



**Comhairle Contae
Dhún na nGall**
Donegal County Council



**Comhairle Baile
Bhun Cranncha**
Buncrana Town Council

Draft Buncrana & Environs Development Plan 2014 -2020

Proposed Material Alterations to the Draft Buncrana & Environs Development Plan 2014 -2020

May 2014

**Central Planning Unit
Donegal County Council**

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1.0 Introduction

The Draft Buncrana & Environs Development Plan 2014-2020 was on public display from the 2nd August 2013 to 14th October 2013, and 26 submissions/observations were received in respect of it. A report on the submissions and observations received during that public consultation process was presented to Members of Buncrana Town Council and Donegal County Council in the form of a Managers Report dated January 2014. That report was considered by Members of Buncrana Town Council on 12th March 2014 and Donegal County Council on 31st March 2014 at which time the Elected Members made the Draft Plan subject to alterations, a number of which are 'Material Alterations' to the draft plan. It is a requirement of Section 12(7) of the Planning and Development Acts 2000-2014 that those Material Alterations be published for public consultation.

The review of the Draft Buncrana & Environs Development Plan has been subject to an Appropriate Assessment (AA) and a Strategic Environmental Assessment (SEA) throughout. Addendums to the Environmental Report (SEA) and Natura Impact Report (AA) have been prepared in respect of the Material Alterations so as to assess the likelihood of significant effects on the environment and significant impacts on Natura 2000 sites, of implementing the Material Alterations.

The Material Alterations that are now published for public consultation consist of the following 3 documents, sub- titled:

1. Proposed Material Alterations to the Draft Buncrana & Environs Development Plan 2014- 2020 (This document).
2. Strategic Environmental Assessment: Addendum to the Environmental Report Regarding the likely Significant Effects on the Environment of Implementing the Material Alterations.
3. Appropriate Assessment: Addendum to the Natura Impact Report Regarding the likely Significant Impacts on Natura 2000 sites of Implementing the Material Alterations.

There are a total of 18 Material Alterations proposed and these are listed in section 2.0 of this document together with a reference to the assessments in relation to the SEA and AA processes.

The proposed material alterations to the Draft Buncrana & Environs Development Plan shall be made available for public consultation during the period from 5th May 2014 to 4th June 2014 and submissions and observations are invited during this time. Only submissions and observations relating to the actual material alterations as published can be

considered during this period. Submissions can be made in writing to the Central Planning Unit, Donegal County Council, County House, Lifford, County Donegal, or by email to buncranadevplan@donegalcoco.ie and should be headed 'Material Alterations to the Draft Buncrana & Environs Development Plan 2014-2020'.

This document should be read in conjunction with the Draft Buncrana & Environs Development Plan 2014-2020 which is available online @ <http://www.donegalcoco.ie/services/planningeconomicdevelopment/CentralPlanningUnit/PublicConsultationofDraftBuncranaandEnvironsDevelopmentPlan2014-02020.htm>

2.0 Schedule of Proposed Material Alterations to the Draft Plan

For clarity, proposed text for deletion is shown in black strikethrough while new text provided for through the amendments are shown in blue font.

MA Ref.	Document/ Page in the Draft Plan	Location of map identification in this document	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)	Identification of Significant Environmental Effects (SEA) and/or likely Significant Impacts on Natura 2000 Sites (AA) (Yes/No)
1	Core Document Page 13- 29	N/A	To amend Chapter 2 (Core Strategy) of the Plan so as to read as set out in Appendix 1 of this document. (Note: Material alteration 1 clarifies potential housing yield, density, number of extant permissions and makes a number of amendments to specific objectives and policies. The full text can be read in Appendix 1 of this document).	SEA: No AA: No
2	Core Document Page 86	N/A	To amend Policy H-P-5, Chapter 9 (Housing) of the Draft Plan so that it reads as follows: H-P-5: The Councils will ensure the adequate supply of future strategic landbank for the purposes of housing beyond the life of the plan through the identification of lands as 'Strategic Residential Reserve' for the purposes of supplying housing needs beyond the life of the plan and subsequent to the sufficient and appropriate uptake of lands zoned 'Residential (Phase 1)' and 'Mixed Use' sites 'M3, M4, M5, M6 & M8' together with appropriate uptake of supply available through extant planning permissions, vacant houses and unfinished developments. The Councils will examine and manage the appropriate release of 'Strategic Residential Reserve' lands on the basis of a clear and transparent evidenced led approach that will involve annual assessment of the uptake of land zoned 'Residential (Phase 1)' and having regard to relevant environmental designations. Release of 'Strategic Residential Reserve' lands shall only be carried out in the context of a variation or review of the development plan.	SEA: No AA: No

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3	Core Document Page 88	N/A	<p>To amend Policy H-P-15, Chapter 9 (Housing) of the Draft Plan so that it reads as follows:</p> <p>H-P-15: Proposals for new residential development shall demonstrate that a housing density appropriate to its context is achieved, and provides for a sustainable pattern of development whilst ensuring the highest quality residential environment. Lower density ranges may be required having regard to the density and spatial pattern of development on lands that abutt the site. In addition, housing densities will be considered in the light of all other relevant objectives and policies of this plan, including the objectives and policies set out in Chapter 2, Core Strategy. The range of densities referred to in Table 5 are to be taken as an indicative guide and may be deviated from subject to appropriate justification and subject to consideration in the context of the uptake of 'Town Centre' Sites A- F, 'Residential (Phase 1) sites A- X' and 'Mixed Use sites M1- M8,' and in the context of the Core Strategy.</p>	SEA: No AA: No
4	Core Document Page 35	N/A	<p>To amend objective E-O-1, Chapter 3, (Economic Development) so as to read as follows:</p> <p>E-O-1: To facilitate the sustainable development of develop Buncrana as a Development Centre with specific focus upon Tourism'.</p>	SEA: No AA: No
5	Core Document Page 36	N/A	<p>To amend objective E-O-6, Chapter 3, (Economic Development) so as to read as follows:</p> <p>E-O-6: To provide adequate infrastructure, including water, wastewater treatment and waste management facilities to accommodate future sustainable economic growth and job creation'.</p>	SEA: No AA: No

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6	Core Document Page 36	N/A	<p>To amend objective E-O-9, Chapter 3, (Economic Development) so as to read as follows:</p> <p>E-O-9: To pursue the implementation of recommendations contained within the Buncrana Walking and Cycling Strategy 2012, including the development/ enhancement of routes labelled in Table 7, subject to compliance with Article 6 of the Habitats Directive and, where relevant, subject to compliance with the requirements of the SEA Directive (S.I. No. 435 of 2004 as amended).</p>	SEA: No AA: No
7	Land Use Zoning Map 1(A)	N/A	To amend Map 1(A) of the draft plan so as to omit the 'walkway' along the coastline from Victoria Bridge to the southern extremity of the plan boundary shown as a blue dotted line on the map entitled 'Material Alteration 7' contained in Appendix 2 of this document, and replace with a revised corridor adjacent to the Regional Road as shown as a red dotted line on the map entitled 'Material Alteration 7' contained in Appendix 2, page 32 of this document.	SEA: No AA: No
8	Land Use Zoning Map 1(A)	N/A	To amend the 'legend' on Map 1(A) of the draft plan so as to delete the wording, 'walkways' and replace with ' Indicative greenways/ walkways/ cycle ways. '	SEA: No AA: No
9	Core Document Page 73	N/A	<p>To amend Policy WM-P-1, page 73 of the draft plan so as to state as follows:</p> <p>WM-P-1: It is the policy of the Councils to support and promote the implementation of the County Council's Waste Management Plan and any forthcoming Regional Waste Management Plan, subject to compliance with Article 6 of the Habitats Directive (where applicable)'.</p>	SEA: No AA: No

MA Ref.	Document/ Page in the Draft Plan	Location of map identification in this document	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)	Identification of Significant Environmental Effects (SEA) and/or likely Significant Impacts on Natura 2000 Sites (AA) (Yes/No)
10	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 10, Luddan'	<p>Luddan To amend Map 1(A) of the draft plan so as to rezone lands from 'General Employment' to 'Agriculture / Rural' as outlined in red on map entitled 'Material Alteration 10, Luddan', contained in Appendix 2, Page 33 of this document.</p>	SEA: No AA: No
11	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 11, Gort na mBó'	<p>Gort na mBó To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture / Rural' to 'Established Development' as outlined in red on map entitled 'Material Alteration 11, Gort na mBó', contained in Appendix 2, Page 34 of this document.</p>	SEA: No AA: No
12	Core Document Page 38	N/A	<p>To amend the Core document, page 38 so that Policy E-P-12 reads as follows: E-P-12: Mixed Use 3 – Brownfield Site Shorefront (M3) This brownfield site was the former Fruit of the Loom dying plant and remains occupied by this vacant commercial / industrial building of substantial size and scale. This site is coastal, and resides between low-density residential lands to the north and east and a large public amenity area to the south. The eastern western side forms part of a coastal walk from Buncrana pier (M4) through to Ned's Point (M1), and further north along the coast. This site could lend itself to a mixed-use development of high architectural design that may include appropriate commercial, residential, retail and leisure uses that should harness the amenity, coastal and tourism elements at this prime location. Any proposed development will be required to ensure the protection of the amenity shore walk and the SAC and NHA. Any proposal shall be of a massing and scale that respects the sensitive location, and the scale and massing of any surrounding properties. Any proposal may also be considered on a phased basis subject to proper planning and sustainable development of the area'.</p>	SEA: No AA: No

