii) The development contributes to the sequential development of land from the centre outwards or represents an infilling of the existing settlement footprint.

- (iii) The development will represent sustainable and efficient use of existing infrastructure and services, or of proposed infrastructure and services for which funding is in place.
- (iv) The necessary infrastructure and services for the development are in place or can be provided at the expense of the developer.

In addition to the contents of this chapter, details of the proposed Variation Text edits and Map changes are detailed in Part B, Schedule of Changes and Table 7.

Figure 2: Core Strategy Diagrammatic Map



3.7.4 Land Use Zoning Objectives

The zoning objectives should be read in conjunction with the wider policies contained in this plan and with the Land Use Zoning Map that accompanies this written text. The zoning classifications are divided into sole and primary use. Applications for development which would not inhibit the primary use will be considered on their merits and permission may be granted where the Planning Authority considers that the proposed use or development would not be detrimental to the primary use objective for that area and that it would conform to proper planning and design principles.

Zone	Objective
Established development	To ensure the protection of the character of established areas and to allow for new development that is both appropriate and orderly in the context of the established area.
Primarily Residential (Phase 1)	To reserve land primarily for Residential (Phase 1) development.
Strategic Residential Reserve	To make provision for a long-term reservation of land for residential development that will occur beyond the life of the plan.
Opportunity Site Mixed Use	To identify lands with specific development opportunities 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.
General Employment	To reserve land for commercial, industrial and non-convenience retail purposes.
Local Environment	To provide for a spatial development pattern that is reflective of a dispersed rural settlement pattern and that is related in form and scale to the level of existing physical and social infrastructure in the area and that can be integrated and absorbed into the landscape.
Community	To reserve land for community, educational, institutional, cultural, recreational and amenity 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.
Biodiversity Protection Area A	To conserve and protect the identified lands from any new development except in exceptional circumstances and subject to demonstration of compliance with criteria under policy BNH18.
Biodiversity Protection Area B	To conserve and protect the identified lands from any new development.
Utilities	To reserve the land for the purposes of infrastructure, utilities and services.
Town centre	To protect the vitality and viability of the retail function of the define town centre area.

PART B: Schedule of Changes

This part of the Variation consists of a schedule of amendments that cumulatively make up the Variation. This comprises both insertion of new text and changes to existing text contained within the existing Buncrana & Environs Development Plan 2008-2014 as well as changes to land use zoning at specific locations.

For clarity, text to be deleted is shown in ~~black strike through~~. Text to be inserted is shown as red text.

Table 6: Schedule of amendments which form the Variation

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
1 (a)	Throughout Plan Document(s) and Map(s)	To rename the Buncrana & Environs Development Plan 2008–2014 as the Buncrana & Environs Development Plan 2008–2014 (as varied) and the Planning & Development Act 2000–2006 as the Planning & Development (Amendment) Acts 2000–2010.	Both
1 (b)	Contents Page	To insert the word 'Core' in Chapter 3: Core Strategy.	Both
1 (c)	Chapter 1 Section 1.3 Legal Framework Pages 1&2	To introduce the following new paragraph. 'In addition and in accordance with the Planning & Development (Amendment) Act 2000–2010, all Local Authorities are required to vary their development plans to ensure that they incorporate a Core Strategy. Therefore in 2013 Buncrana Town Council and Donegal County Council initiated a formal Variation of their Development Plan to introduce a Core Strategy in accordance with the Border Regional Planning Guidelines 2010. A SEA Screening Report, Appropriate Assessment were prepared and sent to the prescribed authorities for comment before being made available for a period of public consultation. In addition and in accordance with letter PSSP 05 2011, Local Authorities were also tasked with ensuring that current policies in their plans are compliant with the EU habitats directive ensuring that the Plan would not damage or threaten the integrity of Natura 2000 sites'.	Both
1 (d)	Chapter 1 Section 2.1 Legal Framework Page 4	To introduce the following additional National Policy Guidance documents to the published list. <ul style="list-style-type: none"> • The Planning System and Flood Risk Management and Technical Appendices, 2009. • Best Practice, Urban Design Manual, 2009 (Part I and II). • Sustainable Residential Development in Urban Areas, 2009. • Design Standards for New Apartments, 2007. • Provision of Schools and the Planning System, 2008. 	Both

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<ul style="list-style-type: none"> • Wastewater Discharge Regulations, Circular PD7/09. • Retail Planning Guidelines for Planning Authorities, 2012 & Retail Design Guide. 	
1 (e)	Chapter 2 Pages 4 & 5	<p>To delete the paragraph 'Border Regional Planning Guidelines, May 2004' and replace with. Border Regional Planning Guidelines 2010-2022</p> <p>The guidelines are prescriptive in setting out a long-term strategic planning framework for the proper planning and development of the region to provide for sustainable communities. The Guidelines are closely aligned with the National Spatial Strategy and the National Development Plan and also the Regional Development Strategy in Northern Ireland.</p> <p>They provide a more integrated model for growth and development with spatial planning closely aligned with the economy and proposed infrastructure within all relevant sectoral areas. The new approach has been complimented by more detailed consideration of climate change, environmental management and flood risk management.</p> <p>The key strategic goals of the RPG's include the following, key matters for the Development Plan.</p> <ul style="list-style-type: none"> • Fostering the development of the Region's most important asset, its people by providing an improved quality of life. • To ensure that the development of Letterkenny acts as the strategic driver of growth for the County and to facilitate integrated sustainable development between urban and rural areas. • To improve connectivity and mobility links. • To promote innovation, economic growth and competitiveness in the County's development potential and to facilitate emerging sectors to provide sustainable jobs for the future. • To protect and enhance the quality of the natural environment and built heritage. <p>The RPG's outline a Core Strategy for the Region. It establishes the population growth framework, housing targets and Housing Land Requirement (HLR) for each Local Authority.</p>	Both
1 (f)	Chapter 2 Page 5	<p>To delete the following paragraph.</p> <p>Buncrana Development Plan 2002 relates to the area of Buncrana Town Council. It sets out the local policy framework for the development of the Buncrana Town Council area by means of objectives, policies, proposals and zonings that relate to the full spectrum of development issues including housing, environment, roads and community. On final adoption, the policies of the Buncrana & Environs Development Plan shall supersede the policies of the Buncrana Development Plan 2002.</p>	
1 (g)	Chapter 2 Page 6	<p>To introduce the following paragraph.</p> <p>'County Donegal Development Plan 2012-2018 - This Plan accords with the RPGs and has established</p>	Both

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		a 'Settlement Hierarchy' with growth shares to be distributed to urban centres throughout the County'.	
1 (h)	Chapter 2 Page 6 PPS14 Draft Sustainable Development In the Countryside, March 2006	To delete the following paragraph. PPS14 was published by the Department for Regional Development, Northern Ireland and relates to new development in the countryside of Northern Ireland. The key themes seek to direct and manage housing growth so as to achieve more sustainable patterns of development in the future and to protect our environment by avoiding actions likely to cause irreversible damage. The document indicates a presumption against development in the countryside with the exception of a limited number of types of development which are considered in principle to be acceptable and has implications for Buncrana in terms of growth and cross border demand.	Both
1 (i)	Chapter 2 Page 6 Paragraph 2.2 Current population trends	To edit the following. Census statistics provide a relevant picture of recent trends in the area and show a combined population in 2002 2011, for the area of Buncrana Town Council and Environs of Buncrana (as defined by Central Statistics Office) of 7,199. It is important to note however that this figure does not represent the true population of the area of the plan as the environs as captured by the CSO is not equal to the environs as defined in this plan. The breakdown of the CSO 2002 statistic of 5271 persons indicates a lower growth rate since 1996 (3.3%) within Buncrana Town Council area than within the CSO defined environs area (24%). Preliminary 2006 census statistics for Buncrana Town Council area show a trend of falling population since 2002 to the measure of -0.8%. Preliminary 2006 statistics are not yet available for the CSO defined environs area. The analysis of CSO population figures show that the environs of Buncrana (as defined by CSO) has experienced a comparative surge in population over the period 1996-2002¹¹ together with a weaker population structure in Buncrana Town Council area. In this regard, there is a movement of population outwards of the town centre resulting in a weakening of the population in the town together with a growth in population in the environs area. There are a number of likely drivers resulting in this trend: <ul style="list-style-type: none"> ▪ Lack of supply of residential properties within the town core. ▪ Lack of substantially sized town sites to attract developers of scale. ▪ Cost of construction of individual sites of smaller sizes. 	Both

