

DONEGAL TOWN - FUTURE GROWTH STRATEGY - SUBMISSION TO THE DRAFT LAP

The Map below sets out a future growth strategy for Donegal Town that is predicated on a number of concepts which are outlined below:

Residential - the lack of housing is a serious restriction, there is also a restriction on choice and a reliance on 3/4 landowners in the current draft LAP, this Map suggests an approach based on strengthening existing residential patterns (similar to Westport see below), providing a choice of areas to live in, preventing landbanking, and facilitating the creation up of a new future proofed neighbourhood at Drumrat / Drummenny. This new district would be master planned to include community facilities, public open space, roads & services.

Employment Use - additional employment use must be attracted to the town, and a suitable large scale site designated as an employment park and serviced with infrastructure and landscaping to provide sites for larger scale uses, this should be a council priority for implementation and bringing in other stakeholders such as the IDA.

Town centre expansion - the town centre is limited in terms of future growth, the Diamond is currently at capacity, it is desirable that it should grow towards Opp Site 2 which is a gateway site for the south west of the county, providing parking that will support the town centre, and that it should grow towards the Bosco / Mart site which has the potential to provide a much needed new community leisure centre and sheltered housing close to the town centre and grow towards Supervalu to integrate it to the town centre. Expansion of the town centre must be pedestrian friendly. Multistorey / deck parking must be designated / implemented for the town centre. The towns public realm is a key priority and must be invested in by the Council, a coherent approach must be taken with regard to materials, street furniture, lighting, footpath widths with the widening of the footpaths around the Diamond a priority, this approach should facilitate pedestrians / tourists to move around with ease and connect to the town centre expansion areas identified.

Town Park - is a vital component of the plan, there is currently no public space in the town and all the sports clubs are short of pitch space, located on a flood plain and accommodating the old railway, the park would include pitches, pedestrian bridges, and riverside walkways. The park is a priority for implementation over the life time of the plan.

2 Tourism opportunity sites -with an strong emphasis on environmental sustainability; 1 adjacent and encompassing the craft village this is an opportunity site for mixed tourism uses encompassing a site for a new hotel, additional craft / artisan food uses, within a parkland amenity setting, 2 at Revlin encompassing an eco holiday village, recreational facilities and an extension of the bank walk. adjoining this site low impact uses such as camping / glamping should be considered to facilitate further development and use of the bank walk

Gateway site 2 - needs to be linked to the town park with pedestrian cycle linkages to the town centre