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13	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 13- Ardaravan'	Ardaravan To amend the Map 1A of the Draft Plan, so as to omit a 'Walkway' at Ardaravan as identified as a dotted line within Site 9 (B) on map entitled 'Material Alteration 13- Ardaravan', contained in Appendix 2, Page 35 of this document and to amend the Core document, page 34, Table 7 'Walking & Cycling Routes' so as to delete row 7.	SEA: No AA: No
14	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 14, Behind Páirc Mor, Causeway Road'	Behind Páirc Mor, Causeway Road To amend Map 1(A) of the draft plan so as to rezone lands from 'Amenity / Recreation to 'Established Development' as outlined in red on map entitled 'Material Alteration 14, Behind Páirc Mor, Causeway Road', contained in Appendix 2, Page 36 of this document.	SEA: No AA: No
15	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 15, Gleann Aibhinn, off Cockhill Road'	Gleann Aibhinn, off Cockhill Road To amend Map 1(A) of the draft plan so as to rezone lands from 'Strategic Residential Reserve to 'Residential Phase 1' as outlined in red on map entitled 'Material Alteration 15, Gleann Aibhinn, off Cockhill Road', contained in Appendix 2, Page 37 of this document.	SEA: No AA: No
16	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 16, Glenview, Clonbeg'	Glenview, Clonbeg To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture / Rural' to 'Strategic Residential Reserve as outlined in red on map entitled 'Material Alteration 16, Glenview, Clonbeg', contained in Appendix 2, Page 38 of this document.	SEA: No AA: No

MA Ref.	Document/ Page in the Draft Plan	Location of map identification in this document	Proposed Material Alteration for Publication (Including changes as a result of SEA/AA)	Identification of Significant Environmental Effects (SEA) and/or likely Significant Impacts on Natura 2000 Sites (AA) (Yes/No)
17	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 17, Luddan'	<p>Luddan To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture / Rural' to 'Strategic Residential Reserve' as outlined in red on map entitled 'Material Alteration 17, Luddan', contained in Appendix 2, Page 39 of this document.</p>	SEA: No AA: No
18	Land Use Zoning Map 1(A)	Appendix 2, Map entitled 'Material Alteration 18, Milltown Road'	<p>Milltown Road To amend Map 1(A) of the draft plan so as to rezone lands from 'Agriculture / Rural' to 'Strategic Residential Reserve' as outlined in red on map entitled 'Material Alteration 18, Milltown Road', contained in Appendix 2, Page 40 of this document.</p>	SEA: No AA: No

Appendix 1

Text relating to Material Alteration 1.

The following pages set out the detailed alteration to Chapter 2 of the draft Plan as provided for under Material Alteration 1 (Section 2.0 of this document refers) which states:

- To amend Chapter 2 (Core Strategy) of the Draft Bunrana & Environs Development Plan 2014- 2018 so as to read as follows:
(NB: Proposed text for deletion is shown in black ~~strikethrough~~ while new text provided for through the amendments are shown in blue font).

Chapter 2 Core Strategy

Introduction

The Core Strategy is the growth strategy for the town and it represents an evidenced and quantitatively based spatial planning framework. It is consistent with the hierarchy of plans including the National Spatial Strategy 2002, the Border Regional Planning Guidelines 2010 (RPG's) and the County Donegal Development Plan 2012-2018. The RPG's set the framework for population growth in the County up to 2016. As referenced in Chapter 1 the projected population targets, which were established by the Regional Planning Guidelines for the Border Region, informed the settlement hierarchy and Core Strategy in the County Donegal Development Plan 2012-2018. [In the County Development Plan 2012-2018](#), Bunrana is positioned within Tier 2 'Strategic Support Towns' of the settlement hierarchy with a target growth of 1,381 persons, ~~which equates to 493 housing units.~~ [\(Table 7 of the CDP 2012- 2018 refers\).](#)

Strategic Development Options Alternatives:

Working within the above figures there are 3 strategic alternative development options now considered. In considering the appropriateness of the alternatives, focus is on the delivery of a sustainable strategy that is consistent with the hierarchy of plans.

Alternatives:

The following are the three alternatives considered:

1. Continuation of existing policy framework.
2. Incremental growth/consolidation and the continuation of the existing environmental protection.
3. Incremental growth/consolidation and strengthening of the existing environmental protection.

The following paragraphs set out the nature of each alternative together with the key characteristics of the alternative and the likely impacts that will arise.

Strategic Alternative 1: Continuation of existing policy framework

This alternative would comprise the continuation of the zoning framework adopted in the Buncrana and Environs Development Plan 2008-2014 wherein (a) the town centre area would be identified for strengthening (b) Existing areas would be identified as 'General Employment' (c) Defined areas of 'Local Environment' would be identified that provided for limited development where the landscape has the capacity to absorb and (d) The identification of the existing 'Primary Residential' lands supported by 'Strategic Residential Reserve'.

The key principles of this strategic alternative are as follows:

1. Identification of town centre and expanded area at Ardaravan Square including retail strategy requiring sequential approach to retail proposals supported by the identification of 'opportunity' sites outside the town centre the regeneration of which is encouraged.
2. A proportion of Porthaw, Buncrana Castle and its environs and coastal lands in this area would be identified to ensure that no further development takes place.
3. Identification and prioritisation of infrastructural improvements.
4. Identification of 'Primarily Residential' lands on coastal side of outer relief road.
5. Identification of 'Strategic Residential Reserve' lands on eastern side of outer relief road to fulfil long term housing needs beyond the life of the plan.
6. Identification of lands on eastern side of outer relief route, and lands at Barrack Hill, as 'Local Environment' providing for one off housing where the landscape has the capacity to absorb the development proposed.
7. Support and protect existing economic base by identifying economic opportunities at Luddan and Ballymacarry, along the key strategic transport node connecting the R238 and route of outer and inner relief roads and at lands immediately north of the town centre along inner relief road and Cockhill Road.
8. Continued protection of 3 Protected Structures and identification of a 'Special Character Area' to seek to protect the built heritage.

Having regard to the foregoing, this alternative would result in the continuation of existing patterns of development and would therefore see the population growth continue to weaken in the urban core of Buncrana and grow at a high rate in the environs of the town. It is considered that this approach would not be consistent with the Border Regional Planning Guidelines 2010 and the County Development Plan 2012- 2018 in that the development pattern would weaken the town centre and its ability to support economic growth and vitality. Furthermore it would not direct development to locations with appropriate infrastructure and would encroach on the Natural environment.

Strategic Alternative 2: Incremental growth/consolidation and continuation of the environmental protection

This alternative would reduce the quantum of land zoned in the Bunrana and Environs Development Plan 2008-2014 as 'Primarily Residential' for immediate development of housing in line with the County Development Plan 2012-2018 and the remaining residential land is then rezoned to 'Strategic Residential Reserve' for future residential development beyond the lifetime of the Plan. This alternative continues to provide environmental protection within a proportion of the area of Porthaw, Bunrana Castle and its environs and coastal lands to ensure that no further development takes place.

The key principles of this strategic alternative are as follows:

1. To ensure that the quantum of housing land supply does not exceed the housing lands requirement as set out in the County Development Plan 2012-2018 Core Strategy.
2. Identification of 'Strategic Residential Reserve' outside the town centre to fulfil long term housing needs beyond the lifetime of the plan.
3. Consolidation of urban footprint.
4. Encouraging growth of the town in a sequential manner outwards from the core so as to make the best use of planned infrastructure.
5. Same level of environmental protection of the Development Plan 2008-2014 which identified a proportion of Porthaw, Bunrana Castle and its environs and coastal lands in this area would be identified to ensure that no further development takes place.
6. Support and protect the existing economic base of Bunrana to ensure that this Tier 2 settlement is a key centre for economic growth as set out in the CDP 2012-2018 Core Strategy.
7. Identify and prioritise infrastructural improvements to ensure the growth of Bunrana as a tier 2 settlement in line with the CDP 2012-2018 Core Strategy.
8. Identification of town centre and expanded area at Ardaravan Square including retail strategy requiring sequential approach to retail proposals.

Having regard to the foregoing, it is considered that this alternative would be an acceptable option as it is broadly in line with Border Regional Planning Guidelines 2010 and the CDP 2012-2018 in terms of population and land supply, which would focus the primary residential land in and around the town centre and expand outwards in an incremental manner. However, the quantum of land within 'Strategic Residential Reserve' would far exceed the potential demand for housing within the 2030 horizon of this plan and would not reflect planned infrastructure provision. It would facilitate sporadic development outside the main built up form of the town, thus negating the opportunity to achieve a consolidated urban form.

Strategic Alternative 3: Incremental growth/consolidation and strengthening of the existing environmental protection.