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<ul style="list-style-type: none"> ▪ Ready availability of residential properties within the environs of the town. ▪ Tendency to seek a suburban living environment in proximity to the town. ▪ Ready access to cars to facilitate suburban living. ▪ Commuting convenience of environs area to Derry City and Letterkenny together with accessibility to town centre. ▪ Competition for town centre land for conflicting uses such as retail, commercial, industrial, recreation resulting in increased land prices. <p>Lack of zoning or policy context for lands between Town Council boundary and control points results in lack of direction for development of the area.</p>	
1 (j)	Chapter 2 Page 7 Section 2.3	<p>To delete the following paragraph; 2.3 Population analysis of the entire plan area Given the shortfalls and inadequacies of CSO data in terms of both a lack of up to date (2006) information and a lack of information relating to the entirety of the plan area, a further analysis by the Planning Office has been carried out to estimate the 2006 population of the entirety of the plan area.</p> <p>To do so, the methodology that has been employed is to utilise preliminary 2006 data for the area of Buncrana Town Council plus an estimation of the population of the remainder of the plan area. An estimation of the population of the remainder of the plan area is based on a count of the number of existing houses in the area that was carried out by the Planning Office during summer 2006 in conjunction with average household size of 3.02 persons per household. The analysis shows that the actual population of the Buncrana and Environs Development Plan area is in the region of 7,000 persons in 2006.</p>	Both
1 (k)	Chapter 2 Page 7	<p>To delete the following paragraph; The breakdown of the CSO 2002 statistic of 5271 persons indicates a lower growth rate since 1996 (3.3%) within Buncrana Town Council area than within the CSO defined environs area (24%). Preliminary 2006 census statistics for Buncrana Town Council area show a trend of falling population since 2002 to the measure of -0.8%. Preliminary 2006 statistics are not yet available for the CSO defined environs area.</p>	Both
1 (l)	Chapter 2 Page 7 & 8 Section 2.3 Population	<p>To delete the following paragraph; Population projections arising from the previous analysis will be affected by factors such as natural rate increase, migration, and household size. Whilst it is important to recognise the wider national trends in this regard, it is not possible to establish the precise nature of these trends at a local level, as</p>	Both

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
	projections	<p>these statistics are not available specifically for the Buncrana area. Nonetheless, the key national trends in relation to factors that have an affect on population change are as follows:</p> <ul style="list-style-type: none"> ▪ Available population projections for the border region have been surpassed by actual population figures published in the preliminary 2006 census and are therefore not relevant. ▪ Migration (inward less outward) in County Donegal has grown over the period 1996-2006 (rate at 11.0 for period 2002-2006) although figures are not available for the local Buncrana context. ▪ Household size in Buncrana Town Council is higher (3.04) than the county average of 3.01. An average household size is 3.02. ▪ Average annual natural increase rates for County Donegal during the period 2002-2006 are 5.5 per annum per 1000 average population. <p>The key facts outlined above give an indication of the types of changes that are affecting population but are limited as information at a local Buncrana level is not available. Given the lack of statistical indicators at a local level together with the divergence of the Buncrana micro scenario with the county level picture, it is only feasible to carry out a basic projection exercise by imposing a growth rate of 9.6% (in line with growth rate established through CSO statistics for Buncrana Town Council and CSO defined Buncrana environs area) over a 6 year period from 2006-2012 and again over a 6 year period 2012-2018. The use of a 9.6% growth rate over 6 year periods is an assumption of continuation of current trends at both a micro and macro level and should be viewed as a basic projection exercise.</p>	
1 (m)	Chapter 2 Page 8 & 9 2.4 Current physical trends	<p>To delete the following paragraph;</p> <p>Buncrana has experienced significant change in recent years in terms of physical trends. The core of the town has changed by the part construction of the inner relief road that has improved accessibility and the construction of New Street, off Main Street. As a result, this new area of commercial activity around the inner relief road and New Street has developed since the preparation of the Buncrana Development Plan 2002 with resultant affects on the retail activity of Main Street including displacement of existing businesses. The core of the town, outside the commercial core, remains in primarily long established residential use, areas of which are of important townscape character and quality.</p> <p>The town continues to offer a valuable resource centrally in the provision of the shorefront green and Swans Park whilst a number of improvements to pedestrian linkages through these walks have taken place since preparation of the previous plan.</p>	Both

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>Since the adoption of the previous plan, a rapid growth in residential development has occurred outside the core of the town in the form of multiple housing developments. As a result of the pace of this development, the growth in social and community services, neighbourhood centres and roads improvements have not been sustained in tandem.</p> <p>Significant changes have occurred in relation to employment generating development in the town since the adoption of the Buncrana Development Plan 2002 in the form of the closure of two Fruit of the Loom operations in the town. Formally the primary employer in the town, the closure of this industry has signalled a changing climate in the local Buncrana economy. Meanwhile, a number of smaller local enterprise operations are located throughout the plan area signalling a strong local economic base for smaller scale enterprise.</p> <p>Linkages to Derry City and Letterkenny continue to be of good standard for private vehicular transport but no advances in relation to public transport infrastructure have been made since adoption of the Buncrana Development Plan 2002. Proximity to Derry continues to provide the plan area with the benefit of City of Derry Airport, which is continuing its development in terms of additional flight routes and scheduled extension to runway.</p>	
1 (n)	Chapter 3 Pages 11-18	To delete Chapter 3 – ‘Strategy’ and to replace with the Core Strategy Chapter on Page 13 of this Variation.	Both
1 (o)	Chapter 4 Page 24	<p>To delete the following text in Section 4.1 (within paragraph 3); The Border Regional Authority’s ‘Regional Planning Guidelines’, May 2004, identify Buncrana as a town of 1,500-5,000 with ‘urban strengthening opportunity’, and which would perform an important role in driving the development of a particular spatial component. The Border Regional Authority’s ‘Regional Planning Guidelines’, support provision of an effective interface with Northern Ireland and in particular with the Dublin/Belfast corridor and the Derry/Letterkenny Linked Gateway.</p> <p>and in Section 4.2 The County Donegal Development Plan 2006-2012 identifies Buncrana as a town for urban strengthening. It is a policy of the GDP (policy EED2: The promotion of Development Corridors) to support the development of “The Letterkenny to Derry (and comprising Buncrana) Economic Development Corridor”, guiding the growth of this corridor in a co-ordinated manner to achieve socio-economic benefits for Derry, Letterkenny and the settlements along the corridor and their</p>	Both