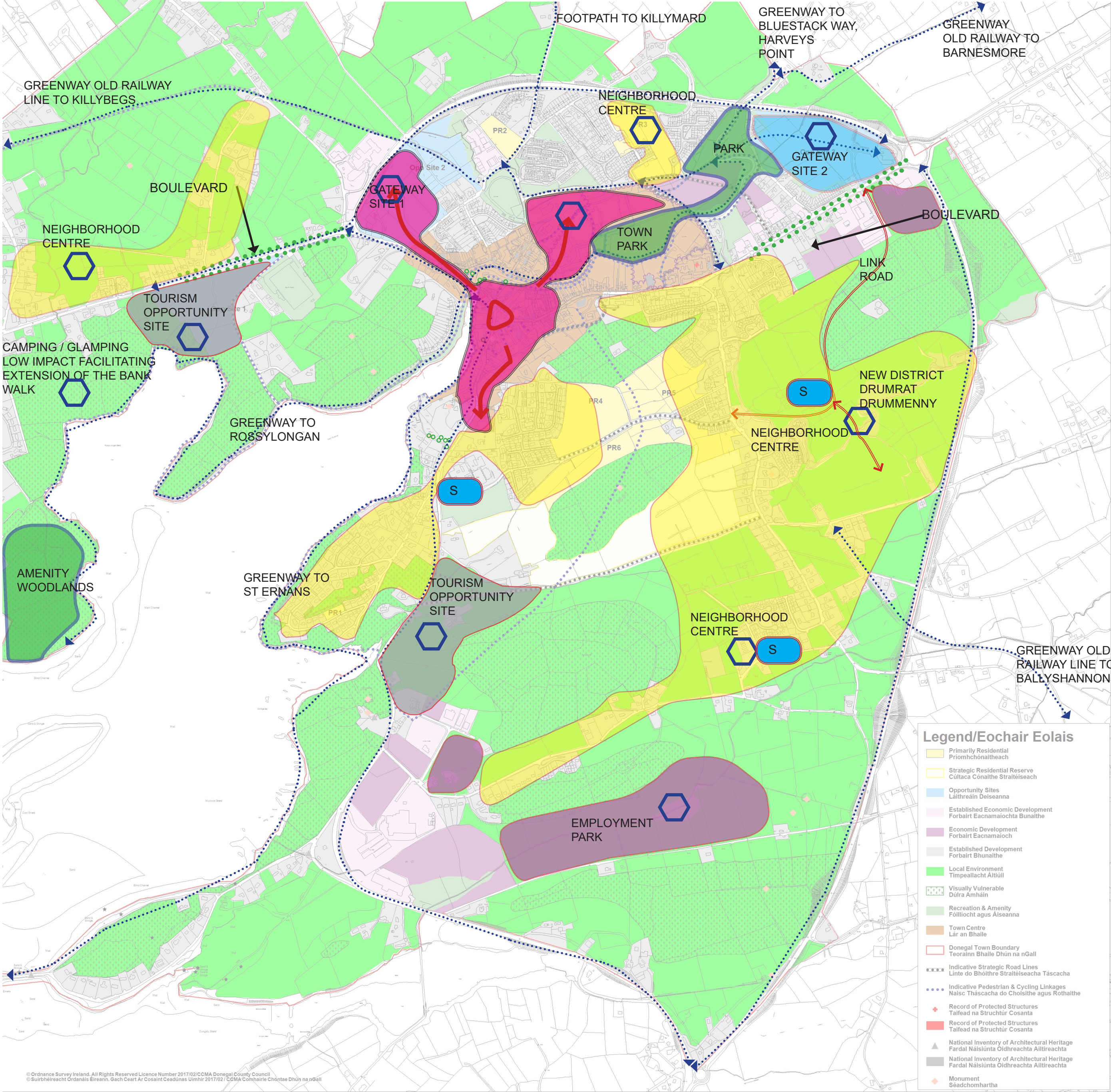
By -pass - development adjoining the By -pass should provide landscaped edge treatment that is coherent with other areas to include a beech hedge / maple trees and walking / jogging track