This alternative would examine all land zoned in the Buncrana and Environs Development Plan 2008-2014 as 'Primarily Residential' and 'Strategic Residential Reserve' and identify sufficient lands to deliver the quantum of housing for Buncrana over the plan period as provided for in the CDP 2012-2018. The plan would also identify a Strategic Residential Reserve landbank that could be reviewed through future development plans and any surplus lands would be rezoned for Agricultural/Rural use. This alternative also provides a greater degree of environmental protection within Porthaw, Buncrana Castle and its environs and coastal lands in recognition that this is an important transitional green area between the coast and the built up urban form of the Northern section of the plan area in terms of its landscape, wildlife, amenity and historic value.

The key principles of this strategic alternative are as follows:

1. To ensure that the quantum of housing land is consistent with the housing lands requirement as set out in the County Development Plan 2012-2018 Core Strategy.
2. Identification of an appropriate quantum of 'Strategic Residential Reserve' outside the town centre to fulfil long term housing needs beyond the lifetime of the plan.
3. Consolidation of urban footprint.
4. Encouraging growth of the town in a sequential manner outwards from the core so as to make the best use of planned infrastructure.
5. High level of environmental protection in line with the Habitats Directive and to support the CDP 2012-2018 core strategy of concentrating development in the core of the town.
6. Support and protect the existing economic base of Buncrana to ensure that Buncrana as a tier 2 settlement is a key centre for economic growth as set out in the CDP 2012-2018 Core Strategy.
7. Identify and prioritise infrastructural improvements to ensure the growth of Buncrana as a tier 2 settlement in line with the CDP 2012-2018 Core Strategy.
8. Identification of town centre and expanded area at Ardaravan Square including retail strategy requiring sequential approach to retail proposals.

Having regard to the foregoing, this alternative would result in a positive change in development patterns resulting in the primary residential land in and around the town centre and expanding outwards in a sequential manner, with the 'Strategic Residential Reserve' further outside the main built up form of the town. This approach would provide for 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 terms of environmental issues the conservation of biodiversity has been strengthened and expanded in

recent years and this alternative reflects this emphasis and in particular is compatible with Article 6 of the Habitats Directive.

Having regard to the foregoing, it is considered that this Alternative 3 would be an appropriate option and would be compatible with the strategy set out in the Regional Planning Guidelines 2010 and the CDP 2012-2018. This Strategy provides the framework for deciding on the scale, phasing and location of lands to be zoned for primarily 'Residential' use and for a mixture of residential and other uses, having regard to existing services and planned investment over the coming years. It also identifies an appropriate quantum of land for future potential residential use beyond the lifetime of this plan, which are zoned as 'Strategic Residential Reserve'. This approach provides for 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. It also identifies potential residential lands reserved for delivery through future plan reviews.

Although the Core Strategy establishes the population target and housing land requirements for the plan, the Housing Strategy is the mechanism to address overall social housing needs within the plan area. It has been informed by the Core Strategy and will continue to focus on the need to provide social housing.

As a consequence of introducing this Core Strategy, there will be a significant reduction in the volume of lands zoned for 'Primarily Residential' use, compared to the provisions of the 2008-2014 Development Plan. In addition, the quantum of lands zoned as 'Strategic Residential Reserve' shall be reduced to reflect population growth trends over the plan horizon to 2030 and the release of these lands shall be considered as part of subsequent plan reviews, subject to housing need, availability of capacity in infrastructure, development is sequential and that it accords with the Government's Urban Design Manual 2009.

Context for the Core Strategy

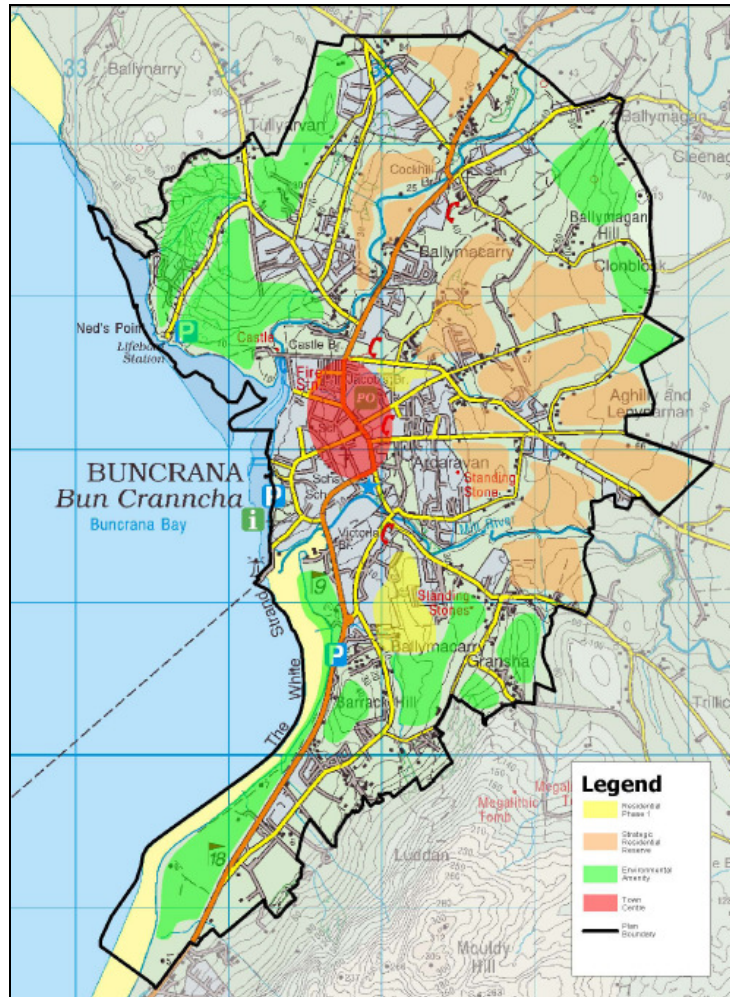
The Buncrana & Environs Development Plan 2008-2014 was made within the context of a rapid rate of development and in particular the growth in the retail sector within the town centre. After the adoption of the Plan in 2008, there has been a sharp slowdown in growth, demand for development and implementation of planning permissions in line with national economic trends. As a result, priorities in relation to investment in infrastructure and services needs reviewing in conjunction with identification of the key growth areas in the town.

This Plan identifies sufficient land to accommodate the Housing Land Requirements (HLR) for between ~~420 and 590~~ **580 and 808** residential units on lands which are located close to the town centre, which are appropriate in terms of accessibility to roads, footpaths, lighting, water,

sewer and access to a range of services and employment locations (and which are not subject to flooding or locational constraints due to the presence of protected habitats). In addition to the HLR, there exists a substantial residential supply made up of houses for sale and extant permissions (circa ~~450~~ [300 units @ November 2013](#)).

The Core Strategy establishes the prioritisation and targeting of scarce public investment, in both hard infrastructure (e.g. transport, communications, water and wastewater,) and soft infrastructure (e.g. schools, community and social facilities and services, amenities, public spaces etc.). It represents best practice for future residential development within Buncrana and its environs and provides a phasing strategy for the promotion of brownfield and infill development over some greenfield lands.

Figure 6: Core Strategy Diagrammatic Map



Physical Development Trends

Since the adoption of the Buncrana & Environs Development Plan 2008-2014 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 Ardaravan Square. In addition, there are now a number of strategically important vacant and unoccupied brownfield sites, which were previously major employment centres.

The provision of an upgraded sewerage scheme for Buncrana shall facilitate the future development of the town. 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 a critical enabler for the delivery of the Core Strategy and will be a key determinant for the future development of the town.

Methodology

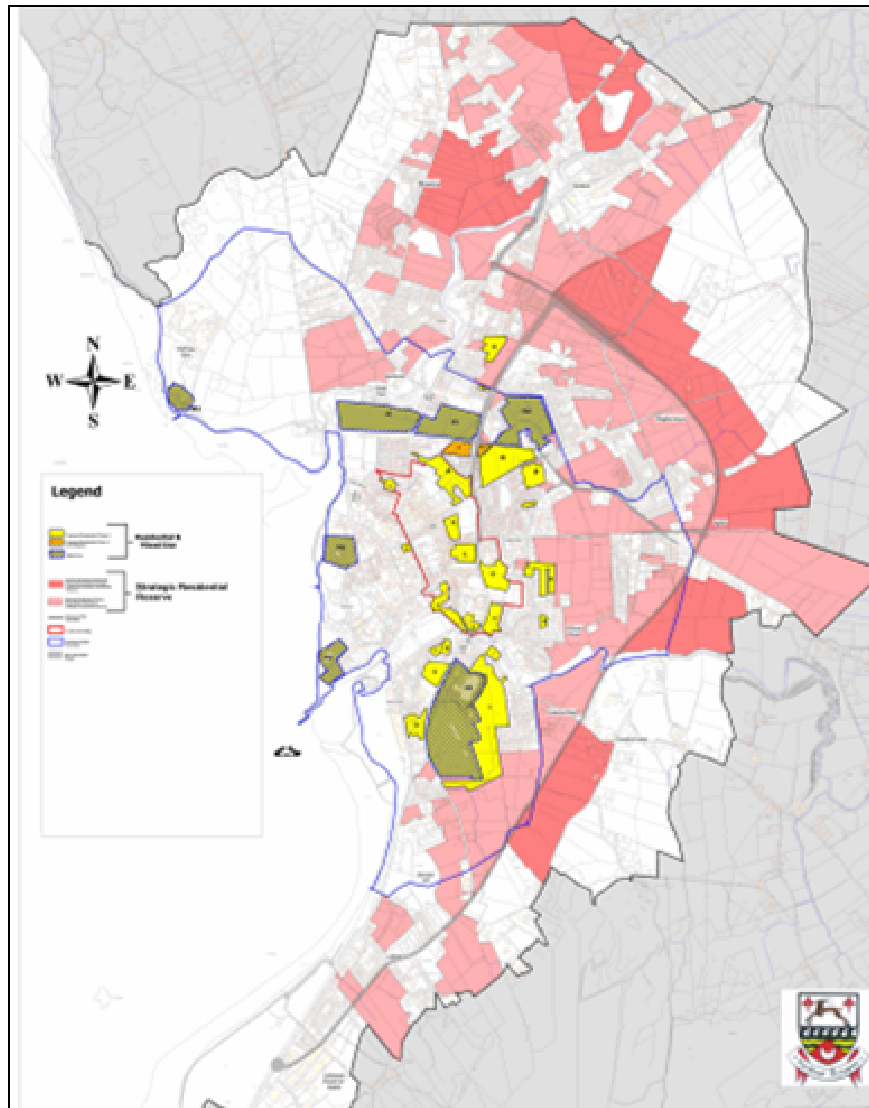
In order to ensure that this Plan provides for the necessary supply of zoned land for immediate residential development (Residential Phase 1) capable of accommodating the projected population of 1,381, in a manner consistent with the RPG's, without over- zoning, it was necessary to review the extent of lands zoned for residential purposes in the 2008-2014 Development Plan.