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		surrounding hinterlands.	
1 (p)	Chapter 4 Page 24 Paragraph 3	To delete the text; The National Spatial Strategy identifies Letterkenny-Derry as a linked Gateway corridor. The Border Regional Authority's 'Regional Planning Guidelines', May 2004, identify Buncrana as a town of 1,500-5,000 with 'urban strengthening opportunity', and which would perform an important role in driving the development of a particular spatial component. The Border Regional Authority's 'Regional Planning Guidelines', support provision of an effective interface with Northern Ireland and in particular with the Dublin/Belfast corridor and the Derry/Letterkenny Linked Gateway.	Both
1 (q)	Chapter 4 Page 24 Section 4.2 County Context	To edit the text; Buncrana is the 2 nd largest town in County Donegal with a population of 6,839 (CSO, 2011) in the region of 7,000. The County Donegal Development Plan 2006-2012 identifies Buncrana as a town for urban strengthening. It is a policy of the CDP (policy EED2: The promotion of Development Corridors) to support the development of "The Letterkenny to Derry (and comprising Buncrana) Economic Development Corridor", guiding the growth of this corridor in a co-ordinated manner to achieve socio-economic benefits for Derry, Letterkenny and the settlements along the corridor and their surrounding hinterlands.	Both
1 (r)	Chapter 4 Pages 28 - 30	To edit the following; E7: Opportunity Sites Mixed Use Seven Opportunity Mixed Use sites have been identified within the plan area that offer a unique development opportunity by reason of their strategic location, scale, nature, character or current use. The Planning framework set out for each 'Opportunity site' on the following pages shall form a guide to the type of development that may be appropriate at each location. Any specific development proposals that are not referred to in the planning frameworks, shall be considered on their own merits subject to the constraints identified in the planning frameworks and subject to the proper planning and sustainable development of the area. Opportunity Site Mixed Use 1 : Ned's Point M1 – No Change. Opportunity Site Mixed Use 2: Baldrick's field M2 – This 'edge of town centre' site comprising 4.7 hectares is a flat open agricultural field bound to the west by the Cockhill road, to the south by Causeway a County Road and to the east by the Inner Relief Road. Its characteristics including strategic location, large size and accessibility make it appropriate for Educational uses. It is a prime	BTC

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		<p>'edge of town centre' site and would lend itself to a number of mixed uses particularly for the purposes of employment generation. Furthermore the development of the entirety of the site for residential purposes only shall not be permitted and the Councils shall seek a balance of development opportunities of a mixed use nature that will serve the needs of the adjoining Town Centre and residential areas. Due to the size of this area of undeveloped land, the location of the site on the edge of centre, it's proximity to existing residential development and the extent of road frontage a masterplan approach shall be required.</p> <p>Opportunity Site Mixed Use 3: 'Fruit of the Loom'; Shorefront M3 - This site is a brownfield site, which consists of the former Fruit of the Loom dyeing plant and is now therefore an existing disused industrial building of substantial size. Previously zoned 'Industrial' in the Buncrana Development Plan 2002, the site was subject of an adopted variation (No. 2, 2007) to the Buncrana Development Plan 2002, zoned, 'Primarily Commercial, Retail and Residential use'. This site is coastal, and lodged between low-density residential lands to the north and east and a large public amenity area to the south. The coastal side of the site forms part of a coastal walk from Buncrana pier (opportunity site M4) through Ned's Point (opportunity site M1), and further north along the coast. This site would lend itself to a mixed-use development of high architectural design that should harness the amenity, coastal and tourism elements at this prime location. Any proposed development shall be required to ensure the protection of the amenity shore walk and the SAC and NHA that is situate to the west of the site. Any proposal shall be of a massing and scale that respects the sensitive location and the scale and massing of any surrounding properties.</p> <p>Opportunity Site Mixed Use 4: Swilly Hotel and Pier M4 - The site encompasses Buncrana pier (from which the Rathmullen ferry departs), the former Swilly Hotel and area. It is a locally prominent site and forms a vista from various parts of the town and surrounding hinterland. The location which is easily accessible is close to the town centre and existing public amenity areas and would lend itself to residential, leisure, tourism, marine and mixed use development. Any development must be of a high architectural and environmental quality having regard to the coastal, prominent location abutting a SAC and NHA. Any proposed development at this location shall consider traffic movements that may be associated with the proposed development in the context of the existing traffic movements and flows associated with the ferry service. Any proposal shall be of a massing and scale that respects the sensitive location and the scale and massing of any surrounding properties.</p> <p>Opportunity Site Mixed Use 5: Fruit of the Loom, Ballymacarry M5 - The site, comprising 12.6 hectares,</p>	

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		<p>runs along the inner relief road. is accessed from and dissected by an arterial road off the R238 (Derry Road). The site is 23 12.6 hectares in size and At present, This brownfield site currently comprises the former Fruit of the Loom factory, a former bulky retail comparison goods outlet and a community/education facility. undeveloped lands. Adjacent uses are general employment and residential. The site benefits from key access on the southern side of the town to the Letterkenny–Derry economic corridor and also benefits from proximity to the inner relief road. Development of this ‘edge of centre’ site may be is appropriate for the following a mix of uses: within the overall site such as educational, employment, generating developments, business, manufacturing residential, and bulky retail. Any application for development of this site that incorporates a retail element shall be subject to the retail policies set out at Chapter 5 of the core document within which the sequential approach is paramount in the consideration of a retail proposal. Development of this site should have regard to the existing adjacent road network and the residential amenities of adjoining properties. In the event that a proposal is forthcoming for part of the overall site, the development proposal shall consist of a framework / masterplan for the entirety of the site.</p> <p>Opportunity Site Mixed Use 6: Rockytown M6 - The lands are located in close proximity to the ‘Town Centre’ and within surrounding high-density residential development. The lands represent a unique development opportunity to provide for a mix of development that may have potential to uses that contribute to the social and community infrastructure that serve the area. Given the location of the lands within a high-density urban environment, any proposals for the site shall make provision for active recreational enjoyment by the wider community including planting of indigenous tree species.</p> <p>Opportunity Site Mixed Use 7: Cockhill Road M7 - This unique site is located on the ‘edge of Town Centre’ and is to the east of Opportunity Mixed Use Site 2. This site is complex given its potential for development due to the proximity to the Town Centre set against the need to provide adequate protection to the historic access to Buncrana Castle (Protected Structure) and therein to the overall context and setting of the protected structure, and also the need to provide protection to the views and character to be had from the public walkways that exist and that are delineated as proposed in this plan. Therefore, any future proposal on this site shall ensure the development proposal provides for the integration and protection of the context and setting of the protected structure, and the integration of existing and proposed walkways in such a manner so as to harness these historical, cultural and environmental resources that will assist in providing a quality edge of town centre development. The site has potential for educational and ancillary uses.</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)																								
1(s)	Chapter 5 Page 33 Retailing and Town Centre Strategy	<p>To delete Chapter 5 – Retailing and Town Centre Strategy and to replace with a new Retail Strategy and Town Centre Strategy (below) and all references thereafter;</p> <p>Retail and Town Centre Strategy The Town Centre and Retailing Strategy is guided by Retail Planning Guidelines, April 2012, DECLG. The guidelines state that, retail developments should accord with the Sequential Approach⁵.</p> <p>Figure 2: Retail Floorspace in Buncrana 2005</p> <table border="1"> <thead> <tr> <th colspan="5">Retail Floorspace</th> </tr> <tr> <th>Location</th> <th>Convenience (m2)</th> <th>Comparison (m2)</th> <th>Bulky (m2)</th> <th>Total (m2)</th> </tr> </thead> <tbody> <tr> <td>Buncrana</td> <td>2,916</td> <td>7,252</td> <td>4,024</td> <td>14,192</td> </tr> </tbody> </table> <p>Retail Hierarchy (From CDP 2012–2018) Within the County Donegal Development Plan 2012–2018, Buncrana has been identified as a Tier 2 Settlement, a Strategic Support Town (Figure 3), where a number of retail uses may be considered as appropriate (Figure 4).</p> <p>Figure 3: County Settlement and Retail Hierarchy</p> <table border="1"> <thead> <tr> <th>Tier</th> <th>Name</th> <th>Location</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Gateway</td> <td>Letterkenny</td> </tr> <tr> <td>2</td> <td>Strategic Support Towns</td> <td>Buncrana & Environs, Ballybofey-Stranorlar, Ballyshannon & Environs, Bundoran, Killybegs, Dungloe, Bridgend, Donegal Town, Carndonagh</td> </tr> </tbody> </table> <p>Retail Policies R-P-1 It is the policy of the Council to consider all retail proposals in accordance with the 'Guidelines for Planning Authorities - Retail Planning, DECLG April 2012, the 'Retail Design Manual – A Good Practice Guide' including the Sequential Approach and with Table 7.</p>	Retail Floorspace					Location	Convenience (m2)	Comparison (m2)	Bulky (m2)	Total (m2)	Buncrana	2,916	7,252	4,024	14,192	Tier	Name	Location	1	Gateway	Letterkenny	2	Strategic Support Towns	Buncrana & Environs , Ballybofey-Stranorlar, Ballyshannon & Environs, Bundoran, Killybegs, Dungloe, Bridgend, Donegal Town, Carndonagh	Both
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⁵ The overall preferred location for new retail development is within city and town centres. Only in cases where it is not possible, having examined in detail all the above options, to provide for the form and scale of development that is required on a site within the city/town centre, should consideration be given to a site on the edge of the city/town centre.

