

## **PETTIGO LOCAL AREA PLAN 2007-2013**

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



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## **Forward**

This Local Area Plan was prepared by the Central Planning Unit, Department of Planning and Economic Development, Donegal County Council, in accordance with sections 18-20 of the Planning and Development Acts 2000 - 2006.

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## **Acknowledgements**

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## **Public Consultation**

A vital element of the plan preparation process was engagement with the local community. This process assisted in the identification of the needs and aspirations of local residents, as well as establishing the opportunities, threats and constraints in the village. This consultation was carried out using various methods such as, the distribution of information leaflets, posters and submissions as well as public meetings.

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# **SECTION 1 INTRODUCTION**

## **1.1 What is a Local Area Plan?**

A Local Area Plan is a statutory land-use planning document consisting of a written statement and associated mapping. It is prepared in accordance with Sections 18-20, Part 2 of the Planning and Development Acts 2000 – 2006 and must be consistent with the objectives of the County Donegal Development Plan 2006 - 2012.

The purpose of this Local Area Plan is to establish a framework for the proper planning and sustainable development of Pettigo. The Plan outlines objectives, policies and land-use zonings which will shape the future development of the village. It enables local communities to become involved in the Plan making process, offering local knowledge about life in the area and identifying solutions and opportunities for the future. This Local Area Plan for Pettigo is an important document which will affect those who live, work and visit the village.

## **1.2 Planning Context**

The Draft Pettigo Local Area Plan has been prepared in accordance with existing policy documents at National, Regional and Local level. These include:

- 
- National**
    - National Development Plan 2007-2013
    - National Spatial Strategy for Ireland 2002 – 2020 (NSS)
    - Ensuring the Future - A Strategy for Rural Development in Ireland, 1999 (White Paper)
    - Development Plans- Guidelines for Planning Authorities 2006 (Draft)
    - Guidelines For Planning Authorities:
      - Strategic Environmental Assessment, 2004 (SEA)
      - Sustainable Rural Housing, 2005
      - Retail Planning, 2005
      - Architectural Heritage Protection, 2004
      - Wind Energy Development Guidelines, 2006
      - Childcare Facilities, 2001
      - Residential Density, 1999
      - Part V (Planning & Development Act 2000) Housing Supply, 2000.
      - Part V (Planning & Development Act 2000) Implementation, 2002
  - Regional**
    - Regional Planning Guidelines for the Border Region, 2004
  - Local**
    - County Donegal Development Plan, 2006-2012

## **1.3 Strategic Environmental Assessment**

In accordance with the 'Strategic Environmental Assessment (SEA) Directive', the Planning and Development Acts 2000-2006, and SEA Guidelines, SEA is not mandatory for Local Area Plans with a population of less than 10,000. However, Planning Authorities must assess and determine whether SEA would be merited based on the premise of whether or not the adoption of the Local Area Plan would give rise to significant environmental impacts. To this end, a screening process was carried out on the proposed draft Plan. The screening report concluded that Donegal County Council have considered the potential environmental impacts of preparing a Local Area Plan for Pettigo, having regard to the criteria outlined in Schedule 2A of the Planning and Development (SEA) Regulations 2004. On balance, it is considered that Strategic Environmental Assessment would not be required for this proposed Local Area Plan.

## PETTIGO LOCAL AREA PLAN 2007-2013

It is considered that the proposed Local Area Plan is best suited to deal with site specific, development issues, which may arise over the course of the Plan. Policies and objectives in the proposed Plan will ensure that environmentally sensitive areas and the cultural heritage of the Plan area is conserved and enhanced in co-operation with all relevant statutory bodies.

## SECTION 2 PETTIGO - FROM PAST TO PRESENT

### 2.1 Historical Background



**Figure 1<sup>1</sup>**

Pettigo is an ancient market town comprising a rich heritage with many historic buildings. In Celtic times it was the "Place of the Blacksmith" and for medieval Europe it was the gateway to St. Patrick's Purgatory, Lough Derg. This famous place of pilgrimage, which is still popular today, has contributed to the eminence of the village, due to significant numbers of pilgrims passing through annually.

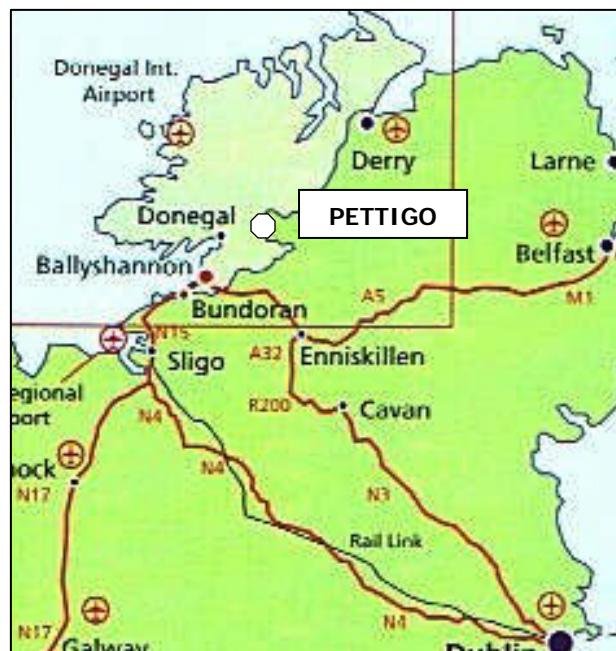
The village became a bustling and popular market town during the 17<sup>th</sup> and 18<sup>th</sup> centuries whilst in more recent times its frontier location made it notorious for activities such as the smuggling of goods across the border. The once operational train line was an economically significant element in the village.

The surrounding locality is rich in archaeological heritage<sup>2</sup>, which is notable from the high numbers of ancient monuments from stone circles, a cairn and a crannog to watermills and a castle. The ruin of Termon Castle, which is located nearby, was built by the McGrath family in the early seventeenth century. Between 1649 – 50, Cromwellion troops bombarded the castle.

### 2.2 Setting

Pettigo occupies an isolated location on the extreme southeast fringe of County Donegal. The village is located on the R232 regional route, which converts into the A35 in Northern Ireland and together with the A32 links Donegal Town and Omagh. Figure 2 illustrates the location of Pettigo on a National, Regional and Local context.

The River Termon, which runs through the village, forms the border between County Donegal and County Fermanagh and in turn between the Republic of Ireland and Northern Ireland. The area of the village that lies in County Fermanagh is called Tullyhommon, but known locally as High Street. This area is elevated in nature and overlooks the rest of the village.



**Figure 2<sup>3</sup>**

<sup>1</sup> Source: [www.geocities.com](http://www.geocities.com)

<sup>2</sup> See Appendix 3 for details

<sup>3</sup> Source: [www.geocities.com](http://www.geocities.com)

The village of Pettigo lies in a valley surrounded by drumlin hinterland comprising a variety of hillocks such as Margy hill and is located within the following townlands: Ardnaglass, Pettigoe, Billary, Drumharrif, Aghafoy and Bircog. The village occupies a riverside setting along the banks of the Termon with wooded areas on the outskirts of the village and on nearby uplands. The many lakes associated with this part of County Donegal are clearly evident around the hinterland of Pettigo. Smaller lakes include for example Aghafoy Lough, Drumgun Lough, Black Lough and Bannas Lough. In the wider context the village lies just northeast of Lower Lough Erne whilst Lough Derg lies further north.

## 2.5 Built Form

Pettigo has experienced minimal growth or change for more than a century, this can be seen from figure 4, which shows a 1906 map of the village. The Georgian core of the village with its strong building line remains very much intact today.

Pettigo presents a coherent and legible built form and consequently retains a rich architectural heritage. Such an architectural legacy derives from its historical Diamond, its ancient monuments, the many historic buildings in and around the village centre examples of which include, former mill, former train station, former courthouse, Bank House and its many places of worship. The core of the village comprises chiefly of Main Street, Mill Street, Station Street as well as older terraced residential developments. These central streets provide a strong and clear townscape. Such built form is community friendly and creates a great sense of place in the village, therefore adding to its overall character.

Contrary to these many positive aspects Pettigo suffers significantly from dereliction and the underutilisation of lands and buildings within the village. Most of the buildings in Pettigo simply address road frontage, which is important in the creation of a sense of enclosure and place.