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 introduces 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. Figure 7 demonstrates 371 Hectares of land considered in the analysis and, as referenced above, these are made up of lands that were zoned 'Residential (Phase 1)' and 'Strategic Residential Reserve' in the 2008-2014 Development Plan.

Figure 7: Areas Considered and Identification of the Quantum of Residential Lands



The nature of analysis of the areas shown on Figure 7 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 450 300 (November 2013) 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.

Core Strategy Table

The ~~Core Strategy~~ Table 3 details the population growth target and the Housing Land Requirements (HLR) that are derived from the Regional Planning Guidelines for the Border Region published in September 2010 and the County Donegal Development Plan 2012-2018, as referenced in Chapter 1 of this plan (~~See also Table 3 below~~). ~~The broad housing land requirements set out in the CDP 2012- 2018, have been refined in this Core Strategy having regard to~~ ~~Subsequent to those plans being adopted~~ the Census 2011 data that has become available and it indicates that the average household size in Buncrana is 2.63 persons per house, which is less than the 2.8 persons per household provided for in the Regional Planning Guidelines and the County Donegal Development Plan. Therefore, ~~as demonstrated in Table 4~~ it is appropriate to use the Census Data on household size in calculating the Housing Land Requirement necessary to deliver the quantum of population growth provided for through the County Donegal Development Plan 2012-2018. ~~As a result, Table 4 applies an average household size of 2.63 persons/ house resulting in the need for 525 new housing units to be delivered over the period of the plan. At a density of 12units/ ha and applying the approach set out in the RPGs to allow for an additional 50% (to provide for market choice), this would require approximately 66ha of land. Therefore, in line with the approach in the RPGs, it is necessary to zone 66ha of land for the delivery of the required housing units over this plan period. In effect, this Housing Land Requirement (66ha) will have the potential to supply a total of around 788 new housing units over the plan period. and this is illustrated in more detail in Table 5. In addition,~~ Table 5 consists of specific information in relation to each site that is identified as making up the quantum of lands to deliver the required number of housing units over the plan period. In the case of each site, Table 5 shows potential that may be derived at an appropriate density ~~the housing yield and densities on each site were considered~~, taking into account a variety of considerations, including the need to have regard to the context of the site and the density and layout of any adjoining existing development. Table 5 summarises the potential yield ~~that may be provided~~ through the Core Strategy (580- 808 units) and the total proposed supply of zoned land (65 ha) with potential for residential development in Buncrana.

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)	Housing yield (Not primarily residential land)	Shortfall/excess (HA)
	County	12,927	4,577	338	1,749	227	4,229	1,937	-111
2.	Buncrana	1,381	493	62 (based on 12 units per Ha)	430 (Combination of lands zoned as R, SRR, TC, OPP, LE and ED)	62	672	72	0
Totals							744 units		

Note. 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 identifies an average household size of 2.63 persons per household for Buncrana.

Table 4: Core Strategy Table for Buncrana

Core Strategy Pop Allocation	Number of units required	Housing Land Requirement (HLR) ¹	Potential number of housing units that could be supplied by HLR ²	Proposed Zoning (Residential Phase 1 Lands Ha)	Proposed Housing Yield (Residential Lands)	Proposed Housing Yield (Other Lands Units) ³	Shortfall / Excess (Units)
1,381	529 525	65 66Ha (based on 12 units per Ha) or 41–27 Ha 27-41Ha (at 19 – 29 per Ha)	788	20 Ha (Identified from 18 sites)	420–590 350- 484	45–63 230- 324	N/A ▪ Excess of 20 units (Based on the highest potential yield of 808 units)
					Total = 465–653 580- 808 units		

Note. 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).

¹ Incorporates additional 50%

² Incorporates additional 50% i.e. 525 units x 1.5

³ Consists of the combination of 'Mixed Use' sites and sites identified within the 'Town Centre.'

Existing Residential Supply & Housing Land Requirements (HLR)

The 2011 Census indicates that there are currently 3,299 units within the census boundary for Buncrana. Of these, 698 were vacant (21.16%) leaving 2,601 occupied. The average household size is now 2.63 and the population is 6,839. In addition to this residential supply, there are significant numbers of potential residential units with extant/live planning permissions that have not been developed to date (300 units @ November 2013).

From the analysis of population trends, it is considered that the housing demand outlined in this strategy marks the upper end of any demand, as the depressed housing market trends may continue for a further number of years.

How the 'Primarily Residential' Sites Were Identified

The Core Strategy and Housing Land Requirement resulting in potential need of between 420 and 590 788 units enabled the Planning Authority to determine the approximate quantum of land to be zoned as 'Residential (Phase 1)' and the appropriate density range for each site. As indicated previously, residential sites were identified on the basis of their proximity to 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.

A total of 31 suitable sites are identified in and around the town centre. The majority of sites have been zoned 'Residential (Phase 1)' while a number of other sites have 'Mixed Use' potential, and three unfinished estates have been included in this Housing Land Allocation. All these are prioritised for development over the plan period.

This evidence based approach allows greater certainty to landowners regarding development opportunities, and where the funding priorities will be directed, to ensure that the town centre is consolidated. This growth can be directed to those areas that can best accommodate and facilitate sustainable growth.

Residential Density

The proposed residential densities that are suggested in this plan for the individual residential zones informs 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. However, it is at application stage that the applicant will need to demonstrate that the proposed development integrates satisfactorily with development in the area and is of an appropriate density and complies satisfactorily with the DEHLG Guidelines 'Sustainable Residential Development in Urban Areas' published in 2009. This approach is expressed through Policy H-P-15, Chapter 9.

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 also a need to consider the demographic profile and likely tenure in the design and layout of developments.

Table 5: Table of Core Strategy Sites, Residential (Phase 1) and Mixed Use (Refer to Map 1B)

Ref.	Proposed Zoning	Area of Site (Ha)	SEA Impact ⁴ (Low/Medium / High)	Approximate Housing Yield	Function al Area (BTC or DCC)
Town centre sites (identified with residential potential)					
A	Town Centre, Residential (Phase 1) & Car Park	4.17	Low	70-90	BTC
B	Town Centre & Residential (Phase 1)	0.93	Low	20-30	BTC
C	Town Centre & Residential (Phase 1)	1.0	Low	25-40	BTC
D	Town Centre (Primarily Retail & some Residential (Phase 1)	1.58	Low	10-20	BTC
E	Town Centre (Primarily Retail & some Residential (Phase 1)	1.0	Low	5-10	BTC
F	Town Centre & Commercial & Residential (Phase 1)	0.67	Low	8-13	BTC
Total from Town Centre sites (identified with residential potential)	--	9.35	N/A	138- 203	N/A

⁴ Of implementing the proposed zoning.