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		<p>R-P-2 It is the policy of the Council to seek to secure the vitality and viability of the retail function of the town centre. In doing so, the Councils shall implement the following measures:</p> <ul style="list-style-type: none"> • To carry out environmental improvements to Market Square so as to define the square as a useable public space. • To consider the need for traffic management measures to improve circulation within the town centre area. • To encourage the regeneration of vacant, derelict and rundown buildings. • To pursue completion of the Inner Relief Road to relieve congestion in the town centre and to pursue the preferred route of the Outer Relief Road to Part 8. • To ensure new development is of a scale, massing and design that does not detract from the towns streetscape. • To seek to establish a street frontage along the Inner Relief Road where development layout and orientation strives to address the Inner Relief Road and therein result in the forming of a strong urban environment. The Councils will consider alternatives to this policy where a strong alternative urban fabric proposal is demonstrated. • To consider opportunities for alternative transport options within the town centre including opportunities for public transport and for implementation of dedicated cycle and pedestrian pathways. • To establish a programme to 'green' the town centre by means of protection of existing trees, hedgerows, green spaces together with new planting to augment and complement existing biodiversity. • To protect archaeological heritage and buildings of cultural or architectural heritage by ensuring that new development does not degrade existing heritage. • Adequate servicing in terms of infrastructure, access, car parking. • Appropriate linkages both vehicular and pedestrian to the wider town centre area. • Appropriate and high quality architectural design that responds to the need to create a high quality urban environment. <p>R-P-3 It is the policy of the Councils that proposals for retail development will only be considered where they;</p> <ul style="list-style-type: none"> • Are of a high standard of design and satisfactorily integrate with or enhance the surrounding built 	

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		<p>environment.</p> <ul style="list-style-type: none"> • Do not negatively impact on the flow of vehicular traffic either in the immediate vicinity or the wider area of the development. • Comply with flood management policies of this plan. • Provide safe and easy access for pedestrians, cyclists and disabled persons; <p>R-P-4 It is the policy of the Councils that shop fronts shall, as appropriate;</p> <ul style="list-style-type: none"> • Be of a high quality in terms of overall design, colour and materials. • Respect the architectural characteristics of the subject building, in terms of scale, proportion, finishes, materials and relationship to upper levels. • Respect the existing streetscape and traditional shop fronts in the area including in terms of scale, proportion, plot width, overall grain of development, arrangements of fenestration, facia treatment, colouring scheme, materials, and finishes, • Avoid the use of excessively scaled box facias, plastic canopies over shop fronts, external security shutters, brash colours, flashing or neon lighting. <p>To delete the Retail Hierarchy in the Buncrana and Environs Development Plan 2008–2014 and replace with the County Settlement Hierarchy (CDP 2012–2018).</p>	
1 (t)	Chapter 5 Page 39 Section 5.4 Health check review	<p>To edit the following text within Section 5.4 As indicated in the County Donegal Development Plan Retail Strategy 2006–2012, The retail function of the town continues to operate through independent retailers. In this regard, the County Donegal Development Plan 2006–2012 states that there has been an upturn in the number of national multiples that are actively seeking locations within the town. The addition of discount retailers around Ardaran Square retail activities such as LIDL is thought to have increased footfall in the town.</p>	Both
1 (u)	Chapter 6 Page 44 Section 6.2 Strategy	<p>To delete Section 6.2 in its entirety.</p> <p>To edit Policy H1: Proposals for comprehensive housing development will be considered favourably in principle on lands zoned 'primarily Residential (Phase 1)' subject to compliance with other relevant policies in this plan and any other specific site development guidelines that are set out at appendix 4 entitled, 'Technical Standards.</p> <p>Lands zoned 'primarily residential (Phase 1)' are lands that support the growth strategy adopted in</p>	Both

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		<p>this plan to consolidate the town and to build on existing infrastructure and services. The lands zoned are more than sufficient to accommodate the projected population increase over the period of the plan as these lands have the potential to accommodate a further 4540 new housing units.</p> <p>To edit policy H2: Proposals for housing development on lands zoned 'Strategic Residential Reserve' shall not be considered within the life of the plan. in addition to the land provision under policy H1, where the following conditions can be demonstrated and subject to compliance with other relevant policies in this plan:</p> <ul style="list-style-type: none"> a) The extent of lands zoned as 'Primarily Residential' under policy H1, has been exhausted, or b) There are insufficient lands zoned 'residential' under policy H1 that can serve the housing needs of the town, or c) The land zoned for residential development are overtly constrained by ownership or infrastructure to facilitate development, or d) The development will contribute to the consolidation of existing established residential development and will contribute to the provision of services, infrastructure and facilities including better links with the existing town centre. <p>142 hectares of land are zoned 'strategic residential reserve' within the plan area as a result of the inherent supply of land that is available within the former control points as identified by the County Donegal Development Plan 2006-2012. Given the extent of land provision within the plan area set against the housing need that has been identified in chapter 2 and having regard to the growth strategy to facilitate consolidation, lands zoned strategic residential shall only be considered for release where the applicant can adequately demonstrate that the criteria set out at a d can be met. These lands will be protected for housing use that will arise in the long term and therein the plan makes sufficient provision for a housing land bank that significantly surpasses the projected population growth over and beyond the life of this plan.</p> <p>To delete policy H3 in its entirety.</p> <p>To edit policy H4: Proposals for single houses or small groupings of housing on lands zoned Residential (Phase 1) or Strategic Residential Reserve may be considered where; (a) They do not prejudice the comprehensive development of the overall zoned parcel of land for housing purposes, (b) The</p>	

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		<p>location of the house would not compromise the line of proposed relief roads, (c) The proposal would not be detrimental to the residential amenity of the neighbouring properties or be injurious to the general character of the surrounding area, shall accord with other objectives and policies of this plan, and shall not impact negatively on environmental designations.</p> <p>A substantial number of one off single houses are apparent on lands located in the outlying parts of the town and that are zoned residential or strategic residential reserve. The experience has been that a continuation of this form of mainly road frontage development is inappropriate in the context of the long term development potential of the lands and can restrict appropriate access, limit density unduly, affect layout options and ultimately affect the full potential for the use of the land. To permit this form of development to continue would result in inefficient use of greenfield sites and would not be a sustainable form of development.</p> <p>To edit Policy H7: Proposals for residential development on lands zoned Residential (Phase 1) or for mixed use purposes shall be required to comply with the policies set out in the 'Housing Strategy' at appendix 2 of this plan so as to make adequate provision for social and affordable housing under Part 5 of the Planning & Development Amendments Act 2000-200610.</p> <p>To edit Policy H8: Design principles Proposals for residential developments shall be required to achieve high quality design so as to create quality developments in terms of layout, density, boundary treatment, house type/mix, finish as examples. In doing so, development will be required to comply with the principles set out in the 'design guide' at appendix 3 of this plan. Urban Design Manual and Sustainable Residential in Urban Areas, 2009.</p> <p>Design principles are a key element in the consideration of new housing proposals in order to position Buncrana as a prime example of a quality place to live. The guide promotes a logical and sequential approach to design commencing with the detailed assessment of the characteristics of a site so as to identify important features such as the nature of boundaries, the existence of any watercourse, the existence of any archaeological monument, the existence of any areas of biodiversity. This assessment is followed by consideration of matters such as orientation, topography, geology, surrounding properties. These assessments build a picture of the best way to design the development so as to ensure the protection of residential amenities, the integration of the development with any natural features, the integration of the development in a natural form into the site and wider</p>	