However, this type of development can in some cases sterilise backlands, make access difficult and thereby compromise the consolidation of the urban centre and efficient use of central lands. It is therefore vital that a strong street frontage be created in conjunction with the development of the backlands.

The occurrence of ribbon development, which is evident on approach roads into the village, has exacerbated this problem. This has resulted in the creation of a weak urban form and weak entry to the village. In addition, there is a need for linkages between areas of backlands and the main streets within the village.

Pettigo has a significant number of derelict properties and vacant plots. Such properties and lands present great opportunities for sustainable redevelopment and conservation. The urban form of Pettigo has for the most part been unscathed by modern development. This offers great prospect for conservation tourism and opportunities relating to local history and heritage, which has in the main been protected to the present day.

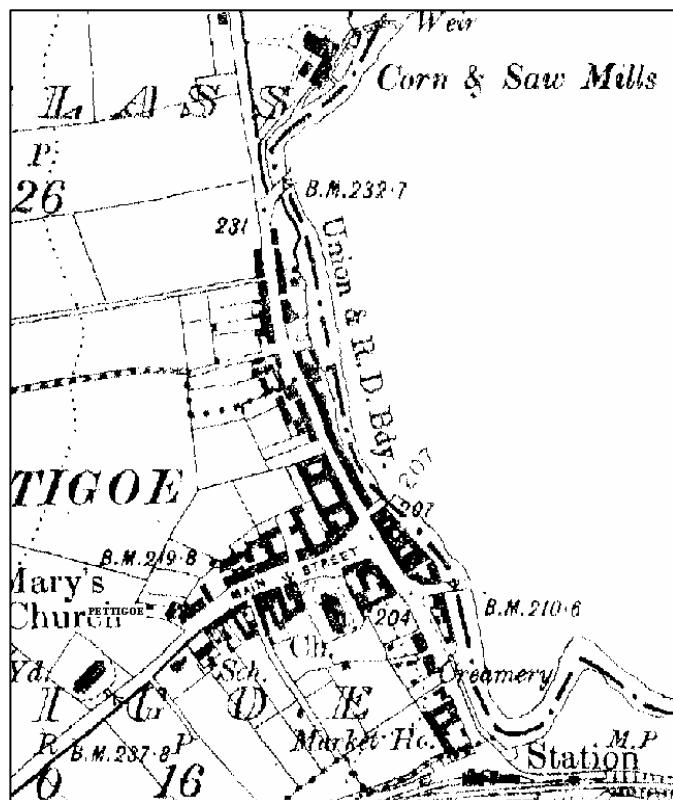


Figure 3

## 2.4 Built Heritage

The rich built heritage of Pettigo is evident throughout the historic core of the village. The village comprises 6 protected structures (see table 1), which are in close proximity to each other. This coupled with a significant number of other important historical, cultural and political properties in the vicinity such as the Former Mill, various Churches, Former Railway Station, Former Courthouse, Former Creamery, etc provide for a truly unique setting and precious heritage village.

**Table 1. Record of Protected Structures**

Name & Ref. Number	Description	Rating	Importance Value <sup>4</sup>
Bank House - 40801205 	End of terrace pair of single-bay three-storey houses built c. 1820, with two-storey split-level extension to rear and bank formerly to ground floors, retaining timber sash windows and early glass.	Regional	AIGDSM
Former Semi - Detached House 40801206 	Formerly semi-detached, now in mid-terrace, two-bay three-storey house built c. 1820, with two-storey split level extension and wing to rear with integral carriageway.	Regional	AIGDSM
Former Semi - Detached House 40801207 	Formerly semi-detached, now in terraced two-bay three-storey house built c. 1820, with single-bay two-storey extension to right-hand side and two-storey split-level extension to rear.	Regional	AIGSM
Former Market House 40801203 	Detached four-bay two-storey gable fronted former Market House and dispensary built c. 1835 with external stairs to left-hand side.	Regional	AHSM
Memorial 40801208 	Carved limestone and pink granite World War 1 Memorial mounted on boundary wall.	Regional	AS
Templecarne Parish Church 40801202 	Detached Neo-Norman style Church of Ireland church built 1838 with chancel to south and gabled porches and vestibule to north with bellcote cover.	Regional	AGSM

<sup>4</sup> For explanation of Importance Values see Appendix 2

## 2.5 Natural Heritage



As an indicator of the landscape quality in the area, 6km North West of Pettigo lies an extensive complex of blanket bog, wet heath, lakes and pools in an area of low hills and broad basins. Much of this area has been designated as a Special Area of Protection (SPA). The site supports a range of bird species such as the nationally important white fronted goose, golden plover and red grouse. A comprehensive site synopsis can be found in Appendix 1 of this document.

Aside from this, Pettigo itself has a rich ecology, which accommodates a diverse range of plant and animal life.



Such variety is due to the diverse habitat found in and around:

- Waterbodies (River Termon, Lough Aghafoy, local streams)
- Hilly areas (Margey, Drumharrif)
- Woodland (plantations, hedgerow, stands of trees, individual species)

The most significant area of woodland within the village is the Drumharrif Plantation. Various native hedgerow and trees define many of the field boundaries within the village.

In addition, there are a number of tree stands located in the village centre such as along the river corridor and in the backlands. These contribute greatly to the visual amenity of the village as well as local biodiversity. In addition individual trees and hedgerows are also an important part of the wider ecological network.

## 2.6 Leisure & Tourism

The location, setting, built and natural heritage and historical and cultural elements of Pettigo described in the above sections illustrate the potential to develop a specialised and rapidly growing form of tourism called Eco-Tourism in the village and surrounding areas. This can be achieved through the sustainable harnessing of the villages many historic and cultural resources. Examples of such are summarised in Table 2.

**Table 2. Available Resources and Possible Tourism Products**

Resource	Tourism Product/Attraction
Open Countryside, woodlands, hills	Walking, Cycling, Climbing groups/clubs, caving, golf
Rivers, Loughs	Water based activities, Amenity Area, yachting
Designated Walks/Cycleways	The Ulster Way, The National Cycle Network, Accommodation
Historic Monuments	Castle, ancient burial grounds, Crannog, tours/trails

Historic village centre	Heritage Trails, Niche Shops, Restaurants, Café, Heritage Centre, Arts and Crafts
St. Patricks Pilgrimage	Tours, Capture visitors into other areas/activities
Traditions & Folklore associated with the border (customs, troubles, smuggling)	Cultural interpretive Tours, storytelling/heritage carnival

Table 2 outlines possible options which if realised would make the village an important holiday destination catering for weekend breaks, eco holidays, cultural and historic trips, activity and adventure breaks. The development of this type of "value added"<sup>5</sup> tourism is highly lucrative and will provide an economic catalyst for the village and surrounding area.

The location of Pettigo is ideal for attracting passing trade from those using this gateway to Donegal.

## 2.7 Population Profile

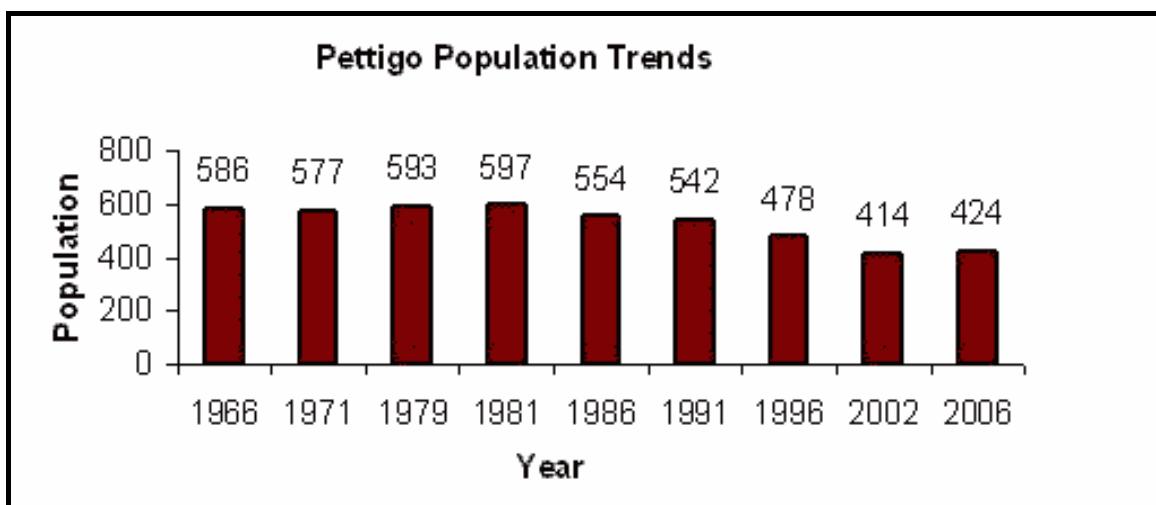


Table 3. "Population of Pettigo DED"

Population statistics for Pettigo as shown in Table 3 indicate overall population decline since the 1960's, this decline became more significant throughout the 1980's and 1990's. There has been a modest reverse to this trend with a slight population increase recorded in 2006. Recent pressure for residential developments indicate that there is a demand for people to return/move into the village.