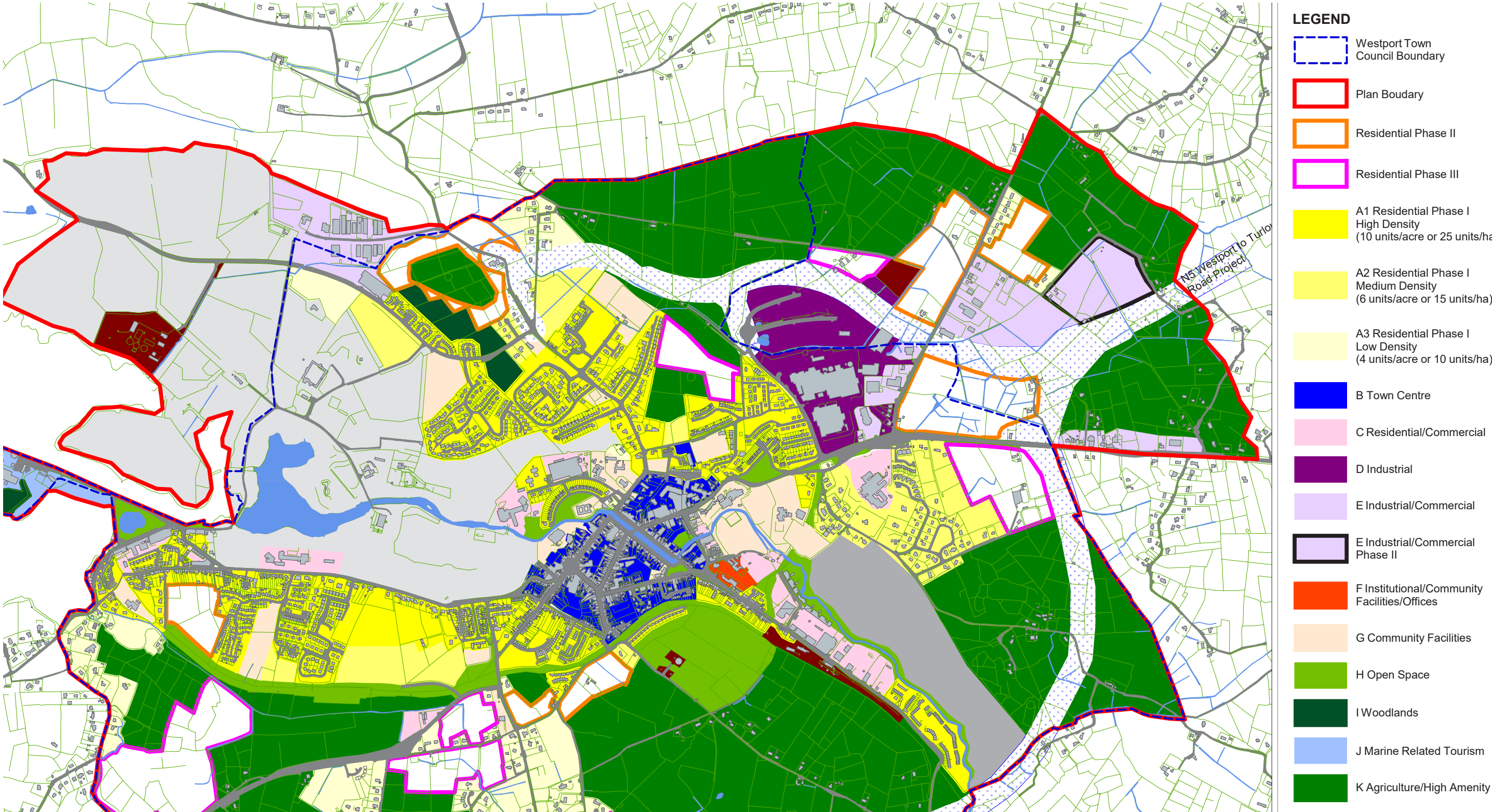
Neighbourhood centres - should be provided for all designated residential, gateway, tourism areas to include local community facilities, shop, creche, play areas, community building, primary school

New schools - provision for a new primary school and expansion of the existing secondary school / new secondary school site should be provided, a new primary or new secondary school could be an important component of the new proposed district Drumrat / Drummenny, a new primary school has been approved for the Gaelscoil, its imminent development must be facilitated and footpaths from the adjoining residential area of Ard Aoi bheann constructed to improve vehicular and pedestrian access to the school.

The Coillte owned site at Rossylongan should be designated for an amenity woodland with public trails and seating areas.

Greenways - these are vital to building on the tourism potential of the town, the old railway infrastructure must be designated for walking trails, the bank walk must be designated for extension along the bay to Rossylongan / Mountcharles, the bluestack way needs to be connected along the river to the Diamond. All routes should connect at the town park. Riverfrontage development along the River / Bay - the hotels must address the river, a boardwalk should be provided to the rear of the hotels, new development along the river must have river frontage addressing the river