Ref.	Proposed Zoning	Area of Site (Ha)	SEA Impact ⁴ (Low/Medium / High)	Approximate Housing Yield	Functional Area (BTC or DCC)
Total Residential (Phase 1) sites					
G	Residential (Phase 1)	1.13	Low	35-45	BTC
H	Residential (Phase 1)	0.91	Low	25-50	BTC
I	Residential (Phase 1)	0.31	Low-Medium	6-8	BTC
J	Residential (Phase 1)	1.22	Low-Medium	50-60	BTC
K	Residential (Phase 1)	0.16	Low	1-2	BTC
L	Residential (Phase 1)	0.35	Low-Medium	6-12	BTC
M	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	※ 7- 15	BTC
N	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	※ 2- 3	BTC
O	Residential (Phase 1)	3.4	Low	80-100	BTC

Ref.	Proposed Zoning	Area of Site (Ha)	SEA Impact ⁴ (Low/Medium / High)	Approximate Housing Yield	Functional Area (BTC or DCC)
P	Residential (Phase 1)	1.06	Low	25-35	BTC
Q	Residential (Phase 1)	0.32	Low	± 2- 3	BTC
R	Residential (Phase 1)	0.46	Low	± 7- 9	BTC
S	Residential (Phase 1)	0.19	Low	2	BTC
T	Residential (Phase 1)	7.61	Low	± 76- 114	BTC
U	Residential (Phase 1)	0.14	Low	4	BTC
V	Residential (Phase 1) ⁵ .	0.25	Low	4	BTC
W	Residential (Phase 1) ⁶ .	1.22	Low	1	DCC
X	Residential (Phase 1) ⁷ .	0.1	Low	6	DCC
Y	Residential (Phase 1)	0.8	Low	11	DCC
Totals in relation to Residential (Phase 1) sites		33.66 20.73	Low	± 350- 484	All BTC
Mixed Use Sites (with an element of residential)					
M1	Mixed Use 1 & Tourism	2.0	Low	N/A	BTC
M2	Mixed Use 2 & Educational	4.0	Low-Medium	± N/A	BTC
M3	Mixed Use 3	2.4	Medium	25-35	BTC
M4	Mixed Use 4 & Residential (Phase 1)	2.0	Low-Medium	15-20	BTC
M5	Mixed Use 5 (Non Convenience Retail) & Educational	12.6	Low-Medium	± 30- 38	BTC
M6	Mixed Use 6	5.5	Low-Medium	± 17- 21	BTC
M7	Mixed Use 7 & Educational	4.7	Low-Medium	±	BTC
M8	Mixed Use 8	12.45	Low-Medium	N/A 5- 7	BTC

⁵ Unfinished Estate. Oakfield Close, Planning History 06/90005, 24 occupied, 4 no start.

⁶ Unfinished Estate. Cockhill Road, Planning History 07/70007, 2 occupied, 1 vacant, 1 no start.

⁷ Unfinished Estate. The Courtyard, Planning History 05/90003, 26 occupied, 6 no start, 6 to DPC and 2 to wall plate.

Ref.	Proposed Zoning	Area of Site (Ha)	SEA Impact ⁴ (Low/Medium / High)	Approximate Housing Yield	Functional Area (BTC or DCC)
Total in relation to Mixed Use Sites	--	33.9 34.95	--	92- 121	--
TOTAL (Combining sites identified as Residential (Phase 1) and sites identified as Mixed Use with an element of Residential)	--	65.03	--	580- 808	--

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

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 Councils have considered 3 mechanisms for how to best deal with the excess of land zoned for housing in the 2008-2014 Development Plan as follows:

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

The Councils have chosen a combination of the first two mechanisms, through zoning sufficient land to deliver the quantum of housing units required over the plan period as Residential (Phase 1) and Mixed Use and by identifying a strategic landbank to the plan horizon of 2030 (Zoned Strategic Residential Reserve). Lands that were previously zoned Strategic Residential Reserve but which are not considered appropriate for residential development over the foreseeable plan periods are zoned for alternative purposes, mainly agricultural/rural.

Proposals for the development of the 'Strategic Residential Reserve' lands for housing will not be considered during this plan period [as these lands are surplus at present](#). 101.7 Ha (NB: [Rising to 110.33 ha in the case of adoption of Material Alterations 17 & 18](#)) of residential lands have been identified as 'Strategic Residential Reserve.' [The Council will monitor and review the uptake of zoned land for 1st phase residential development and the uptake of extant planning permissions, vacant houses and unfinished developments and this will inform future reviews of the plan including the need or otherwise for release of SRR lands.](#) ~~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 Map 1A, Land Use Zoning Map.'

Other issues for the Core Strategy to consider Retail Strategy (Refer to Chapter 4).

This Core Strategy identifies specific Town Centre sites with retail potential (Mixed Use). The town centre is identified on Map 1, and covers 33.81 Ha. It is primarily concentrated along Upper and Lower Main Street; however it has recently extended eastwards into Ardaravan Square. There is also convenience retailing along Cockhill Road. This shall remain the primary location for retail development, in accordance with the Sequential Approach, which is endorsed within the Retail Planning Guidelines, 2012. A land use survey in 2013, identified vacancy levels of 9.66 % in the town centre, a fall from levels from 12.3% 2007⁸.

The CDP Core Strategy has identified Buncrana as a Tier 2 settlement, and a 'Strategy [Strategic Support Town](#)', to the linked Gateway of Letterkenny/Derry. As a consequence of this designation, its proximity to Derry a massive hinterland and the high quality in its built heritage, natural environment and shorefront location, it is considered that Buncrana is well placed to harness economic development and tourism. Relevant town centre policies are mainly located in the following chapters; Retail and Built and Natural Heritage.

The Retail Planning Guidelines 2012 indicate that a development plan should be evidence- based through supporting analysis and data including the broad requirement for additional retail floorspace in terms of quantity and type. The Guidelines provide information to assist in the assessment of retail floorspace stating however that a new simplified methodology is being prepared by DECLG and the outcome of this will be communicated. Section 3.2.1 of the County Donegal Development Plan 2012-2018 outlines the potential need for a more comprehensive review of the County Retail Strategy on foot of the recent publication of the Retail

⁸ The vacancy figures relate to numbers of units (including residential) and do not considered floorspaces.

Planning Guidelines 2012. This review at County level will subsequently set the strategic framework.

Areas designated for significant development during the period of the development plan.

All the proposed sites for 'Residential (Phase 1)' use and those 'Mixed Use' sites that are identified as having potential for an element of residential development, including a number of 'Town Centre' sites, have been identified and evaluated in terms of their development credentials. The sites have been numbered (A-X, M3, M4, M5, M6 & M8), area of sites stated, areas established, and indicative densities are set out in Table 5.

Availability of public transport within the catchment of residential or commercial development, and retail centres. Buncrana does not have a town bus service, school buses operate during school terms. In addition, a number of private bus operators provide services to and through Buncrana connecting the wider Inishowen area to Letterkenny, Derry and further afield.

The availability of these services are of strategic importance in terms of providing for the daily public transportation needs for the existing population as well as the needs of tourists to Buncrana, which is defined as a Tier 2 Strategic Support Town to the Letterkenny/Derry Gateway.

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

Core Strategy Relationship with Housing Strategy

The Core Strategy is aligned with the Housing Strategy as it determines the location, quantum and density of new housing units within the town, as these lands are now zoned as both residential and mixed use (with some residential potential). It also provides a summary of statistical information and analysis. As a consequence of this zoning, any proposed housing development on zoned lands will be required to provide for the appropriate provision of social and affordable housing.

Flooding

The issue of flooding along with an appropriate policy framework has been developed at Chapter 10 to address flood risk management for Core Strategy sites.

Table 6: Land Use Zoning Objectives (Refer to Land Use Zoning Map)

Zone	Objective
Residential (Phase 1)	To reserve land primarily for residential development as guided within the Housing Land Requirement of the Core Strategy.
Strategic Residential Reserve	To reserve lands as Strategic Residential Reserve, that may be considered for primarily residential growth over the longer-term period (i.e. beyond the life of this plan).
Town Centre	To reserve lands for a diverse mix of commercial, retail, office, cultural, leisure/entertainment, residential and other uses appropriate to the town centre and to promote the Town Centre as the primary retail location thereby enhancing vitality and viability.
Community/ Service	To reserve appropriate land primarily for community, educational, institutional, health, cultural, recreational and amenity purposes.
Amenity/ Recreation	To conserve and enhance lands solely for formal and informal open spaces and amenity areas and to make provision for new recreation facilities.
Mixed Use/ Tourism	To reserve strategic lands/sites for a variety of appropriate mixed-use developments, including landmark buildings/tourism/cultural, educational, community and residential uses, provided that they are compatible with the wider area whilst recognising built, natural and habitat features of importance that are specific to the site.
General Employment	To reserve appropriate land for commercial, industrial and non-convenience retail purposes (in accordance with the Sequential Approach).
Established Development	To ensure the protection of the character and biodiversity of established areas and to allow for new development that is both appropriate and orderly in the context of the established area.
Infrastructure	To reserve land for the purposes of infrastructure and utilities.
Coastal Conservation Protection Area	To conserve and protect the scenic landscape character of these coastal lands. situated within the vicinity of Buncrana Castle and Swan Park.
Agricultural/Rural	To provide for a spatial development pattern that is sustainable and 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.