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		<p>landscape, the harnessing of the special aspects of the site in a manner that adds to the character of the development.</p> <p>To edit policy H9: Proposals for residential development shall be required to meet the technical standards for housing developments that are set out in appendix 4 Chapter 10 of this the County Donegal Development plan 2012-2018. The technical standards set out requirements in relation to matters such as width of roadways and footpaths, turning points, size of open space, front and lateral building lines, private amenity space.</p> <p>To edit policy H10: Housing densities shall generally be in line with the density of any surrounding existing housing development and or with those densities prescribed within Table 7. As a guide, densities of 20 units per hectare will be appropriate in suburban/greenfield sites whilst higher densities in the region of 40 units per hectare shall be sought for brownfield sites and sites in proximity to the town centre. The 'Guidelines on Residential Density' issued by the DoEHLG, 1999 indicate densities of up to 50 units per hectare on brownfield sites. The Council recognise that such densities may not be appropriate to Buncrana in terms of the existing settlement pattern and density of surrounding development and therein the Councils seek to implement the most appropriate density dependant on the site specifics and based on the proper planning and sustainable development of the area. Table 7 identifies approximate residential densities within a range. While these are approximate, the Planning Authority are primarily guided by the appropriate scale of development proposed on the site and the capacity to accommodate the development in terms of issues such as provision of water, sewerage infrastructure and road access. In all cases the quality of urban design will be an important factor to determine the appropriate density for the location.</p> <p>To edit policy H13: Physical infrastructure New residential developments shall only be permitted where either: (a) Existing physical infrastructure has sufficient capacity to accommodate the new housing or (b) Physical infrastructure can be appropriately extended by the developer in order to facilitate the development.</p> <p>In considering physical infrastructure, matters including water, wastewater, surface water disposal, footpaths and lighting along the public road shall be key considerations. Where such physical infrastructure is not or cannot be made available to facilitate the development, the proposals shall</p>	

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		<p>be deemed to be premature and contrary to the proper planning and sustainable development of the area.</p> <p>Development for multiple residential proposals shall provide open access fibre connections and vendor neutral ducting throughout the development. All ducting (public and private) shall be designed and installed in accordance with 'Recommendations for Underground Telecommunications Cable Works – For Road, Commercial and Residential Schemes'.</p> <p>Adequate security shall be provided, to ensure satisfactory completion and maintenance of development, (in accordance with the provisions of Paragraph on Bonds) and it shall not be released until those requirements have been complied with and evidenced to the satisfaction of the Planning Authority. Furthermore, no connection shall be permitted to any public sewer or watermain until this has been established and documented.</p> <p>To edit Policy H14: Neighbourhood nodes New residential development may be required to make provision for neighbourhood nodes (comprising facilities such as neighbourhood shop, public space, community facility), outside the requirements of the 'Housing Strategy', 'Childcare Strategy' and 'Technical Standards', where the proposal is deemed to result in significant new development of greenfield lands and where there is a lack of neighbourhood facilities at present. Lands zoned 'residential' and which are require to be the subject of a masterplan, will be required to make provision for a neighbourhood node(s) within the overall site in accordance with policy H3. Equally, Proposals for the development of neighbourhood nodes within residentially zoned lands shall be considered where:</p> <ul style="list-style-type: none"> (a) It can be demonstrated that there is a need in the context of existing and permitted housing development and lands zoned for residential purposes and (b) It can be demonstrated that the proposals would integrate with the overall development of housing on the zoning and would not prejudice the comprehensive development of the site. 	
1(v)	Chapter 7 Page 55	<p>To delete policy T5 and to replace with policy T-P-6 from the CDP 2012–2018. To relate as T-P-5. It is the policy of the Council to require development proposals to provide adequate provision for car parking and associated servicing arrangements. The precise amount of car parking will be determined according to the specific characteristics of the development and its location having regard to the standards set out in Section 10.3, Development and Technical Standards, County Donegal Development Plan 2012-2018. A reduced number of car parking spaces may be acceptable in the following circumstances:</p>	Both

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		<ul style="list-style-type: none"> • Where, through a Traffic and Transport Assessment (TTA) it forms part of a package of measures to promote alternative transport modes; or • Where the development is in a highly accessible location well served by public transport; or • Where the development would benefit from spare capacity available in nearby public car parks, car parks habitually open to public use or on on-street car parking; or • Where it is clear to the Planning Authority that one of the uses is daytime use and the other is evening use; or • Where it can be established that members of public visit the site by pre-arranged coach/bus; or • Where the exercise of flexibility would assist in the conservation of the built or natural heritage, would aid the renewal of areas in need of regeneration, would facilitate a better quality of development or the beneficial reuse of an existing building. <p>Proposals to relax the prescribed car parking standards in the town, may be sought through written agreement between the applicant and the Town Clerk and Town Engineer where it can be demonstrated that there is not a significant demand and where there are locally available public car parking spaces.</p> <p>In assessing car parking provisions the Council will require that a proportion of the spaces to be provided is reserved for people with disabilities in accordance with best practice. Where a reduced level of parking provision is accepted, this will not normally apply to the number of reserved spaces to be provided.</p>	
1(v)	Chapter 7 Page 58	<p>To introduce the following new policy T21.</p> <p>Policy T21: It is the policy of the Councils to monitor wastewater treatment capacity on an ongoing basis, to ensure there is sufficient capacity to accommodate new development, in accordance with the EPA licence.</p>	Both
1(x)	Chapter 7 Page 57 and Throughout Plan Document(s)	<p>To delete Policy T17 and replace this with the text thereafter.</p> <p>Flooding While it is considered that flooding is not deemed to be a high risk in Buncrana, there is a need to recognise the potential impacts of developments that could contribute to the effects and severity of flooding.</p> <p>It is difficult to predict flood events with great accuracy due to the multitude of variables, e.g.</p>	Both