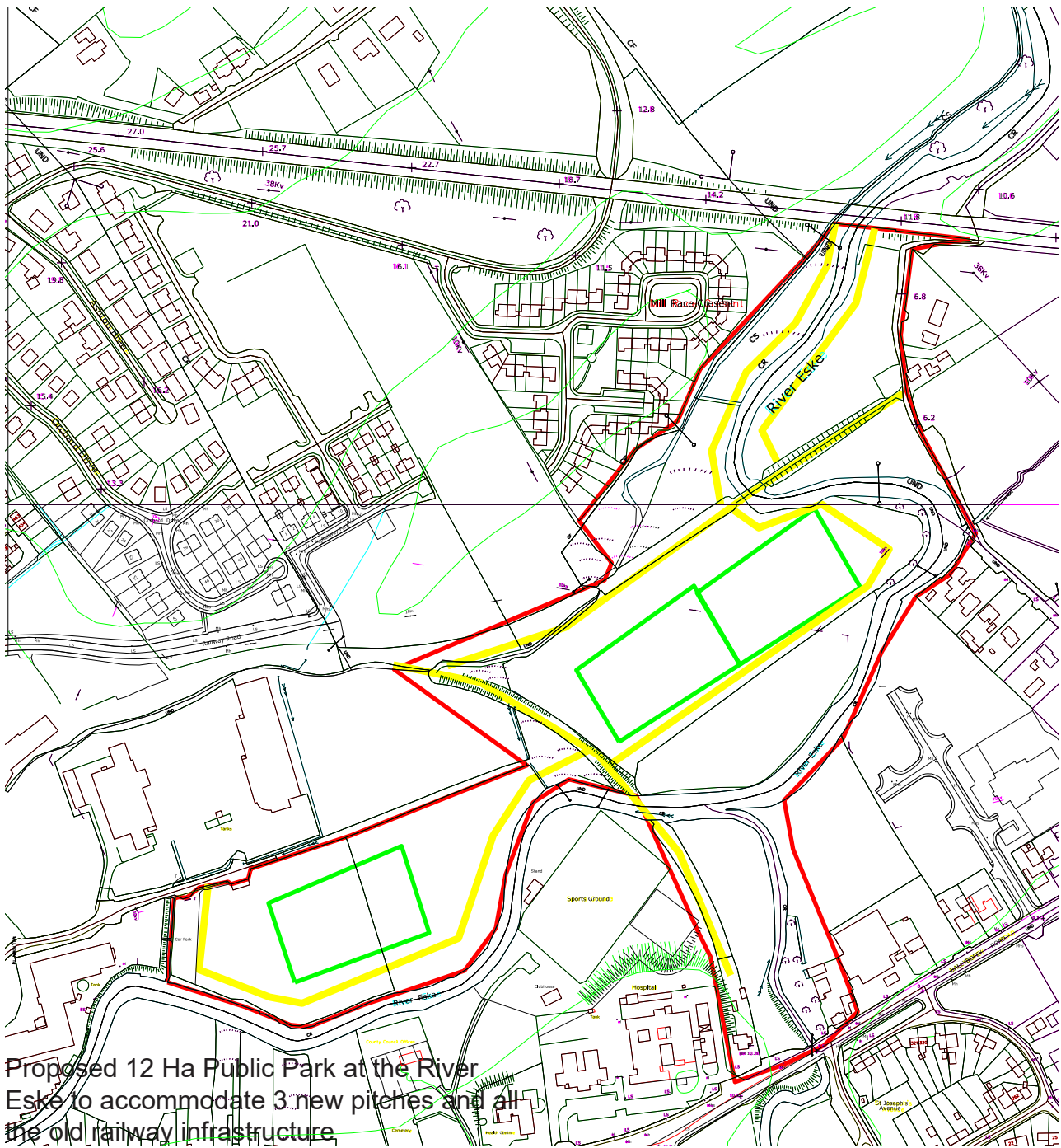




EXTRACT

Westport LAP - land use zoning map - existing residential included in residential zoning

- plan allows for strengthening / densification of existing residential
- new residential sites are phased I, II & III allowing flexibility with regard to suitable sites.



Proposed 12 Ha Public Park at the River Eske to accommodate 3 new pitches and all the old railway infrastructure.