Core Strategy Objectives

- CS-O-1:** To continue to promote Buncrana as a Strategic Support Town to the Letterkenny/Derry Gateway.
- CS-O-2:** To ensure that housing land supply is consistent with the Housing Land Requirement (HLR) provided for in the County Donegal Development Plan 2012 - 2018 and to guide direct new residential development to the lands identified as Residential (Phase 1) (Sites A- X) or Town Centre. to 'Mixed Use' sites M3, M4, M5, M6 & M8.
- CS-O-3:** To reserve future strategic landbank as 'Strategic Residential Reserve' as residential land supply to facilitate growth beyond the life of the Plan.
- CS-O-34:** To encourage the sustainable growth of the town in a sequential manner outwards from the core so as to make best use of existing and planned infrastructure and to consolidate and strengthen urban form.
- CS-O-45:** To align investment in infrastructure (physical, cultural and social) with the priorities for growth unless, in specific instances, environmental considerations dictate otherwise.
- CS-O-56:** To build and strengthen Buncrana as a centre for sustainable economic growth across the sectors, including the promotion of the town as a Tourism Hub for the area.
- CS-O-67:** To seek the resolution of unfinished residential development.
- CS-O-78:** To promote the integration of land use and transportation so as to encourage modal shift and the development of sustainable transportation policies, including public transport, walking and cycling.
- CS-O-89:** 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-910:** To protect and enhance the character of Buncrana's built heritage and its scenic coastal setting, as an important historic and economic resource to enhance trade, tourism and employment opportunities.

CS-O-1011: To identify and harness cultural and heritage assets of Buncrana and to ensure the sustainable use of identified important resources.

Core Strategy Policies

CS-P-1: It is the policy of the Councils to guide development in a sequential manner, outwards from the Town Centre, in order to maximise the utility of existing and future infrastructural 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: It is the policy of the Council to monitor the uptake of 'Residential (Phase 1)' lands (Sites A- X) and 'Mixed Use' sites 'M3, M4, M5, M6 & M8,' together with monitoring of housing land supply through extant permissions, vacant properties and unfinished housing developments and to ensure the sufficient and appropriate use of these assets prior to consideration of release of 'Strategic Residential Reserve.'

CS-P-23: 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).

CS-P-34: It is the policy of the Councils to ensure that the design and layout of development proposals promotes accessibility and does not obstruct, significantly narrow, physically encroach upon, or otherwise restrict the safe use of established, or the route of potential strategic linkages.

CS-P-45: It is the policy of the Councils to ensure that development proposals make efficient use of land and does not otherwise hinder the future development potential of backlands.

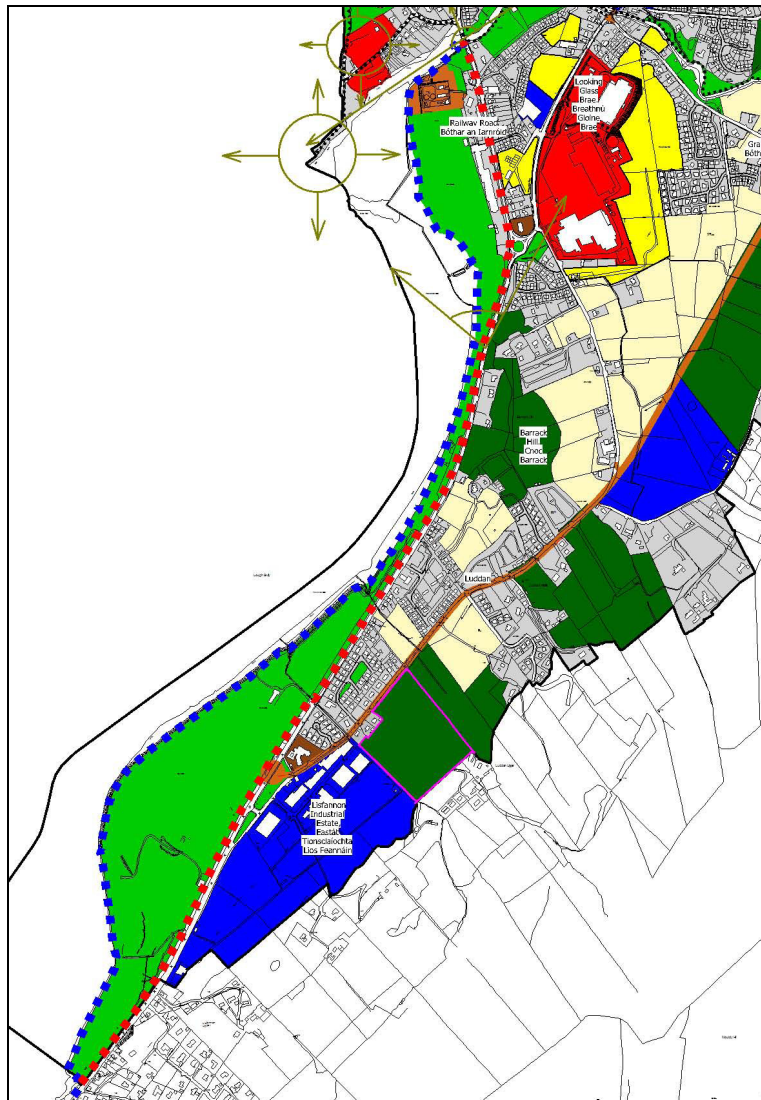
CS-P- 56 It is the policy of the Council to consider proposals that seek to resolve existing unfinished residential development, including through the appropriate reconfiguration of developments, and such proposals shall be considered outside the population targets set by the Core Strategy.

Appendix 2

Maps Associated with the Material Alterations

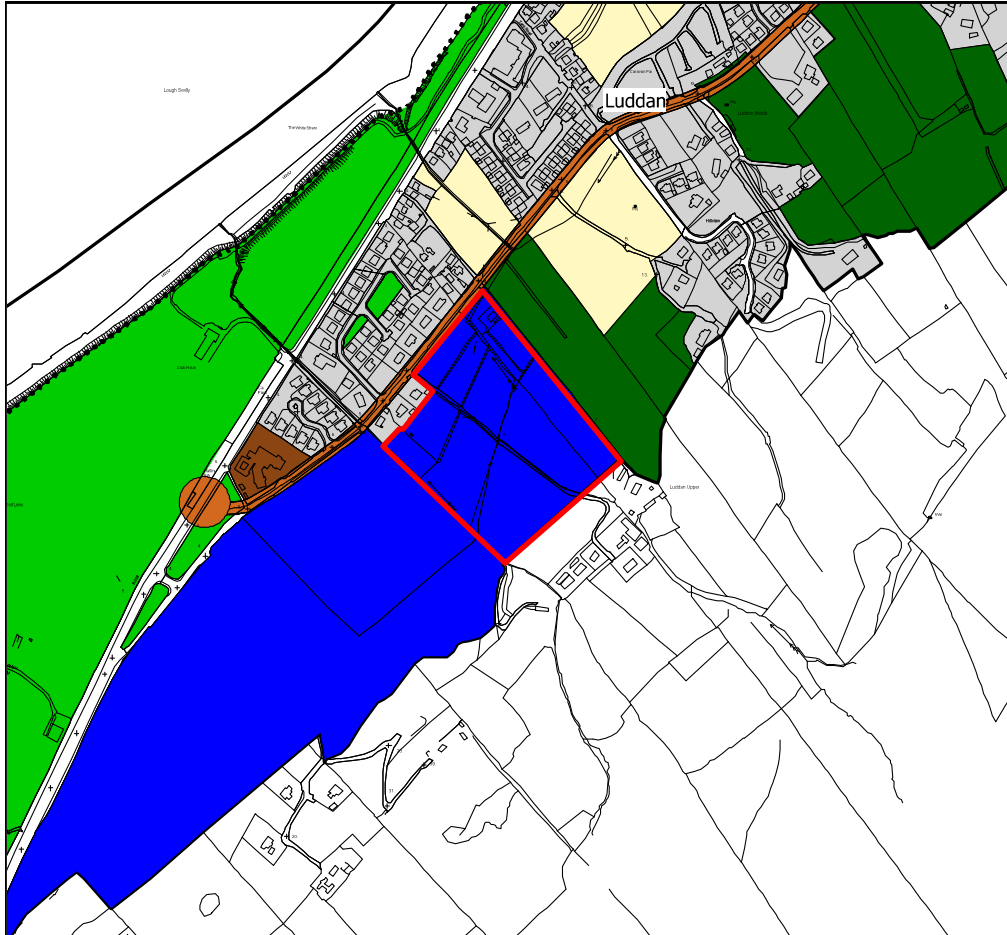
Material Alteration 7 – Coastal Walkway

(To amend Map 1(A) of the draft plan so as to omit the 'walkway' along the coastline from Victoria Bridge to the southern extremity of the plan boundary shown as a blue dotted line on the map entitled 'Material Alteration 7' contained in Appendix 2 of this document, and replace with a revised corridor adjacent to the Regional Road as shown as a red dotted line on the map entitled 'Material Alteration 7').