A recent survey carried out in Pettigo in late 2006, identifying the number of residential units (built and permitted) in the village at 123 units. This indicated a population of approximately 344 persons.<sup>8</sup>

The number of planning applications received by Donegal County Council have seen a dramatic increase in the past year with more residential units being applied for in the past year than ever before in the history of Pettigo. The development trend indicated by this level of demand must be looked upon positively while at the same time maintaining a respect for the character and integrity of the village.

<sup>5</sup> Based on the concept of taking the main attraction of an area and introducing other attractions which capture the visitors of main attraction

<sup>6</sup> Central Statistics Office, CSO

<sup>7</sup> District Electoral Division

<sup>8</sup> CSO 2006 Average Household Formation Size: 2.8 Persons Per Household

## 2.8 Employment/Business/Retail Profile

There is a small number of retail and business related activities in the village, such as:

- Pubs
- Shops
- Hostel, Bed & Breakfast, Self-catering rental accommodation
- Restaurant/take-away
- Petrol station & associated shop
- Post Office
- Small number of offices

Traditionally, Pettigo was a thriving market town with many businesses and much activity. Unfortunately, over the past number of decades the village has seen a decline in many such businesses and a high level of commuting to the larger urban centres. It must be noted that Pettigo is lacking a number services which are important to a village of its size; such services include an ATM, a chemist, broadband.

The recent changes in population trends highlighted in section 2.7 are likely to create greater demand for retail, service provision and business in the village.

## 2.9 Community & Amenity

There is an active community spirit in the village, through the local community group ADoPT<sup>9</sup>, as well as various local individuals. The significant number of community buildings to be found in the village core is evidence of community vitality. Such buildings include the school, the health centre, credit union, the crèche, the various places of worship, community hall, ADoPT centre, community IT suite, community resource centre, family resource centre and the former Mill. However, some of the community buildings are in a poor state of repair. Pettigo lacks a formal village park and is served only by limited open space and amenity areas such as the children's playground and small areas providing civic amenity on the village's streets. The GAA pitch adjacent to the school is an important source of community recreation in the village.




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<sup>9</sup> Association for the Development of Pettigo & Tullyhommon

## SECTION 3 AIMS & OBJECTIVES

### 3.1 Aim

Pettigo Local Area Plan seeks to act as a catalyst for the redevelopment and rejuvenation of the village. The plan aims to create a development framework, catering for the sustainable and incremental growth of Pettigo and respecting the historic built fabric of the village.

### 3.2 Objectives

- Enhancement of the appearance of Pettigo through sensitive redevelopment and removal of instances of dereliction throughout the village.
- Growth and progression of the village through an increase in residential provision which will see a rise in population.
- The focusing of development within the village, preventing urban sprawl and thereby increasing the vitality of Pettigo.
- Protection, recognition and enrichment of the historical and cultural heritage of Pettigo
- The encouragement of retail and business services to facilitate anticipated growth in population and tourism.
- Development of the tourism potential of the village through sustainable ventures that will provide long term benefits such as increased employment and activity in the village and surrounding areas.

## Section 4 DEVELOPMENT STRATEGIES, POLICIES & POLICY OBJECTIVES

### 4.1 Pettigo – A new Strategy

#### **Regional**

The strategic connection of Pettigo with other larger centres in the region can be strengthened through road improvements. However, one of the most beneficial and economic ways of achieving such linkage may be through tourism in both Pettigo and the greater region. Growth in the tourism sector in this region will prove invaluable for the promotion and growth of the village on a larger scale. To this end, strategic flagship tourism initiatives would be highly beneficial, for example, schemes associated with the nearby Ulster Way and Erne Waterway projects.

#### **Local**

A focused and sustainable growth strategy is essential for the proper development of Pettigo in the short, medium and long term. The limited growth experienced in the village must be addressed in a tangible way. In this regard, the development strategy for the village will focus on the consolidation of the urban centre. Concentration of development in and around the core of the village is essential as a means of minimising dereliction in the village. In order to ensure development, redevelopment and conservation focuses on the village centre, the Plan boundary and land use zonings therein must reflect this. In this regard, multiple residential development outside the core areas of Main Street, Mill Street and Station Street (i.e. Beyond the Plan Boundary) will be considered inappropriate as this will take the focus of development away from Pettigo and serve only to decrease the vitality of and exacerbate the decline of the village centre. Further to this, the promotion of new backland and infill development will serve to revitalise and rejuvenate the village allowing for people to live close to services, shops and jobs thereby reducing car based journeys. A significant quantity of underutilised lands and buildings can be found in the backlands and infill areas in the village centre. The sensitive development of these lands is encouraged. The focusing of development on the central areas around the village will provide an opportunity to remove instances of dereliction in the village and rejuvenate the urban core. This approach will also provide for the development of residential areas within walking distance of services. This approach to development growth will encourage more active, useable streets which are more vibrant and safe for users.

### 4.2 General Development

General Development encompasses all development proposals within the Plan boundary. Where more detailed policies relating to specific areas or zonings are necessary, such policy is contained from section 4.2 onwards.

#### **Objectives:**

**OGD 1:** To eliminate instances of dereliction in Pettigo through sensitive redevelopment, reoccupation and reuse and conservation of buildings.

**OGD 2:** To ensure that future development occurs in a way that is consistent with the principles of sustainable development and proper planning and as such, development should not only provide for future residents but should also integrate into the existing community.

**OGD 3:** To encourage and facilitate the co-ordinated development and opening up of village backlands. The development of the backlands affords opportunities for the use of innovative building design by reinterpretation of tradition using the highest quality building materials and design expertise.

**Policies:**

**GD 1:** All development proposals shall adhere to the County Donegal Development Plan 2006-2012, Appendix A: Development Guidelines and Technical Standards and Appendix E: Location, Siting and Design Guide, - Rural and Urban. In addition all proposals for development shall reflect the Urban Design Framework outlined in Section 5 of this Plan.

**GD 2:** All development proposals shall respect the established form, scale, streetscape and integrity of the village so as to integrate effortlessly with the character of Pettigo. Any such proposals shall enhance, reflect and contribute to the existing urban form of the village. To this end incongruous buildings, which are typical of large urban centres, which are poorly designed and lack the ability to create a sense of place, shall be considered inappropriate and unacceptable.



**GD 3:** Development proposals shall ensure the reasonable protection of existing residential amenities and shall have particular regard to minimising overlooking, visual intrusion and noise disturbance.

**GD 4:** Development proposals shall facilitate a combination of mainly residential and commercial activities in the core areas of the village, i.e. Areas zoned village centre and redevelopment sites as well as centrally located established development.



This photo illustrates how some of the criteria outlined in GD5 can be achieved.

**GD 5:** Development proposals on approach roads (incorporating Future Development Reserve, Residential zoning between school and the Garda Station and the Residential zoning on opposite side of road, Residential zoning on Kimmid Road) shall incorporate the following principles:

- Create a clear entrance into the village by avoiding ribbon development at these locations
- Create a clear definition between urban and rural which will force traffic to reduce speeds
- Use the highest quality design, appropriate scale and landscaping
- Create a strong building line with relatively short setback and small or no front gardens to slow traffic down and create a more urban feel

The use of junctions, road narrowing and wide footpaths are also effective traffic management techniques. In addition Appendix 3 outlines the Homezone concept.

**GD 6:** All development proposals shall promote traffic management using model set out in County Donegal Development Plan 2006-2012, Appendix E- Urban, Section 5.5.2. A brief outline of this model is contained in Section 4.11 Movement, Roads & Transportation. In addition, development proposals shall seek to create a strong building line and short streets.<sup>10</sup>

**GD 7:** Development proposals shall facilitate the retention of the unique character of Pettigo by promoting the sustainable use of development land within the village, at density levels appropriate to the character of the village.