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		<p>catchment size, soil and geology type and porosity, height of groundwater tables, gradients, average annual rainfall, presence of rivers and lakes and urban areas, tidal flooding. It is predicted that flood events will become more frequent and severe as a result of climate change. The flood risk in Buncrana could be exacerbated through the combination of Coastal/Fluvial flood events.</p> <p>Types of Flood Events</p> <p>Fluvial - Flooding from a river or other watercourse.</p> <p>Pluvial - Flooding associated with convective summer thunderstorms or high intensity rainfall. The intensity of rainfall can be such that the run-off totally overwhelms surface water and underground drainage systems. Flooding arising from a lack of capacity in the urban drainage network has become an important source of flood risk, as evidenced during recent summers.</p> <p>Coastal/Estuarial - Flooding from tidal flows, i.e. interaction between rivers and the sea, with tidal levels being dominant in most cases.</p> <p>Groundwater - Flooding is caused by groundwater escaping from the ground when the water table rises to or above ground level. Groundwater flooding tends to be very local while water level may rise slowly, it may be in place for extended periods of time. Hence, such flooding may often result in significant damage to property rather than be a potential risk to life.</p> <p>In November 2009, 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities' were published by the DoEHLG.</p> <p>The Office of Public Works (OPW) are the lead agency for flood risk management and are developing indicative flood maps and Catchment Flood Risk Assessment and Management Mapping (CFRAM). These are due by 2013 (with options) by 2015. The flood risk will be assessed in terms of its likely potential impact upon identified 'Receptors', such as, people, property, schools, hospitals, waste water treatment plants. In the absence of this work being completed, the Council(s) will seek to manage development within floodplains and other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation. There is a need to exercise the precautionary approach to development proposals within areas that have historically been known to have flooded. Accordingly, the following indicators can be used in advance of the CFRAMS being published to assess flood risk.</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<ol style="list-style-type: none"> 1. Historic Flood Maps www.floodmaps.ie/ www.cfram.ie - PDF mapping and data source for flood events. 2. Alluvial Soil Maps www.gsi.ie - Areas of alluvial soil where in the past areas of land have been formed from sedimentary deposits out from previous water paths. 3. OPW Benefiting Land Maps - www.floodmaps.ie Maps generally identify agricultural drainage schemes. 4. OPW Coastal Flooding Mapping. 5. 6" OSI Maps have areas identified as being, 'Liable to Flood'. The maps also show areas of marsh vegetation, which are known to flourish in floodplains. 6. Site Visit - Local topography and features such as culverts that could cause localised flooding and high water level marks on buildings and cracking from water damage all give good indicators at a site level. Vegetation such as bull rushes can indicate flood zones. 7. Verified local knowledge. 8. Preliminary Flood Risk Assessment Maps (PFRAMS) www.cfram.ie. 9. Land Use Zoning Map. <p>Policies</p> <p>F-P-1 It is the policy of the Councils to ensure that all development proposals comply with 'The Planning System and Flood Risk Management - Guidelines for Planning Authorities', November 2009, DoEHLG and comply with Article 6 of the Habitats Directive and have regard to the relevant conservation objectives, qualifying interests and threats to the integrity of Natura 2000 sites.</p> <p>F-P-2 It is the policy of the Councils to manage development proposals within floodplains and other areas at risk from flooding in a sequential manner based on avoidance, reduction and then mitigation.</p> <p>F-P-3 It is the policy of the Councils to assess carefully development proposals, which may exacerbate flood risk elsewhere with a view to adopting the same sequential approach for such schemes.</p> <p>F-P-4 It is the policy of the Councils to employ a precautionary principle using the sequential approach towards development proposals where there is a known flood risk and to make best use of the</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>available information including the Flood Risk Indicators, unless it is fully justified (see F-P-7) that there are wider sustainability grounds for appropriate development and the flood risk can be managed to an acceptable level without increasing flood risk elsewhere and where possible, reducing flood risk overall.</p> <p>F-P-5 It is the policy of the Councils to require applicants/developers to submit, where appropriate, independent 'Flood Risk Assessment' in accordance with the Flood Risk Management Guidelines, DEHLG, 2009 (or as updated) and/or 'Surface Water Drainage Calculations', from suitably qualified persons.</p> <p>F-P-6 It is the policy of the Councils not to permit development where flood issues have not been, or cannot be addressed successfully and/or where the presence of unacceptable residual flood risks remain for the development, its occupants and/or property elsewhere including, inter alia, up or downstream.</p> <p>F-P-7 Development proposals shall be required to undertake a justification test in accordance with the matrix of vulnerability and in accordance with S.5.15 of the Flood Risk Management Guidelines setting out that they satisfy the following criteria:</p> <ol style="list-style-type: none"> 1. The use of the lands for the particular proposal or development type is deemed to be required to achieve the proper planning and sustainable development of the area; in particular: <ol style="list-style-type: none"> a. Is essential to facilitate regeneration and /or expansion of the centre of the town, b. Comprises significant previously developed and/ or under utilized lands, c. Is within or adjoining the core of the established or designated town centre, d. Will be essential in achieving compact and sustainable urban growth; and e. An applicant must submit a planning statement to show why they consider there are no suitable alternative lands for the particular use or development type in areas at lower risk of flooding within or adjoining the core of the settlement. 2. A flood risk assessment to an appropriate level of detail, which demonstrates that flood risk to the development can be adequately managed and the use or the development of the lands will not cause unacceptable adverse impacts elsewhere. NB. The acceptability or otherwise of levels of any residential risk should be made with consideration for the proposed development and the 	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>local context and should be described in the relevant flood risk assessment.</p> <p>3. The development is considered necessary to meet the objectives of the proper planning and sustainable development of the area.</p> <p>F-P-8 In rural areas, all proposals for development within areas of high or moderate flooding probability, will be required to submit a Flood Risk Assessment and a justification test and will be subject to normal planning criteria and other relevant policies in this Development Plan. The justification test in this instance will be required to:</p> <ol style="list-style-type: none"> 1. Demonstrate the need for the development proposal to occur on the subject land as opposed to a more appropriate alternative and sustainable site outside of high or moderate flooding areas. 2. A flood risk assessment to an appropriate level of detail, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. NB. The acceptability or otherwise of levels of any residential risk should be made with consideration for the proposed development and the local context and should be described in the relevant flood risk assessment. 3. The development is considered necessary to meet the objectives of the proper planning and sustainable development of the area. <p>F-P-9 It is the policy of the Councils to promote the use of Sustainable Urban Drainage Systems (SUDs), flood attenuation areas, the controlled release of surface waters and use of open spaces and semi permeable hard surfaces for appropriate development proposals.</p> <p>F-P-10 It is the policy of the Councils to secure and promote in appropriate circumstances the natural role of flood plains as a form of flood attenuation. Agricultural areas and vacant open spaces within floodplains may be considered appropriate for development as formal amenity/recreational areas and public parks, as they also serve as natural flood catchment areas.</p> <p>F-P-11 It is the policy of the Councils to facilitate the development of long and short-term flood remediation works, including embankments, sea defenses, drainage channels, and attenuation ponds to alleviate</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		flood risk and damage to livelihoods, property and business subject to environmental considerations including potential impact on designated shellfish waters and compliance with Article 6 of the Habitats Directive.	
Appendix 2 – Housing Strategy			
1 (y)	Appendix 2 – Housing Strategy	<p>To insert the following text within Appendix 2 – Housing Strategy</p> <p>Social Housing</p> <p>Part V of the Planning & Development Act, 2000 requires that the Housing Strategy make provision for both social housing. In this regard, this strategy defines social housing as rented housing provided either by the Local Authority, or by a voluntary operative housing body or accommodation provided through the Rental Accommodation Scheme.</p> <p>The focus of social housing delivery has shifted, over this past number of years, away from reliance on construction and acquisition towards a greater role for more flexible delivery mechanisms. It is envisaged that the focus of future housing supply will lie with the expanded suite of non construction supply options including:</p> <ul style="list-style-type: none"> • Social Housing Leasing Initiative. • Rental Accommodation Scheme. • Expanded Role of Voluntary and Cooperative Sector. • Loans and Grants to purchase/improve dwellings. <p>There will be very limited capital investment in local authority construction or acquisition and what capital funding is available will be prioritised to meet special needs, to support regeneration and to maintain and improve the housing stock. The majority of accommodation to be provided for Travellers will also come through these mechanisms. Future new build projects in respect of standard social housing will be primarily delivered by the Voluntary and Co-operative sector through build to lease and other innovative financial mechanisms. The Council have been and will continue to progress the voluntary schemes, particularly the Capital Assistance Scheme, through interagency meetings with the Health Service Executive. The Council will be targeting special needs cases where it is clear that the Council's existing social housing programme of direct build, leasing/rental accommodation scheme is unable to cater for the needs of these clients.</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>The change in social housing policy particularly with regard to the severely curtailed construction programme has resulted in the local authority having to review its policy on the acquisition of suitable landbanks for the supply of social housing. It is not intended to acquire any additional landbanks in the short to medium term and it is further intended to maintain its existing landbank rather than dispose of same in anticipation of future demands for social housing supply not being capable of being delivered through the suite of non construction options.</p> <p>Meeting Needs The response to meeting the housing need will involve a range of allocation of tenancies under the Council's own Social Housing Programme and the Voluntary Housing Programme, the Rental Accommodation Scheme, the provision of assistance in the form of loan schemes and the Traveller Accommodation Programme.</p> <p>In meeting this need, guidance in relation to the availability of various activation measures for the provision of social housing support will be essential. While the implementation of Part V of the Planning and Development Act will be an important feature in meeting need, it will not play as significant a role as previously envisaged given the substantial downturn in the construction industry. In this regard, Part V should continue to be implemented in terms of 15% reservation for Social housing.</p> <p>The Council's social housing programme will focus mainly on housing supply through the Social Housing Leasing Initiative and Rental Accommodation Scheme. All of the measures proposed, coupled with the development of the 'life cycle' approach in the assessment of housing need at a particular point in time will serve to meet the social housing need on a sustainable basis over the next 5 to 10 years.</p> <p>Social Housing Proposals for residential development on lands zoned residential and for mixed use purposes shall be required to comply with the policies set out in the 'Housing Strategy' at Appendix II so as to make adequate provision for social housing under Part V of the Planning & Development Act 2000 (As varied). It will be the objective of the Council to rehabilitate/refurbish their own housing stock where necessary and encourage and facilitate similar rehabilitation of private housing.</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>Countering Social Segregation In the National Anti Poverty Strategy (NAPS), access to housing is one of the key elements for fighting social exclusion and marginalisation and thereby assisting in the fight against poverty.</p> <p>Traveller Accommodation The demand for traveller accommodation in County Donegal was examined in the Traveller Accommodation Programme 2009-2015. It is recognised that the travelling community have specific housing requirements. The Council will seek to provide suitable accommodation in order to remove the need for unauthorised, unsanitary, unsuitable and roadside encampments that have an impact on the amenities of adjoining properties and developments. Accordingly, the Council will seek to continue to identify suitable locations for the provision of traveller accommodation in consultation with Travellers, Travellers Organisations, Local Traveller Consultative Committee, Public Representatives, the wider community and other statutory bodies in order to implement the <i>Traveller Accommodation Programme 2009-2015</i> and any subsequent updates, as prepared by Donegal County Council.</p> <p>Objectives</p> <p>OH-01 To identify the appropriate quantum and range of lands to meet future housing need including social housing need.</p> <p>OH-02 To ensure future sufficient strategic landbank.</p> <p>OH-03 To promote quality in new residential areas.</p> <p>OH-04 To ensure that new residential development is not carried out in advance of the implementation of programmes in relation to investment in hard infrastructure (e.g. roads, footpaths, waste water, water supply) and social and community infrastructure.</p> <p>OH-06 To ensure that key infrastructure necessary to support new multiple residential development is delivered in a timely manner that supports sustainable neighbourhood development.</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>OH-07 To reserve 15% of land zoned for residential use or a mixture of residential and other uses for the provision of social housing.</p> <p>OH-08 To provide a mixture of house types (one, two, three bedroom) in suitable locations to meet the needs of people with disabilities, the elderly and changing family situations.</p> <p>OH-09 To recognise the aims of NAPS and in partnership with the Voluntary and Community Sectors and through their function as a housing authority remain committed to the development of a sustainable housing policy, which will counter social exclusion and marginalisation.</p> <p>OH-10 To provide suitable accommodation for members of the travelling community.</p> <p>OH-11 To recognise the significant supply of housing units that could be provided through unfinished housing estates, extant permissions and vacant properties in addition to the population targets set by the RPG's. The use of these existing material assets for the provision of social housing will be encouraged where appropriate.</p> <p>Policies H7 Provision of Common Services It is the policy of the Councils that development proposals for new multiple residential developments (2 units or more) provide all infrastructure necessary to support the delivery of services and quality of life to the new residential development and its neighbourhood, prior to the first occupancy of any unit. Any such infrastructural provision shall include, but not be confined to, service connections to existing utility networks, neighbourhood facilities, childcare facilities, open space provision, bus stops, cycleway, footpaths and public lighting. Development for multiple residential proposals shall provide open access fibre connections and vendor neutral ducting throughout the development. All ducting (public and private) shall be designed and installed in accordance with 'Recommendations for Underground Telecommunications Cable Works – For Road, Commercial and Residential Schemes'.</p>	