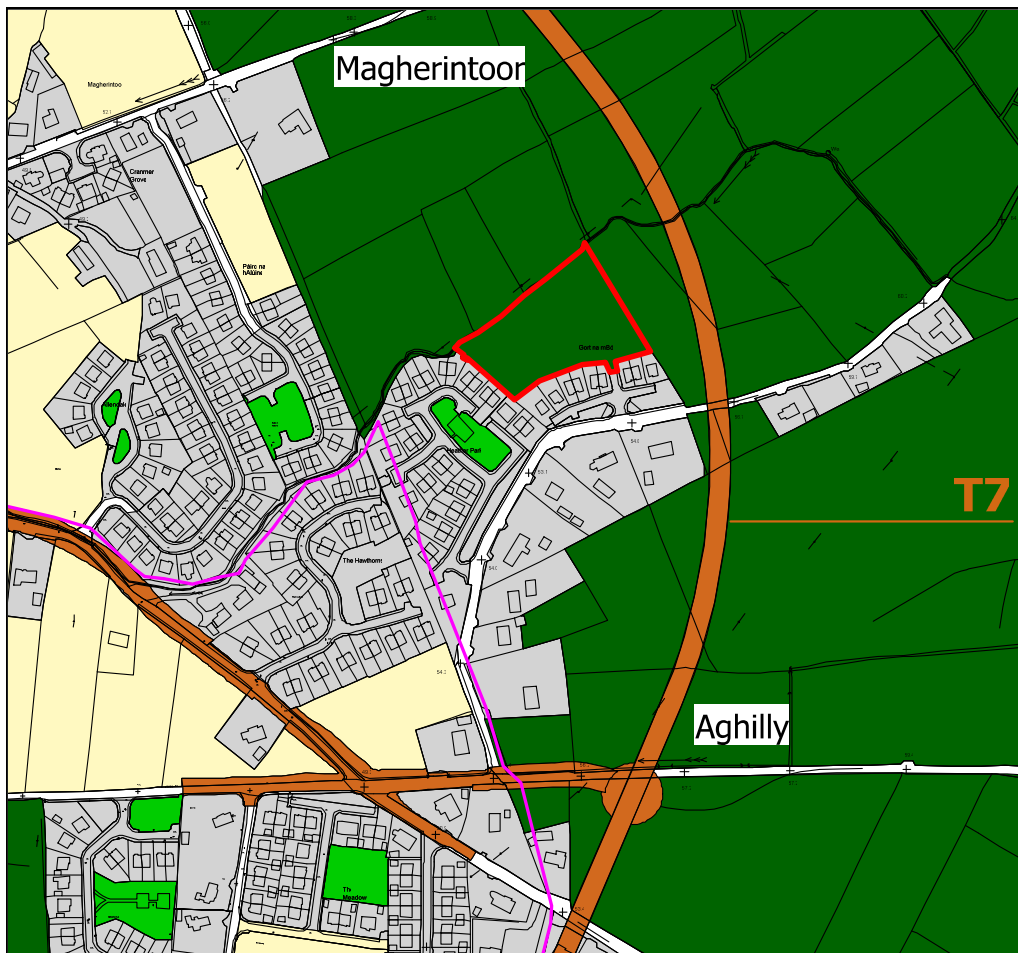
Material Alteration 10 – Luddan

(To amend Map 1A of the Draft Plan to rezone lands outlined in red from 'General Employment' to 'Agriculture / Rural').



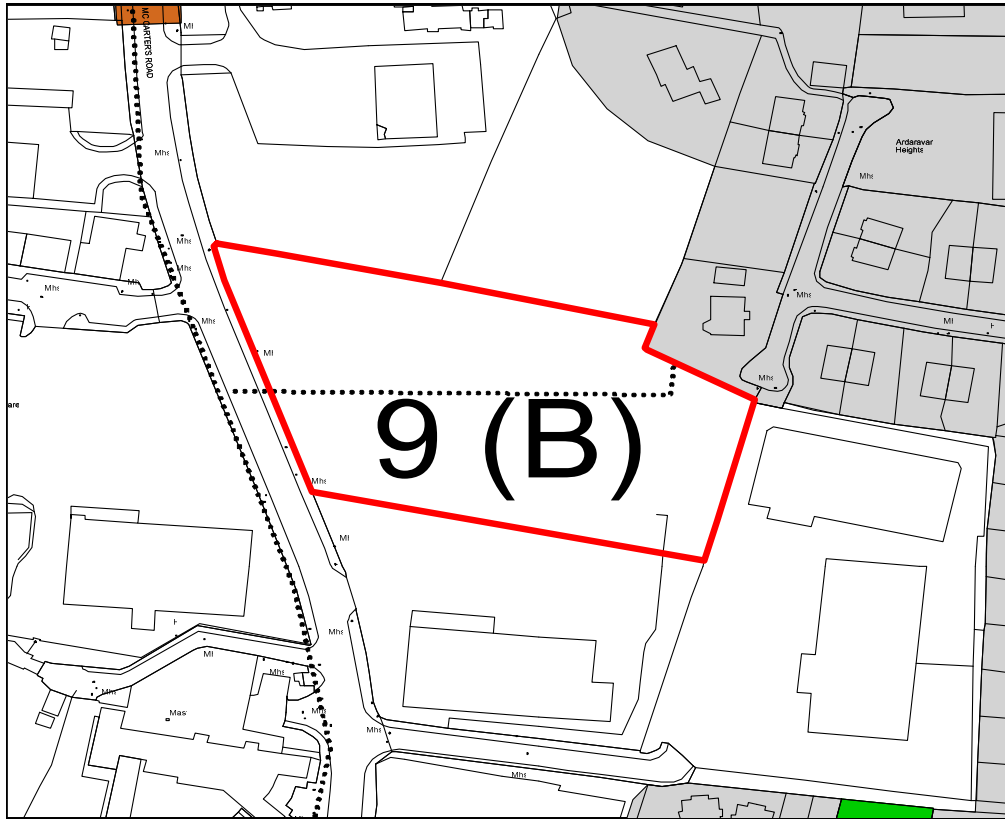
Material Alteration 11 - Gort na mBó

(To amend Map 1A of the Draft Plan to rezone lands from 'Amenity/ Recreation' to 'Established Development').



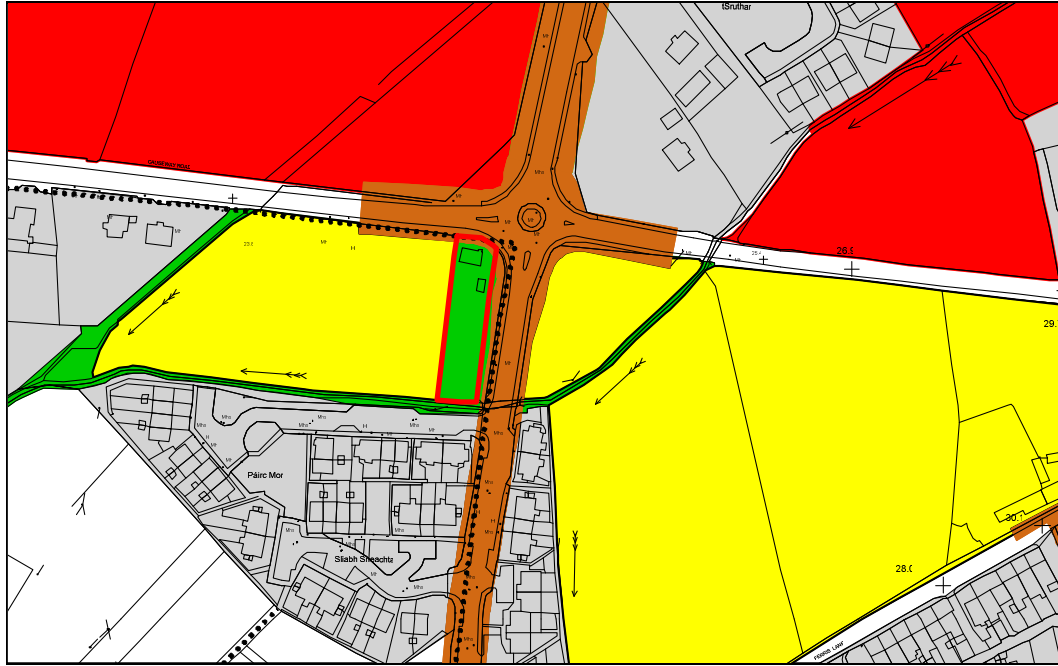
Material Alteration 13 - Ardaravan

(To amend Map 1A of the Draft Plan to omit a 'Walkway', identified as a dotted line within Site 9 (B) at Ardaravan).