**GD 8:** Natural and built heritage features<sup>11</sup> within development sites shall be integrated into development sites and where appropriate shall be incorporated into open space areas such as linear parks etc.



**GD 9:** Development proposals shall ensure the protection of mature trees, hedgerows and the conservation of existing stonewalls and their integration into the new development. New boundaries shall comprise native hedgerow planting and stonewalls which are built using local stone and traditional methods of construction.

**GD 10:** Proposals for infill development shall be in keeping with existing development in the vicinity in terms of form, scale, character and finishes.

**GD 11:** Proposals to extend existing buildings shall be sympathetic in massing and scale to existing buildings.

**GD 12:** Development proposals shall place an emphasis on creating quality environments through employing the homezone principles as outlined in Appendix 3.

#### 4.3 Residential

##### **Strategy:**

The growth strategy outlined in section 4.1 takes a rational approach in setting out a framework for the future development of Pettigo. In terms of residential growth, significant areas of land in close proximity to the urban core of the village have been identified for both village centre and residential development. With proper management in terms of design, layout and density appropriate numbers of residential units can be accommodated on these lands. Further to this, additional lands have been identified for residential growth on the village fringe. The Plan also provides for an area of future development reserve. To this end, there are adequate lands within the Plan boundary to cater for significant additional population growth in Pettigo whilst ensuring the development of the village in the long term.

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<sup>10</sup> Donegal County Development Plan 2006-2012, Appendix E, Urban, page 31 & 35 refers

<sup>11</sup> Examples include, village water pumps, trees, historic outbuildings/wallsteads, boot scrapes, pillar box, telephone box etc.

**Objectives:**

**OR 1:** To develop a quality residential environment within Pettigo, which strikes a sustainable balance between local needs, social and affordable housing needs, and providing a good quality environment with sufficient provision of open space.

**OR 2:** To ensure that development proposals will provide linkages and integrate with the existing village through physical functionality and visual form including new walkways/cycle ways.

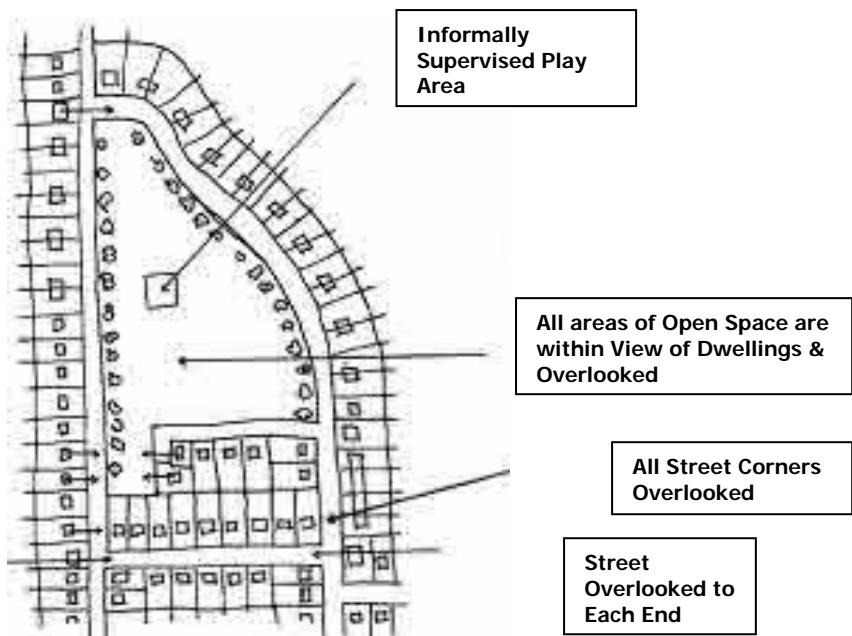
**Policies:**

**R 1:** All development proposals containing a residential element must comply with Section 4.2 General Development and Section 5 Urban Design Framework.

**R 2:** Development proposals shall be well designed with a view to maintaining and enhancing the attractive rural character of the settlement.

**R 3:** Any development proposals comprising 4 or more units shall contain as extensive a range of house types and tenure as the site permits. The provision a range of appropriate residential densities is essential throughout the village.<sup>12</sup>

**R 4:** All residential developments should incorporate sufficient good quality open space which will be visually and functionally integrated with the development. Backland open space or poorly proportioned and narrow tracts will not be permitted and/or included in open space provision. Such developments shall include open space that is both visually appealing, as well as being functional and easily accessible by all members of society.



**R 5:** Holiday home developments will be considered in accordance with Policy RH6 of County Donegal Development Plan 2006-2012.

**R 6:** To ensure the orderly development of the lands identified as "R6 Policy Area" on the Landuse Zoning Map the following standards shall be applied to any proposals for development therein:

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<sup>12</sup> Proposals shall reflect "residential mixing" as set out in Donegal County Development Plan 2006-2012, Appendix E – Urban, Section 5.5.4.

- Development proposals shall accord with all policies contained in the Pettigo LAP and County Donegal Development Plan 2006- 2012, Appendix A: Development Guidelines and Technical Standards and Appendix E: Location, Siting and Design Guide - Rural and Urban, to ensure that the development of the subject lands represents excellence in urban village design.



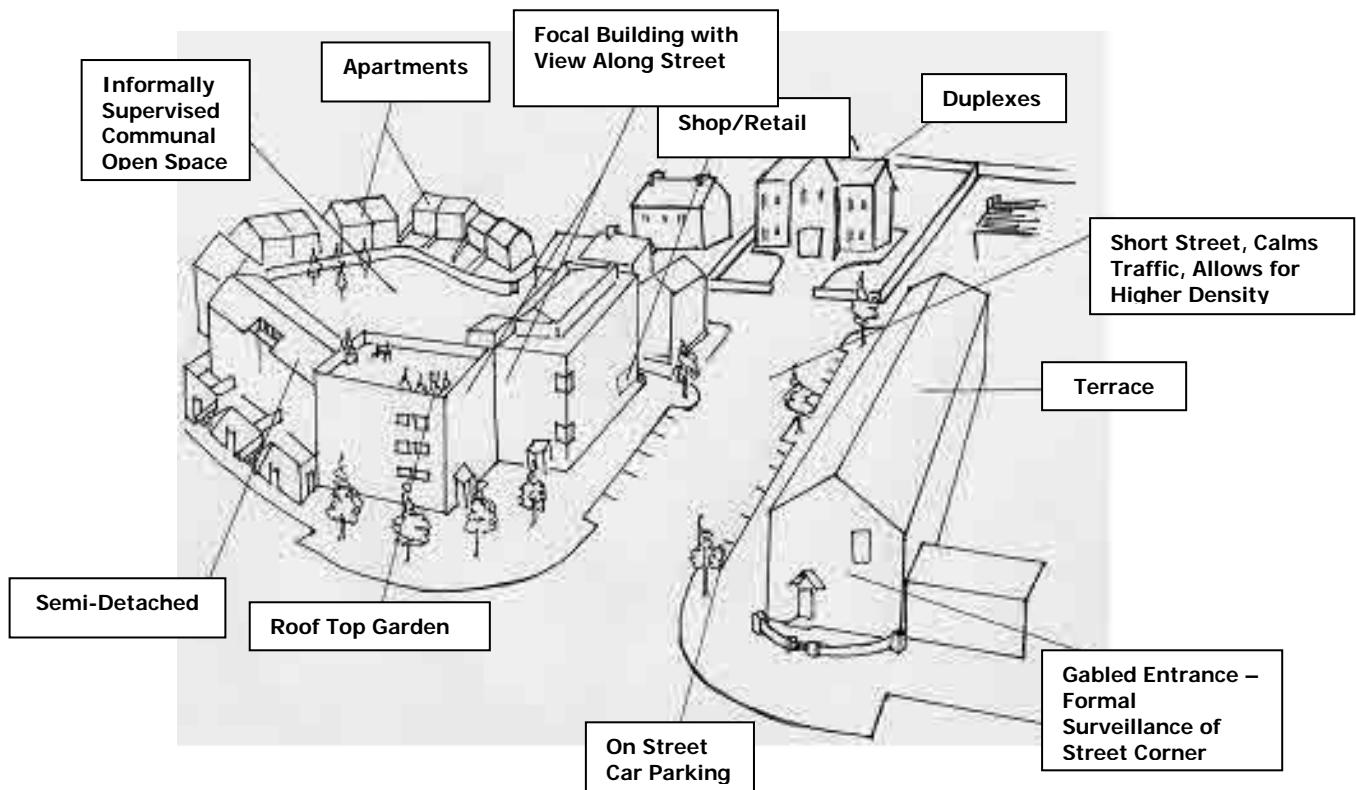
- The development shall incorporate a significant area of parkland along the river corridor as identified in the Landuse Zoning Map, which shall create a highly usable, safe and accessible amenity area (in accordance with Section 5.5.5 Open Space pages 33-38 of Urban Design Guide) for the village. Any proposals shall incorporate a children's playground as identified in the landuse zoning map. Proposals shall ensure that the building blocks address residential proposals to the south of the site and the riverside amenity area so as to provide informal surveillance and to ensure the creation of strong frontage onto the Lough Derg Road as identified in the Landuse Zoning Map. Landmark buildings shall be incorporated into the development, as identified in the landuse zoning map to create a distinct sense of place and identity.
- The design of the development shall be in accordance with Section 5.7 Building Design (page 49) of Urban Design Guide and layout of the space shall be in accordance with Section 5.5. Layout (pages 24-32) of Urban Design Guide.



