

**PROPOSED VARIATION NO. 1(II)  
TO THE WICKLOW COUNTY  
DEVELOPMENT PLAN 2010-2016**

**DONARD SETTLEMENT PLAN**



June 2011

**Forward Planning Section  
Wicklow County Council  
County Buildings  
Wicklow**



## Disclaimer

The Strategic Environmental Assessment Screening Report and the Appropriate Assessment Screening Report were issued to the Environmental Authorities on 29<sup>th</sup> April 2011 for comment. Since the publication of these documents, minor amendments have been made to the Settlement Plan. It is considered that these are minor amendments and not fundamental to the overall plan.

As such, the determination of the planning authority, as set out in the SEA Screening Determination and AA Screening Determination are still applicable.

# PROPOSED VARIATION NO. 1(II) TO THE WICKLOW COUNTY DEVELOPMENT PLAN 2010-2016

## DONARD SETTLEMENT PLAN

### 1. Purpose & status of this plan

The purpose of this plan is to put in place a structure that will guide the future sustainable development of Donard. The plan, in conjunction with the County Development Plan (CDP) 2010-2016 will inform and manage the future development of the town.

The aim of this plan is to establish a framework for the planned, co-ordinated and sustainable development of Donard, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations.

In addition to the objectives set out in the County Development Plan, that are relevant to the development of Donard, it is an objective of this plan, to identify the special characteristics of Donard and accordingly craft objectives to meet the town's specific needs. As this plan will be part of and form a subset of the County Development Plan, it is not proposed to include a repetition of the objectives or strategies as set out in the County Development Plan. Unless standards or objectives for a particular development are included in this plan the provisions of the County Development Plan shall apply. The plan will however seek to formulate appropriate Donard specific development objectives and guidance, compatible with those of the County Development Plan, to assist the Development Management process in managing sustainable progress for the town.

### 2. Context

#### 2.1 Settlement Profile

The town of Donard is located in the west of County Wicklow, almost equidistant between the higher order settlements of Blessington and Baltinglass located along the N81 national secondary road. Donard itself is located only 2km off the N81, nestled between the N81 corridor and the western foothills of the Wicklow Mountains. Donard had an enumerated population of 182 in the 2006 Census of population.

Donard is one of the most historic towns in County Wicklow, with an historic core comprising the remains of a Monastic enclosure (now occupied by the graveyard and medieval church), parts of a 12<sup>th</sup> century motte-and-bailey, a triangular market area and 18-19<sup>th</sup> century architecture. For the most part, the buildings are in residential use, but there are also a small number of commercial / public service properties, in particular a general grocery / newsagents / post office, two public houses and a community centre. Surrounding the historic core, housing has generally occurred as 'one-offs' along the approach roads into the centre, with only one 'housing estate' having been developed on the southern end of the town. There is also a primary school, a community crèche, a Garda Station, two Churches and a GAA sports facility in the town.

Donard provides services to a wider rural catchment than the town itself and it is therefore important that it remains a viable town, with a strong retail and service base. In this regard, additional population in the town would strengthen this role.

The town's link with its historic origins is very much evidenced by its current form and built heritage, with the presence of an ogham inscribed stone in the town green being of particular significance. There is a range of 18<sup>th</sup> and 19<sup>th</sup> century architecture in the town, comprising standard estate type houses, cottages and lodges, many of which survive in their original form. The presence of a number of single storey houses with metal roofs in the town is unusual, and adds greatly to the historic interest given that these would originally have been thatched. A number of these structures are on the County Wicklow Record of Protected Structures, and an additional number are identified as being of historical and / or streetscape

value in the National Inventory of Architectural Heritage, including a 1930's handball alley. The town core is however suffering from dereliction and decay, with a number of buildings currently unoccupied and falling into disrepair.

Landscape plays an important part in the character of Donard. The town green provides an attractive open space while the views of the surrounding wooded landscape from the town enhance its rural setting. Donard is located in close proximity to Lugnaquilla Mountain, the highest peak in Wicklow and is well positioned to take advantage of the natural and recreational amenities in the surrounding hinterland, particularly with regard to potential to serve visitors and tourists

## **2.2 Growth parameters**

Donard is designated a 'Rural Town' in the Wicklow County Development Plan 2010-2016. These are strong rural towns, usually with a good range of infrastructural services and are suited to accommodating a significant element of urban generated housing demand, with necessary controls in place to ensure the local demand can also be met. These towns are differentiated in this plan from Small Growth Towns (Level 5) having regard to their more rural character and the rural nature of their catchments. Such rural centres contain the potential to consolidate rural development needs and support the maintenance of essential rural social and community infrastructure such as schools, shops, public houses, post offices and local sporting organisations.

The County Development Plan includes targets for the future population growth of Donard. The targets indicate that the population of Donard can grow to a maximum population of 300 people by 2016 and a maximum population of 400 people by 2022. Based on the calculations and assumptions set out in the Appendix attached hereto, the settlement is to grow by a maximum of an additional 96 residential units between 2010 and 2022.