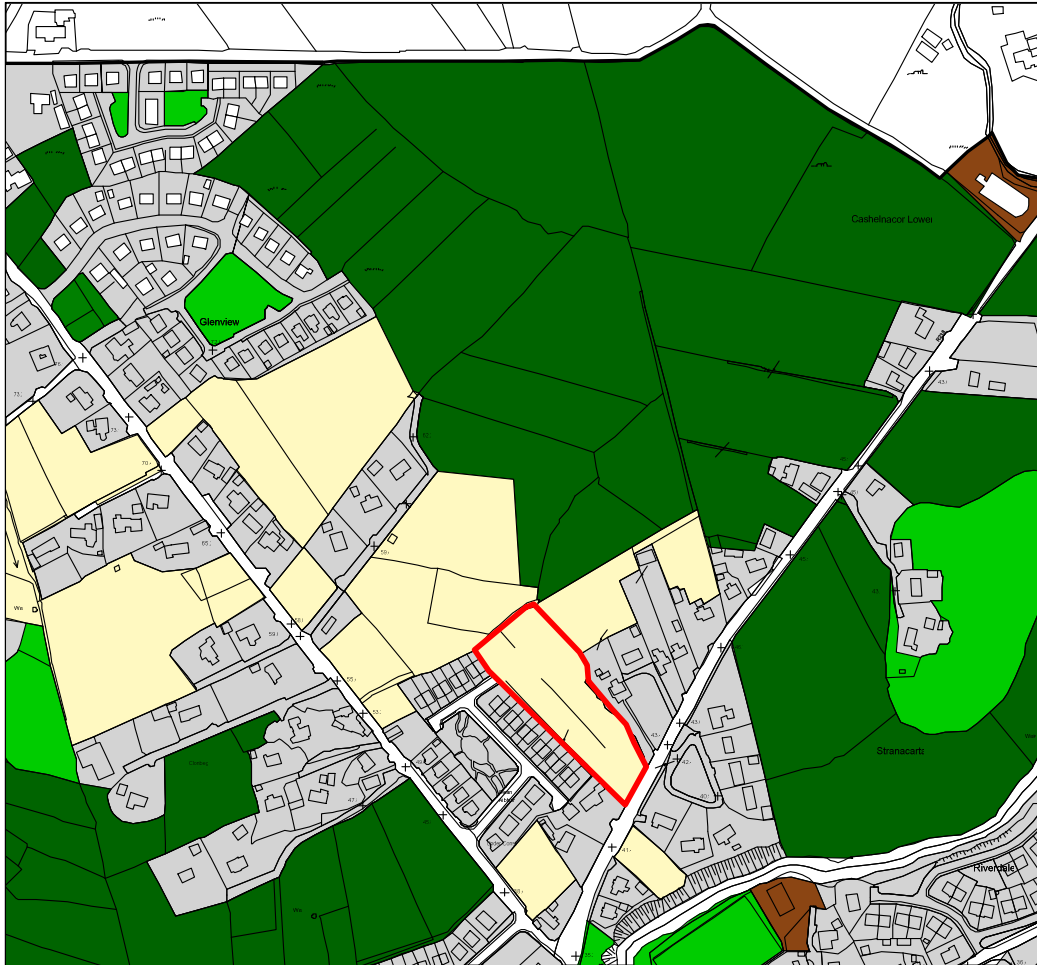
Material Alteration 14 – Behind Páirc Mór, Causeway Road

(To amend Map 1(A) of the draft plan so as to rezone lands, outlined in red from 'Amenity / Recreation' to 'Established Development').



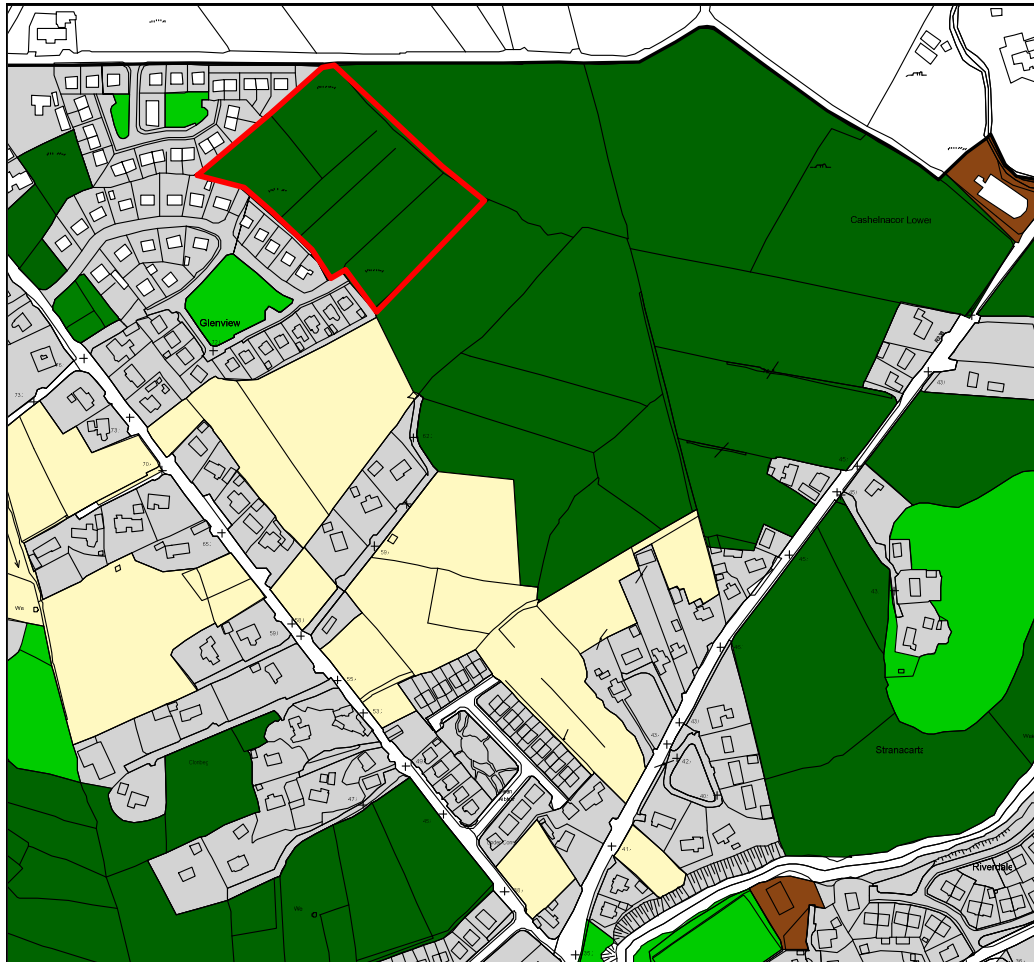
Material Alteration 15 - Gleann Aibhinn, off Cockhill Road

(To amend Map 1A of the Draft Plan to rezone lands, outlined in red from 'Strategic Residential Reserve' to 'Residential (Phase 1)').



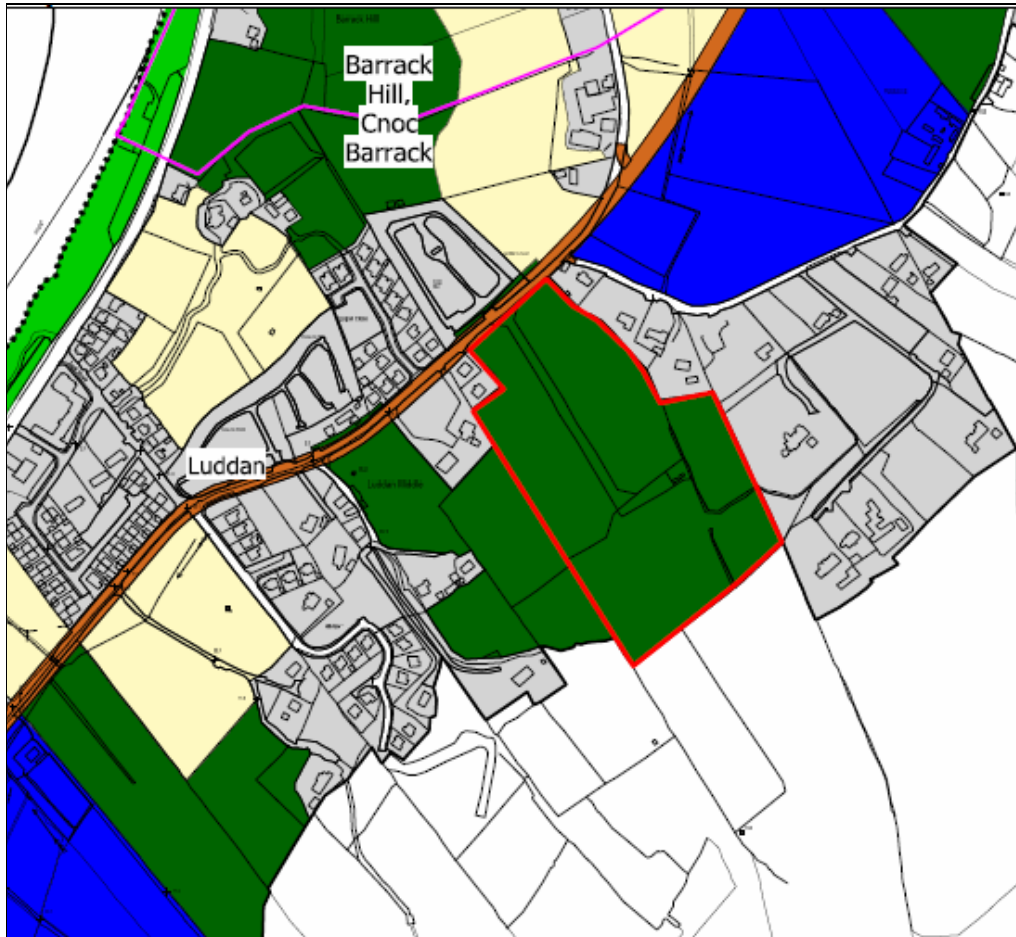
Material Alteration 16 - Glenview, Clonbeg

(To amend Map 1A of the Draft Plan to rezone lands, outlined in red from 'Agriculture / Rural' to 'Strategic Residential Reserve').



Material Alteration 17 - Luddan

(To amend Map 1A of the Draft Plan to rezone lands, outline in red from 'Agriculture / Rural' to 'Strategic Residential Reserve').



Material Alteration 18 - Milltown Road

(To amend Map 1A of the Draft Plan to rezone lands, outlined in red from 'Agriculture / Rural' to 'Strategic Residential Reserve'.)