- Key access points, grid linkages and high permeability shall feature strongly in terms of movement through the space.



- Development proposals shall ensure that the character of this quarter is very much in keeping with high quality streetscape so evident in the village core, offering distinctive spaces and good sense of place.
- The subject lands shall be used primarily for residential and amenity uses, however neighbourhood-community uses shall also be considered acceptable. These include for example, local shop, hair salon, café, crèche, community offices, etc.



The above sketch and photos below illustrate how some of the criteria outlined in R3, R4, R6 and various other policies can be achieved.



#### 4.4 Employment & Enterprise

##### Objectives:

**OEE 1:** To improve and enhance existing business, enterprise and employment generating development

**OEE 2:** To encourage and facilitate the establishment of small enterprises which will give rise to local employment subject to compatible uses, activities and operations.

**OEE 3:** To protect and enhance traditional shopfronts and important shopfront elements in the village.

**OEE 4:** To encourage developments comprising of a mix of retail and residential uses, in particular “living above the shop”.

##### Policies:

**EE 1:** The design of shop fronts, advertisements and signage shall be carefully designed and well constructed having regard to the architectural heritage values of the village and shall comply with Architectural Heritage Protection – Guidelines For Planning Authorities 2004, chapter 12.

**EE 2:** The size, design, colour and materials used in shop fronts, advertisements and signage shall be the result of careful design consideration. Signboards and display windows shall be appropriately scaled in relation to the building as a whole. Neon style signage and large illuminated fascia shall be avoided.

**EE 3:** Subtle externally illuminated signage and shop fronts can enhance streetscape, however, it shall be given careful consideration.

#### **4.5 Recreation & Tourism**

##### **Objectives:**

**ORT 1:** To promote and encourage the development of the tourism industry through harnessing the many resources which area possesses, such as those outlined in Section 2.6.

**ORT 2:** To encourage the development of Pettigo as a strong base for recreation and tourism in particular with a view to supporting activities such as fishing, hill walking, yachting, sailing, and other activities such as those outlined in Section 2.6.

##### **Policies:**

**RT 1:** Tourism related proposals must be sustainable and compatible with existing uses. Such proposals must not compromise the resource itself.

**RT 2:** Development proposals relating to "value added" tourism and recreation shall be particularly encouraged.

**RT 3:** Holiday home developments will be considered in accordance with Policy RH6 of County Donegal Development Plan 2006 - 2012.

#### **4.6 Community & Education**

##### **Objectives:**

**OCE 1:** To co-operate with community groups and sports bodies to further improve and extend community, education, leisure and recreational facilities.

**OCE 2:** To encourage the development of sheltered housing in the village subject to the standard criteria such as adequate access, compatible adjacent uses and siting & design.

**OCE 3:** To co-operate with the Department of Education and Science and the local school management boards, in the provision of adequate facilities for the educational needs of the community.

##### **Policies:**

**CE 1:** Promote the development of community facilities in the village such as community centres, childcare facilities, schools, health facilities, sports and recreation facilities.

**CE 2:** To provide purpose built crèches and playschools in residential developments, where appropriate.

**CE 3:** To facilitate the sensitive redevelopment of the Former Mill for community/tourism use.

**CE 4:** To facilitate the refurbishment of the community hall or redevelopment of the site for community use.

## 4.7 Open Space and Amenity

The visual amenity of the village can be enhanced by an integrated network of amenity and recreational spaces and walkways. The zoning objectives provide for an extensive amenity network comprising a mix of walkway, pocket park and civic spaces.

### **Objectives:**

**OOSA1:** To enhance existing civic amenity spaces and, where feasible, provide additional small civic squares or green pockets with street furniture, planting, landscaping and public lighting where appropriate.

**OOSA2:** To provide a linked amenity network comprising pedestrian and cycle routes around the village, incorporating the river, the woodland, the school, the children's playground, the old railway line, the village streets and new development areas.

### **Policies:**

**OSA1:** All development proposals shall have regard to the amenity network set out in the landuse zoning map as part of the layout and design of the proposal.



**OSA2:** Layout & orientation of buildings shall have regard for:

- Open space provision in terms of informal surveillance and overlooking
- Visual amenity in terms of providing dual or triple aspect in building design

**OSA3:** All amenity areas associated with development proposals shall be of a quality design, centrally located, accessible and overlooked within the development.

## 4.8 Natural Heritage

### **Policies:**

**NH 1:** Individual mature trees and hedgerows within the proposed Plan area shall be protected. Proposals to remove any of the trees identified must be approved as part of a planning application. Such a request must demonstrate justifiable argument supporting such proposals for removal and details of future compensatory landscaping proposals.

**NH 2:** Topographical features, woodlands, water bodies, significant trees shall be integrated as part of any development proposals.

**NH 3:** A comprehensive landscaping Plan shall be submitted as part of any development proposal. All such Plans shall carry out an extensive site survey identifying existing site features such as hedgerows, trees, ditches, rock outcrop, etc. Each Plan shall provide a detailed analysis demonstrating how the proposal will successfully integrate with the natural heritage of the site and surrounding area.

**NH 4:** Development proposals must not materially obstruct scenic views of the surrounding landscape such as the various hills, woodlands and rolling countryside.<sup>13</sup>

**NH 5:** Development proposals on visually sensitive lands located on the Kimmid Road shall ensure that the visual amenity of this highly sensitive area is protected. Proposals shall include details of significant tree belt screening as indicated on the landuse zoning map.



Any such proposals shall clearly demonstrate how the proposed development integrates with the landscape, thereby ensuring that the development does not result in skylining.

#### 4.9 Built Heritage

##### Objectives:

**OBH 1:** To promote public awareness in relation to historic buildings and the importance and value of the architectural heritage of Pettigo.

**OBH 2:** To assist owners of protected structures in the maintenance and repair through advice and grant aid under the 'Building and Conservation Grants' scheme operated by the Department of the Environment, Heritage and Local Government.

**OBH 3:** To encourage proposals and enquiries into whether structures merit placement on the record of protected structures.

**OBH 4:** To facilitate the sensitive redevelopment of Bank House.

**OBH 5:** To facilitate the sensitive redevelopment of the derelict corner block on Main Street and Station Street.

**OBH 6:** To facilitate the sensitive redevelopment of the Former Creamery buildings.

**OBH 7:** To promote Pettigo as a centre of historical and environmental excellence through historical, eco, "value added" and conservation and heritage tourism.

##### Policies:

**BH 1.** All development proposals shall adhere to the principles established within Appendix E, Location, Siting and Design Guide, Rural and Urban, Co. Donegal Development Plan 2006-2012 and Architectural Heritage Protection, Guidelines for Planning Authorities 2004, DOEHLG.

**BH 2.** All development proposals shall conserve, protect and, where appropriate enhance, the village as a place of architectural, amenity and urban design value.

**BH 3.** All development proposals shall use existing redundant buildings and structures that contribute to the village character.