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>Adequate security shall be provided, to ensure satisfactory completion and maintenance of development, in accordance with the provisions of Appendix iii of this Plan and it shall not be released until those requirements have been complied with and evidenced to the satisfaction of the Planning Authority. Furthermore, no connection shall be permitted to any public sewer or water main until this has been established and documented.</p> <p>H8 Strategic Infrastructure Provision to Service Residential Development. It is the policy of the Councils to require a coordinated approach to the provision of strategic infrastructure that is necessary to serve residential development proposals within lands zoned 'Residential (Phase 1)' as well as provide for the sequential servicing of zoned land identified as 'Strategic Residential Reserve'. In this regard, the Councils may require proposals to make provision for the strategic location of appropriate mechanical equipment that can be adequately maintained and managed by the relevant local authority.</p> <p>H20 Provision of Social Housing Proposals for residential development on lands zoned 'Residential (Phase 1)' or for mixed use purposes shall be required to comply with the policies set out in the 'Housing Strategy' at Appendix II of this plan so as to make adequate provision for social housing under Part 5 of the Planning & Developments Act 2000 (as amended).</p> <p>H26 Housing Strategy The Council will require as a condition of a grant of permission that the applicant or any other person with an interest in the land to which a relevant application relates, enter into an agreement with the Planning Authority under Section 96(2) of the Planning and Development Act 2000 (As amended) concerning the development for housing on land and this agreement shall provide for the appropriate provision of social housing.</p> <p>H27 Mix of House Types in relation to Social Housing Residential developments will provide a mixture of house types (one, two, three bedroom) in suitable locations to meet the needs of the disabled and elderly. Agreements under Section 96(2) may allow for both to be provided or suitably offset as a contribution to social housing.</p>	
Appendix 4 – Development Guidelines & Technical Standards			

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)						
1 (z)	Appendix 4, Development Guidelines and Technical Standards	<p>To delete Appendix 4, Development Guidelines and Technical Standards and replace with the following text within the Core Document.</p> <p>The following Technical Standards, chapter 10 of the County Donegal Development Plan 2012-2018 will apply, where relevant. http://www.donegalcoco.ie/NR/rdonlyres/9247A944-BD8A-43E9-9007-AD8D0E5A0A19/0/CDP20122018CoreDoc.pdf</p> <p>Section 10.1 General Development (including bonds) Section 10.2 Transport Section 10.3 Parking Section 10.5 Industrial & Commercial Development Section 10.7 Caravan & Camping Section 10.8 Petrol Filling Stations</p> <p>In addition to the above, delete Section 1.4 Bonds in Appendix 4, Technical Standards and to replace with Section 10.1.5 from the County Donegal Development Plan 2012-2018.</p> <p>1.4 — Bonds Bonds to ensure satisfactory completion of site development works shall be provided by developers as follows:</p> <table border="1" data-bbox="585 1003 1348 1101"> <thead> <tr> <th data-bbox="590 1003 1035 1036">Development type</th> <th data-bbox="1035 1003 1348 1036">Amount per dwelling</th> </tr> </thead> <tbody> <tr> <td data-bbox="590 1036 1035 1068">One off dwelling</td> <td data-bbox="1035 1036 1348 1068">€2,000</td> </tr> <tr> <td data-bbox="590 1068 1035 1101">Multiple development</td> <td data-bbox="1035 1068 1348 1101">€2,450</td> </tr> </tbody> </table> <p>Bonds are subject to review and bonds secured through banking institutions will generally be for a limited period. In the event that the development works have not been completed, a further bond will be required to be deposited with the Planning Authority and subject to approval of the authority may be set at levels commensurate with specified phasing.</p> <p>In multiple housing developments, rolling over of existing cash deposits to subsequent phases shall be permitted, but only following confirmation by the Planning Authority that previous phase has been satisfactorily completed.</p>	Development type	Amount per dwelling	One off dwelling	€2,000	Multiple development	€2,450	
Development type	Amount per dwelling								
One off dwelling	€2,000								
Multiple development	€2,450								