## **2.3 Engineering Services and Infrastructure**

### **Water Supply**

The public water supply to Donard is from Donard/Hollywood scheme. Currently the scheme is close to capacity, for future development an additional source of water will be required.

### **Sewerage**

The town's wastewater treatment and disposal system, which was constructed in 2007, was a significant departure from the traditional wastewater treatment systems that have been constructed within the County in the past. The Donard system is sustainable in nature and it uses a willow plantation to bio-filtrate the effluent. The willow plantation is harvested every three years and then a new crop of willow is sown. The harvested willow is dried and used as a fuel (wood pellets.) However it will be necessary to monitor applications to ensure that capacity limits are not breached during the lifetime of this plan.

### **Roads**

Donard is located at the intersection of four roads. The roads that lead into the town are local secondary roads, which are generally of poor alignment and narrow width. Donard is located in close proximity to the N81 via the local road L-4317, which is the primary transport artery in the west of the County. Donard therefore is well connected to major settlements along the N81 principally the large towns of Baltinglass and Blessington and further north to South County Dublin. The larger town of Dunlavin is also located in close proximity on the west side of the N81.

The other local roads meeting in the town centre provide links to the Glen of Imaal and Hollywood Glen.

### **3. Settlement Strategy**

#### **Settlement Vision**

In 2022 Donard shall be a strong, vibrant and attractive rural town, that provides a good range of the essential day-to-day service and community needs of the local town population and the population of the town's hinterland. The settlement shall have a good range of housing options that provides for both local and urban generated demand, and shall provide employment opportunities for at least twenty five percent of the local labour force, in a range of employment options, including local services, tourism and small scale industry.

#### **Settlement Objectives**

Where objectives and policies are not covered directly by this plan, the objectives and policies of the Wicklow County Development Plan 2010-2016 apply. All development proposals shall be comply with the qualitative and quantitative development standards set out in the County Development Plan.

The objectives included herein shall apply to all lands that are located within the development boundary, as shown on the map.

It is an objective of the Council to:

**DON1** Facilitate the population growth of the settlement up to a maximum of 300 people by 2016 and 400 people by 2022. No permission shall be granted that would increase the population of the settlement (i.e. the area within the plan boundary) above 300 / 125 residential units (which ever is reached first) by 2016 and 400 people / 185 residential units (which ever is reached first) by 2022. The Council will control the development of residential units in accordance with this growth target and occupancy objectives as set out in the settlement strategy.

**DON2** Increase the quality and range of employment opportunities by facilitating development that involves local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will facilitate the development of 'people' intensive employment generating developments that provide for the local convenience and social service needs of the area and that provide for the needs of visitors. The Council will facilitate the development of a limited amount of 'product' intensive industries and particularly will support developments that involve the use of a local rural resource.

**DON3** Provide for an expansion in the variety of retail facilities so that the town includes a range of retail outlets that provide for the day-to-day needs of the local population and the needs of tourists.

**DON4** Facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population

**DON5** Support recreation and heritage related tourist developments of an appropriate scale and design that would promote the natural and historic assets of the town such as its proximity to Lugnaquilla Mountain, the Wicklow Mountains National Park, archaeological sites and those sites associated with the 1798 rebellion. Initiatives centred on the development of outdoor recreational activities such as horse riding, walking and climbing will be encouraged.

**DON6** Preserve and improve public and private open space and recreational facilities

**DON7** Protect and enhance the character, setting and environmental quality of heritage, including natural, architectural and archaeological heritage.

**DON8** Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites.

**DON9** Promote the development of a safe and accessible pedestrian and traffic routes. New developments located on roads currently inadequately served by infrastructure (including footpaths, water services, public lighting etc) will be required to provide such infrastructure prior to the occupation of that development.

**DON10** Provide for a reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlement, in an environmentally friendly manner, and to allow for the improvement of public services and public utility installations.

**DON11** Ensure that the density, design, scale and use of developments shall reflect the scale and context of the area.

**DON12** Protect the amenity of existing residential properties.

**DON 13** To restrict the types of development permitted in Flood Zone A and Flood Zone B to the uses that are 'appropriate' to each flood zone, as set out in Table 3.2 of the Guidelines for Flood Risk Management (DoEHLG, 2009).

The planning authority may consider proposals for development that may be vulnerable to flooding, and that would generally be inappropriate as set out in Table 3.2 of the Guidelines, subject to all of the following criteria being satisfied:

- The planning authority is satisfied that all of the criteria set out in the justification test as it applies to development management (Box 5.1 of the Guidelines) are complied with.
- The development of lands for the particular use is required to achieve the proper planning and sustainable development of the settlement, and complies with at least one of the following:
  - i. The development is located within the 'primary lands' and is essential for the achievement of the 'zoning objective' or for the achievement of a specific objective for these lands.
  - ii. The development comprises previously developed and/or under-utilised lands/sites,
  - iii. There are no suitable alternative lands for the particular use, in areas at lower risk of flooding.