**BH 4:** Where feasible, stonewalls shall be preserved, enhanced and extended in a manner that is in keeping with traditional stone-walling in the area, in terms of form, materials and methods of



<sup>13</sup> Refer to Donegal County Development Plan 2006-2012, Appendix E – Urban, Section 5.4

construction. Other important non-structural elements of the built heritage shall also be protected.<sup>14</sup>

#### 4.10 Archaeological Heritage

##### Objectives:

**OAH 1:** To secure the preservation, (in situ, or as a minimum, preservation by record) of:

- The archaeological monuments included in The Record of Monuments as established under section 12 of the National Monuments (Amendment) Act, 1994.
- Sites and features of historical and archaeological interest.
- Sites which are newly discovered as a result of ground disturbance works associated with development.
- Areas of influence/setting of such features.

**OAH 2:** To consult with the Department of the Environment, Heritage and Local Government and other Prescribed Bodies and have regard to their advice.

##### Policies:

**AH 1:** To conserve and protect those monuments which are listed as recorded monuments and which are protected under section 12 of the National Monuments (Amendment) Act, 1994.

#### 4.11 Movement, Roads & Transportation

##### Objectives:

**OMRT 1:** To create excellence in terms of ease of movement for pedestrians and cyclists throughout the village by ensuring that useable linkages and loops are created thereby minimising dead ends.<sup>15</sup>

**OMRT 2:** To improve existing roads in the village. Also to provide, upgrade and extend footpaths on all roads to the Local Area Plan boundary during the lifetime of the Plan. These roads and footpaths shall have particular regard to the needs of people with special mobility requirements.

**OMRT 3:** To provide a pedestrian crossing at the School.

**OMRT 4:** To provide a pedestrian crossing on Mill Street.

**OMRT 5:** To improve access to important public amenities and tourist amenity sites.

##### Policies:

**MRT 1:** All development proposals shall provide pedestrian and cycling linkages within the proposed site and between the proposed site and surrounding streets, developments or areas. In addition development proposals shall not impede access into neighbouring lands.<sup>16</sup>

**MRT 2:** New roads required to serve new development or redevelopment areas will be required to be designed and constructed to a high standard, in order to provide an attractive and safe environment.<sup>17</sup>

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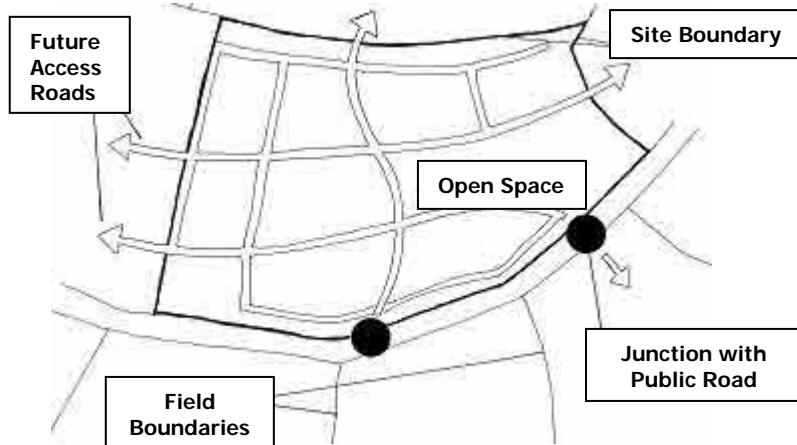
<sup>14</sup> Examples include, village water pumps, trees, historic outbuildings/wallsteads, boot scrapes, etc.

<sup>15</sup> Donegal County Development Plan 2006-2012, Appendix E, Urban, Section 5.5.2 Movement & Legibility refers

<sup>16</sup> Developments shall reflect HomeZone concept, Appendix 3 refers

<sup>17</sup> Donegal County Development Plan 2006-2012, Appendix A & Appendix E refers

**MRT 3:** All development proposals shall promote traffic management using model set out in County Donegal Development Plan 2006-2012, Appendix E- Urban, Section 5.5.2. In addition, development proposals shall seek to create a strong building line and short streets.<sup>18</sup>



**MRT 4:** All development proposals shall provide sufficient on site parking, which shall be designed and landscaped to a high standard. On restricted town centre sites where parking standards are unattainable, the developer may examine shared car parking/alternative car parking provision on adjacent lands in conjunction with the current Development Contribution Scheme.

The Council consider that the shared use of car parks throughout the day by different users with different alternating needs to be a more sustainable use of that land. e.g. shops/offices/bank etc. generally require parking spaces during office hours, whereas many private users have vacated their car-parking spaces to commute to work during those office hours. The Council therefore welcome proposals for the shared use of these car-parking areas.

**MRT 5:** The old railway corridor shall be safeguarded in order to facilitate re-integration into the transport network (or to facilitate their use as cycling or walking routes) in the short, medium and long term.

#### 4.12 Water & Wastewater

##### Objectives:

**OWW 1:** It is an objective of the council to coordinate infrastructure on a cross-border basis.

##### Policies:

**WW 1:** Multiple residential development and business related development shall liaise with all 5 Council directorates to ensure adequate services are in place prior to formally submitting proposals.

**WW 2:** Foul drainage treatment will be considered in accordance with County Donegal Development Plan 2006 - 2012, Appendix A, Section 1.3.

**WW 3:** Water supply will be considered in accordance with County Donegal Development Plan 2006-2012, Appendix A, Section 1.2.

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<sup>18</sup> Donegal County Development Plan 2006-2012, Appendix E, Urban, page 31 & 35 refers

#### 4.13 Flooding

##### Policies:

**F1:** In areas that may be liable to flooding such as along the river, etc any proposals for development must be accompanied by a comprehensive flood risk assessment report carried out by a competent and qualified professional. A flood risk assessment should be undertaken with the objectives of:

- Providing an assessment of whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and of the measures proposed to deal with these effects and risks.
- Satisfying the Planning Authority that any flood risk to the development or additional risks arising from the proposal will be successfully managed with the minimum environmental effect.

**F2:** Where flood risk is identified appropriate measures must be taken to ensure that the development protects against flood risk, attenuation/mitigating measures such as SUDS.<sup>19</sup>

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<sup>19</sup> Sustainable Urban Drainage Systems

## SECTION 5 URBAN DESIGN FRAMEWORK

The following framework outlines design elements specific to Pettigo, which will inform the design and layout of development proposals.

### BUILDING CHARACTERISTICS

The buildings commonly found in and around Pettigo are of a simplistic vernacular form.

Some characteristics are:

- Simple smooth/rough render finish
- Vertical emphasis timber windows
- Quoins
- Red brick window/door surrounds
- Red brick chimneys
- Low set wall plate dormers



### Policies:

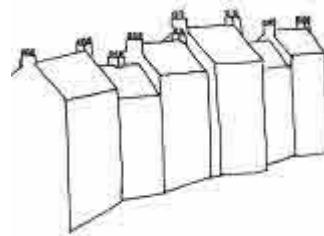
**UD 1:** All development shall comply with County Donegal Development Plan 2006-2012, Appendix E Location, Siting and Design Guide – Rural & Urban, employing a contextual approach and respecting the surrounding streetscape.

**UD 2:** The following principles must be applied to both new build and redevelopment proposals:

- The design and use of materials shall be in keeping with, and shall respect local tradition and adjacent properties.
- House designs shall avoid monotonous repetition by inclusion of subtle variations.
- A traditional external finish shall be employed.
- The use of stone shall be restricted to that which is strongly or traditionally associated with the locality.
- Suburban type design and developments shall not be permitted.
- The use of uPVC and other incongruous finishes shall be minimised particularly on Main Street, Mill Street and Station Street.
- The creation of an interesting and safe places/streetscapes shall be a key element.
- High standards of design and landscaping shall be essential.
- The use of rooflights to the front of buildings should be minimised, where they are necessary they should be recessed, that is, they should sit flush with the roof surface.
- The creation of strong frontage and legible layout.

**UD 3: BUILDING LINE**

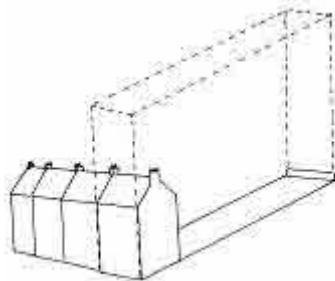
New developments shall respect the existing building line by maintaining continuity and recreating distinct meander and variation which are the foundations of the Donegal street. Stepping back from the established building line may only be acceptable in the following circumstances:



- To identify and accentuate important public/landmark buildings.
- Where it can be demonstrated that through innovative design.
- Positive enhancement of the village and streetscape will result.
- Where well-designed and safe public space is to be provided.