Variation No.	Section, Page and Policy No.	Amendment	Functional Area (BTC or DCC)
		<p>10.1.5 Bonds</p> <p>Developers shall be required to give adequate security by way of a cash deposit or bond to ensure satisfactory completion and maintenance of development, including maintenance until taken in charge, in circumstances where the development satisfies the Council's policy on Takeover of Private Housing Estates. Where the development satisfies the Council's policy in respect of Takeover but the residents/developer have made alternative suitable arrangements for maintenance, such as a Management company, then the security may be released.</p> <p>A condition shall be imposed in accordance with the provisions of Section 34(4)(g) of the Planning and Development Act 2000 (as amended). The amount of the security will be calculated on the basis of €5000 per house within a development that contains no mechanical/electrical equipment. In instances where the development contains mechanical/electrical equipment the security shall be €15,000 per house.</p> <p>The developer will be required to provide "as constructed" drawings, CCTV survey, a written report and written certification that infrastructural services have been completed to the required standards before the security is released. Furthermore no connection shall be permitted to any public sewer or water main until this has been established and documented.</p>	
1 (aa)		To renumber/edit all sections where necessary due to the consequences of sections/policies being edited/deleted.	Both

Table 7: Changes To Land Use Zoning Map

Variation Ref.	Previous Zoning of the Buncrana & Environs Development Plan 2008 -2014	Zoning provided for through the variation	Area of Site (Ha)	SEA Impact ⁶ (Low/Medium/High)	Approximate Housing Yield	Functional Area (BTC or DCC)
A	Town Centre	Town Centre, Residential (Phase 1) & Car Park	4.17	Low	70-90	BTC
B	Town Centre	Town Centre & Residential (Phase 1)	0.93	Low	20-30	BTC
C	Town Centre	Town Centre & Residential (Phase 1)	1.0	Low	25-40	BTC
D	Town Centre	Town Centre (Primarily Retail & some Residential (Phase 1)	1.58	Low	10-20	BTC
E	Town Centre	Town Centre (Primarily Retail & some Residential (Phase 1)	1.0	Low	5-10	BTC
F	Town Centre - Brownfield Site	Town Centre & Commercial & Residential (Phase 1)	0.67	Low	8-13	BTC
G	Opportunity Site 5	Residential (Phase 1)	1.13	Low	35-45	BTC
H	Opportunity Site 5	Residential (Phase 1)	0.91	Low	25-50	BTC
I	Primarily Residential	Residential (Phase 1)	0.31	Low - Medium	6-8	BTC
J	Town Centre - Brownfield Site	Residential (Phase 1)	1.22	Low - Medium	50-60	BTC
K	Established Development	Residential (Phase 1)	0.16	Low	1-2	BTC
L	Town Centre	Residential (Phase 1)	0.35	Low - Medium	6-12	BTC

⁶ Of implementing the proposed zoning.

Variation Ref.	Previous Zoning of the Buncrana & Environs Development Plan 2008 -2014	Zoning provided for through the variation	Area of Site (Ha)	SEA Impact ⁶ (Low/Medium/High)	Approximate Housing Yield	Functional Area (BTC or DCC)
M	Town Centre	Residential (Phase 1) (These lands appear on PFRAM mapping and while there is development potential, this may only be considered through mitigation/site engineering solutions).	0.82	Low	*	BTC
N	Town Centre	Residential (Phase 1) (These lands appear on PFRAM mapping and while there is development potential, this may only be considered through mitigation/site engineering solutions).	0.28	Low	*	BTC
O	Town Centre	Residential (Phase 1)	3.4	Low	80–100	BTC
P	Primarily Residential	Residential (Phase 1)	1.06	Low	25–35	BTC
Q	Opportunity Site 5	Residential (Phase 1)	0.32	Low	*	BTC
R	Primarily Residential	Residential (Phase 1)	0.46	Low	*	BTC
S	Established Development	Residential (Phase 1)	0.19	Low	2	BTC
T	Primarily Residential	Residential (Phase 1)	7.61	Low	*	BTC
U	Established Development	Residential (Phase 1)	0.14	Low	4	BTC
V	Opportunity Site 5	Residential (Phase 1) ⁷ .	0.25	Low	4	BTC
W	Primarily Residential	Residential (Phase 1) ⁸ .	1.22	Low	1	DCC
X	Primarily Residential	Residential (Phase 1) ⁹ .	0.1	Low	6	DCC

⁷ Unfinished Estate. Oakfield Close, Planning History 06/90005, 24 occupied, 4 no start.

⁸ Unfinished Estate. Cockhill Road, Planning History 07/70007, 2 occupied, 1 vacant, 1 no start.

Variation Ref.	Previous Zoning of the Buncrana & Environs Development Plan 2008 -2014	Zoning provided for through the variation	Area of Site (Ha)	SEA Impact ⁶ (Low/ Medium/ High)	Approximate Housing Yield	Functional Area (BTC or DCC)
Residential						
Totals			33.66	Low	*	All BTC
Y (Numerous Sites)	Primarily Residential	Strategic Residential Reserve.	161	Low	Low (Occasional One Off Houses)	BTC & DCC
Z (Numerous Sites)	Strategic Residential Reserve	Strategic Residential Reserve (No change).	142	Low	Low (Occasional One Off Houses)	DCC & BTC
Totals			303			
M1	Opportunity Site 1	Mixed Use 1 & Tourism	2.0	Low	N/A	BTC
M2	Opportunity Site 2	Mixed Use 2 & Educational	4.0	Low - Medium	*	BTC
M3	Opportunity Site 3	Mixed Use 3	2.4	Medium	25-35	BTC
M4	Opportunity Site 4	Mixed Use 4 & Residential (Phase 1)	2.0	Low - Medium	15-20	BTC
M5	Opportunity Site 5	Mixed Use 5 (Non Convenience Retail) & Educational	12.6	Low - Medium	*	BTC
M6	Opportunity Site 6	Mixed Use 6	5.5	Low - Medium	*	BTC
M7	Opportunity Site 7	Mixed Use 7 & Educational	4.7	Low - Medium	*	BTC
Total			33.9			
Additional change to map (Roads)						
N/A	Inner Relief Road /Outer Relief	Buncrana Relief Roads/Road Alignment	N/A	Potentially High	0	BTC & DCC

⁹ Unfinished Estate. The Courtyard, Planning History 05/90003, 26 occupied, 6 no start, 6 to DPC and 2 to wall plate.

Variation Ref.	Previous Zoning of the Buncrana & Environs Development Plan 2008 -2014	Zoning provided for through the variation	Area of Site (Ha)	SEA Impact ⁶ (Low/ Medium/ High)	Approximate Housing Yield	Functional Area (BTC or DCC)
	Road/Pink Route Tie In/Junction			(Subject to separate AA and potential SEA)		

* Yield not stated. These development proposals will be assessed on their individual merits.