**UD 4: PLOT SIZE**

New developments shall reflect the dimensions of traditional plots. This can be achieved through the breaking up of the façade, roofline and building line. Should new or existing development seek to amalgamate adjoining plots, this should not be apparent from the street, as the new build shall incorporate variations in the composition of the facade in order to reflect historical plot size.

**UD 5: ROOFLINE**

The roofline of any new development shall reflect the gable ended, steep pitched form of the traditional Pettigo roofline. Slate shall be used as the principle roofing material. New development shall apply the traditional roofline format, which comprises slight variations with stepping up and stepping down of eaves and ridge to break up form. The traditional stout chimneys associated with Pettigo shall form part of any redevelopment or new build project. These shall be located so as to break through the ridge of the building.

**UD 6: DENSITY**

The density of any new development shall respect village centre density ranges. In general, higher densities are encouraged provided it can be accommodated:

- Without injuring the character of the area.
- By taking an imaginative and sensitive approach.
- Where the development comprises a quality layout and design.
- Sufficient, high quality open space has been provided.
- The development does not constitute over-development of the site in terms of injurious impact on neighbouring property.

**UD 7: ACCESSIBILITY**

Areas of road frontage often comprise key access points to backlands. These indicative access points are identified on the landuse zoning map. To ensure that they are protected, no development shall be permitted at these points unless a viable alternative is identified. Links into and out of new developments shall utilise key access points as identified in on the landuse zoning

map, where this is not possible, an alternative, preferably shared access shall be created. Any such entrance will provide for safe movement through the space using the design of buildings and layout of the site to achieve this. Developments shall use the homezone concept<sup>20</sup> in terms of accessibility and layout.

**UD 8: WIRESCAPE**

In the interests of improving the built fabric, all development proposals incorporating wires, pipes and cables shall be installed underground (i.e. electrical, gas, water, sewerage, telecoms, broadband, fibre optics).

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<sup>20</sup> See Appendix 3

## SECTION 6 LANDUSE ZONING OBJECTIVES

### **Plan Boundary**

This line sets a clear and defined boundary for the village of Pettigo. It sets out the new development envelope in which the village can grow. The new boundary supersedes the Control Points for Pettigo as established within the County Donegal Development Plan 2006-2012. Development proposals within the Plan boundary will be assessed using this document, while proposals outside the Plan boundary will be in the rural area and thereby considered in accordance with the County Donegal Development Plan 2006-2012.

### **Established Development**

Established Development comprises areas of the village where principal land uses have been established. In most cases, the building line and road frontage associated with these areas are satisfactory and shall be maintained. Where vacant plots, underutilised lands and derelict buildings exist in these areas, localised mixed use, infill development and conservation or development that is compatible with adjacent uses shall be encouraged. All developments carried out in these areas shall comply with County Donegal Development Plan 2006- 2012, Appendix E: Location, Siting and Design Guide, - Rural and Urban. In addition all proposals for development shall be in compliance with the Urban Design Framework outlined in Section 5 of this Plan.

### **Residential**

To reserve these lands, primarily for residential use in accordance with, County Donegal Development Plan 2006-2012, Appendix A: Development Guidelines and Technical Standards, Appendix E: Location, Siting and Design Guide, - Rural and Urban and Section 5 of this document.

### **Opportunity Site**

It is the policy of the council to promote the sustainable development of these sometimes undeveloped, unsatisfactory, derelict, vacant sites which are often serviced and offer valuable opportunities for reuse. Appropriate uses for such sites comprise a variety of compatible mixed-use proposals, e.g. Office, retail, community, residential, cultural and professional. In all cases the development proposal shall make a positive contribution to the space, having regard to the quality and character of the predominant streetscape and use of local materials.



### **Redevelopment Area**

Redevelopment sites have been identified on lands, which have, in the main suffered from vacancy, dereliction and general underutilisation. In most instances an established building line can be identified, and where this is the case it shall be maintained. Where no building line exists, one shall be created, providing for continuity and the distinct meandering and variation which are the foundations of the Donegal Street and so prevalent within Pettigo. This landuse zoning encourages the consolidation of key village centre areas through the redevelopment and conservation of underutilised, vacant and derelict buildings and lands. Appropriate uses for such sites shall be village centre uses, comprising a mix of local facilities, e.g. Office, retail, community, residential, cultural and professional. It must be noted that old stone houses, outbuildings and similar on these lands offer a valuable resource for tourism and associated accommodation with particular emphasis on the cultural and historic tourism. These shall be incorporated into development proposals where practicable.

All developments carried out in these areas shall comply with County Donegal Development Plan 2006- 2012, Appendix E: Location, Siting and Design Guide - Rural and Urban. In addition all proposals for development shall be in compliance with the urban design framework outlined in Section 5 of this document. The redevelopment of lands on the corner of Mill Street shall ensure the protection of historic buildings/outbuildings/walls and the incorporation of such structures into any such proposal.

### **Village Centre Development**

The Village centre comprises areas of Pettigo close to the centre which lend themselves to the extension of the main urban fabric of the village. The development of these areas shall be through the creation of a series of streets, civic areas and alleyways which are closely linked and reflect the character of the existing historic character of the village in terms of scale, layout, use of materials and design of structures. Appropriate uses for such sites shall be village centre uses, comprising a mix of local facilities, e.g. Office, retail, community, residential, cultural and professional, "living above the shop" will be particularly encouraged.

The development of lands at the junction of the Lough Derg Rd. and Kimmid Rd. shall address both the Kimmid Rd and the Lough Derg Rd. In addition due to the sites key location within the streetscape, any such development of the site shall include a landmark building/creation of a focal point at the junction of the Kimmid Rd and the Lough Derg Rd.

### **Future Development Reserve**

These lands lie on the fringe of the village and as such shall be considered premature for development subject to the following:

- Take up and development of alternative sites within the Local Area Plan Boundary.
- Availability of public infrastructure.

In terms of a use for these lands, development shall be mixed use in nature.

This zoning is in line with and supports the development concept for Pettigo where development will focus on the village core in order to increase vitality and address dereliction.

### **Community & Education**

To reserve these lands solely for community, educational and health related uses such as school, library, health centre, crèche, community/cultural building.

### **Amenity/Walkways**

To reserve these lands for existing and proposed amenity areas, walkways and open spaces.

### **Policy R6 Area**

The development of the subject lands shall be in accordance with the particulars set out in Policy R6, on page 13 of this document.

### **Tree Belt/Shelter Planting**

Policy NH5, page 18 Refers.

## Section 7 Environmental Assessment

### Environmental Assessment of the Draft Pettigo Local Area Plan

#### Likely Significant Effects on the Environment of implementing the Plan.

In accordance with Article 19 (4) of the Planning & Development Acts 2000-2006, Local Area Plans shall contain information on the likely significant effects on the environment of implementing the Plan. This information is contained in Table 5 below.

Positive  Negative  Negligible  0

Table 5. Environmental Assessment

Policies	Impact					Consequence
	Human Beings	Landscape Conservation	Built Heritage	Cultural & Built Heritage	Natural Heritage & Visual Impact	
Development Strategy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See Section 4.1
Established Development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provides for the protection of residential amenity within areas of established development as well as small-scale infill development and brownfield redevelopment.
Residential	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision of additional appropriately zoned lands for residential development and changing use of land from lands currently in agricultural use.
Opportunity Site	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Allows for a more flexible range of uses and encourages enhancement of site.
Redevelopment Site	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Provision for the re-development, and positive reuse of, existing infill and brownfield sites within the town as well as providing access to backland sites.
Village Centre Development	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Revitalisation and intensification of lands within village core through mixed-use developments that are appropriate within the context of the townscape and comprising of village centre uses.
Amenity/ Walkway	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The protection of the locally important environmental amenities such as the setting of the town, river corridor and significant woodland habitat/environment.
Community/ Education	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The provision of adequate and qualitative community and educational facilities.
Built/Natural Heritage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	The preservation and enhancement of protected structures.
Pedestrian and Cycle Routes	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The provision of walkways and cycleways on existing and new carriageways. Pedestrian/cycle links increase the accessibility of backlands & discourage car use.
New Access Road/Key Access Points	<input type="checkbox"/>	<b>0</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Reservation of alignments for future streets and roads.

- **The cumulative nature of the effects.**  
An increased demand for such physical infrastructure as water, sewerage, roads, footpaths, etc is envisaged due to the designation of additional lands for development.
- **The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).**  
The proposed Plan area will likely cover an area of approximately 30 hectares and will provide for the sustainable growth of Pettigo and its population.
- **The value and vulnerability of the area likely to be affected due to special natural characteristics or cultural heritage.**  
Given the unique architectural, archaeological and morphological characteristics of Pettigo the plan ensures that these are not only retained but also enhanced and utilised for the benefit of the town.

## Appendix I

### Pettigo Plateau Nature Reserve Special Protection Area (SPA)

EU Natura Site

SITE CODE: 004099

Situated to the west of Lough Derg, this site comprises an extensive complex of blanket bog, wet heath, lakes and pools in an area of low hills and broad basins. The bog is mostly undisturbed and has a good range of vegetation communities and microtopographical features, e.g. hummocks, inter-connecting pools and flushes. The dominant species of the bog are Deergrass (*Scirpus cespitosus*), Common Cottongrass (*Eriophorum angustifolium*), Heather (*Calluna vulgaris*), Purple Moor-grass (*Molinia caerulea*) and *Sphagnum* mosses. The principal lakes within the site are the Dunragh Loughs, Lough Barderg and the eastern half of Lough Golagh. These lakes are of the oligotrophic (nutrient-poor) type and support a typical flora of Common Reed (*Phragmites australis*), Great Fen-sedge (*Cladium mariscus*), Bottle Sedge (*Carex rostrata*), Bulrush (*Typha latifolia*) and Broad-leaved Pondweed (*Potamogeton natans*), amongst others. The site is bounded by extensive conifer plantations to the east and south, with further bog to the north and west. The area is underlain by metamorphic gneiss and schist.

The site supports a range of bird species typical of open bog habitat. It was formerly a regular feeding/roost haunt for a nationally important Greenland White-fronted Goose flock - this flock had an average size of 148 individuals for the six winters 1988/89 to 1993/94. In the 1980s, however, the flock largely deserted the bogs in favour of coastal grassland sites at Durnesh Lough and Brownhall though somewhat surprisingly, birds were again recorded feeding on the bogs in the winter of 1992/93. Brownhall appears no longer to be used by the geese due to management changes and it is believed that nowadays they may be feeding at least partly on the Pettigo bogs. However, there have been no recent sightings of birds in the vicinity of the site and it is considered that usage of the site is now infrequent.

The site supports nesting Golden Plover though the number of pairs is not known. Red Grouse are well distributed in the area. Both Merlin and Hen Harrier nest in the vicinity and are known to forage within the site.

Much of the site is designated a Statutory Nature Reserve and a Biogenetic Reserve, and is also listed under the Ramsar Convention. There appear to be no significant threats to the site, although further afforestation in surrounding areas would result in undesirable fragmentation of the Pettigo Plateau bog complex.

The ornithological importance of the site lies in the range of species typical of peatland habitats that it supports. Of particular note is that Golden Plover, Merlin, Hen Harrier and Greenland White-fronted Goose are listed on Annex I of the E.U. Birds Directive. Red Grouse is a Red listed species.

## Appendix II

### Protected Structures

**Templecarne Parish Church Ref No: 40801202**

**Rating:** Regional

**Importance Value:** Architectural, Group, Streetscape or Setting, Materials.



**Former Market House Ref No: 40801203**

**Rating:** Regional

**Importance Value:** Architectural, Historical, Streetscape or Setting, Materials.



**Bank House Ref No: 40801205**

**Rating:** Regional

**Importance Value:** Architectural, Interior, Group, Detail or Design, Streetscape or Setting, Materials.



**Former Semi-Detached House Ref No: 40801206**

**Rating:** Regional

**Importance Value:** Architectural, Interior, Group, Detail or Design, Streetscape or Setting, Materials.



**Former Semi-Detached House Ref No: 40801207**

**Rating:** Regional

**Importance Value:** Architectural, Interior, Group, Streetscape or Setting, Materials.



**Memorial** Ref No: 40801208

**Rating:** Regional

**Importance Value:** Architectural, Streetscape or Setting.



## National Monuments

There are no National Monuments within the Local Area Plan Boundary, however 4 are located just south and south west of the boundary. They are as follows:

**Ringfort (Rath/Cashel)**

Monument Number: DG 105 - 009

Location: South of Town

General Classification: Sites & Enclosures

**Ringfort (Rath/Cashel)**

Monument Number: DG 105 - 010

Location: South of Town

General Classification: Sites & Enclosures

**Ringfort (Rath/Cashel)**

Monument Number: DG 105 - 012

Location: South of Town

General Classification: Sites & Enclosures

**Castle (Earthern Work)**

Monument Number: DG 105 - 01402

Location: South West of Town

General Classification: Eartherworks & Caves

## Appendix III

### Homezones



#### Concept

- Homezone: streetscape in which the needs of neighbourhood residents are given equal weight to the needs of automobiles.
- Traffic and car parking are not excluded but designed so that vehicles only travel a little faster than walking pace and parked cars are not intrusive
- Trees, planters, public art, varied street surfaces and signage all give drivers the message that they are guests, sharing the space with other users.

#### Basis for Use

- Vehicle speed is a major factor in road safety, when the speed of the vehicles involved is less than 20mph there is a significant lowering in the severity of accidents involving pedestrians.

#### Advantages

- Developed through wide community involvement, designed with the provision of social space and the needs of all taken into account.
- Encourage a diverse range of uses for the street, new types of paving and planting makes the street visually attractive and unique.
- Provides facilities such as areas for children to play, larger gardens, planting and seats, engendering a community feel, encouraging community ownership and civic pride.
- People on the streets reduces opportunities for crime ensuring safe spaces and communities.



## Objectives

- Safety: traffic is going slower, bring people onto streets
- Use of public space: diversity of activities benefits children, elderly and less mobile residents
- Attractive streets with more space for landscaping and trees
- Removal of fast moving traffic: encourages other modes of travel
- Community ownership and pride encourages greater care of the street by residents
- Improved quality of environment and increased attractiveness of urban living
- Allocating less space for roads provides more space for social areas, not additional housing

<b>Physical Measures</b>	
<b>Horizontal</b> Gateways Speed Control Bends Road narrowing Chicanes Traffic islands False roundabouts Overrun areas	<b>Vertical</b> Round topped road humps Speed cushions Speed tables Raised junctions

- All speed restraint measures must be correctly signed and carry the appropriate road markings.



## Methods

- Install attractive 'gateway' treatment and signs to advise all road users of a change in the environment
- Introduce traffic calming such as road narrowing, chicanes etc. to slow down traffic
- Define areas for cycle and car parking
- Include attractive landscaping and tree planting
- Provide seating areas and meeting spots not necessarily confined to the highway

## Existing Developments

- The cost to retrofit a homezone may be quite high

- Measures introduced should not be viewed as 'bolt on' features, appear as an afterthought or as a means of making the unacceptable acceptable
- Care should be taken that measures form an integral part of the design itself, fitting comfortably into the overall environment
- In historic areas, extra care must be taken as speed tables and particularly road humps can look out of place.
- Rumble strips can cause noise nuisance and are therefore not suitable
- Close to housing, or other sensitive areas
- Residents do not always welcome Road humps.

### New Developments

- No extra cost if designed into the original construction
- Planned layouts that 'naturally' indicate appropriate driver behavior are best, horizontal features are likely to be more acceptable to all road users
- Short cul-de-sacs, frequent junctions and sudden changes in direction will often be sufficient to achieve the desired vehicle speed
- The grouping and alignment of buildings, boundary treatment and landscaping should emphasis and complement any speed restraint measure
- Narrow streets without curbs and sidewalks slow speeds, vehicles are further slowed by placing trees, planters, parking areas etc. in strategic locations
- Identify potential points of conflict between pedestrians and vehicles and provide speed restraints wherever roads intersect pedestrian or cycle networks i.e. crossings to shops or recreation areas
- Where a new development is likely to increase the speed and volume of traffic past i.e. the entrance to a school, a "safe route to school" or a route frequently used by children and cyclists should be developed and protected
- Vertical measures can be desirable in certain locations, for example at pedestrian crossing points or road junctions
- Consideration must be given to provide access by fire trucks, sanitation vehicles and other service vehicles