## Zoning Objectives

The following table indicates the zoning objectives for each of the different areas that are within the settlement, as identified on the map.

<b>Primary Lands: Town Core Zone</b>
<b>Zoning objective:</b> To create a consolidated and vibrant mixed use settlement centre that is the focal point for the delivery of the retail, commercial, social and activity needs of the local population and its hinterland, and to promote this area for tourist uses and for supervisory residential use, with an animated and high quality streetscape, whilst ensuring the protection of the special character and heritage of this area
<b>Objectives:</b> <b>DON14</b> To support existing uses and facilitate the development of new uses that add to the vitality and vibrancy of the primary historic town core and to promote these lands for the development of 'people' intensive employment generating developments, including retail, local services, commercial developments, office, civic, institutional and tourist uses.  <b>DON 15</b> Ensure the preservation of the archaeological and architectural heritage of the town core through ensuring that the impact of new development on this heritage is assessed as part of the development management process.  <b>DON16</b> To promote the development of a range of retail and retail services outlets, including a variety of small-scale convenience units, a small number of comparison outlets and shops to provide for the tourist market (i.e. 'tourist retail').  <b>DON17</b> To allow for the development of small-scale light industrial or manufacturing developments at sites that are located at the edge of these lands.  <b>DON18</b> Mixed use applications which comprise a housing element will be accepted, although loss of active commercial or retail floorspace to residential use will be not be permitted and to generally require new development with street frontage to include non-residential uses at ground level e.g. retail, services, commercial and community uses, and to promote the use of upper floors for "Living over the Shop" and office accommodation.  <b>DON19</b> All new shop fronts shall be strictly traditional in style, with the use of appropriate proportions, design and materials required.  <b>DON20</b> To facilitate the appropriate redevelopment and regeneration of vacant / derelict buildings in the town core, particularly buildings of heritage and streetscape value.  <b>DON21</b> To consider reduced provision of car parking, open space and other ancillary services for development proposals that would positively contribute to the regeneration (particularly of derelict buildings) in the town core.  <b>DON22</b> Development in this area shall have a maximum plot ratio of 1.0  <b>DON23</b> Promote the safe movement of traffic and pedestrians in and around this area, with particular emphasis on footpaths.

**Secondary lands: Mixed Use Zone**

**Zoning objective:** To provide for the sustainable development of a mix of uses including residential, employment, community and recreational uses that provide for the needs of the existing settlement and that allows for the future growth of the settlement.

**Objectives:**

**DON24** Allow for the limited extension or “spill-over” of the primary core area type uses onto the secondary lands that immediately adjoins the primary core. New development of this type should be compatible with or reinforce the function of the primary core and shall be visually and physically linked with the primary core. No development will be permitted that prejudices the viability and function of the primary core.

**DON25** Any developments on lands (identified as DON 25 on the plan map) shall include the provision of a link road from Irishtown Road to the GAA fields and the Caravan Park.

**DON26** Retail developments shall generally not be permitted within the secondary lands.

**DON27** In existing residential areas, to protect existing residential amenity and to provide for infill residential development at a density and design that reflects the established character of the area in which it is located.

**DON28** To allow for new residential developments, including a mix of residential options within an attractive and accessible setting, at appropriate locations, which have safe access to the public road network, which have pedestrian links to the core area, and which are served by appropriate water services infrastructure and if possible, are in proximity to community and public services.

**DON29** Promote densities in the order of 10 dwelling units per hectare. A higher or lower density may be considered appropriate, having regard to the context of the site and the prevailing density in the vicinity of the site.

**DON30** Promote these lands for employment generating developments including ‘product’ intensive lower order industrial developments, small scale enterprise units, tourist developments, general business uses and home based economic activity.

**DON31** Protect and allow for the improvement of public and private open space and recreational facilities and to require new developments adjacent to the ‘potential walks’ identified on the map to provide for such routes.

**DON32** Existing stone-walls and mature trees shall be retained other than in extenuating circumstances related to public health and safety. Where stone- walls impede sightlines for new development, they will require to be rebuilt along the required new line using the original materials.

**DON33** Allow for the development of new and improved community services, for health, welfare, community, education, civic and institutional uses including schools, childcare, nursing homes, community buildings, churches etc. in close proximity to existing and planned residential communities as well as other ancillary services such as public services.



<b>Tertiary Lands: Peripheral Zone</b>
<b>Zoning objective: To protect and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area and demarcates the urban and rural boundary.</b>
<p><b>Objectives:</b></p> <p><b>DON34</b> To preserve the use of the Donard GAA grounds (identified as DON 34 on the plan map) as recreational and active open space use.</p> <p><b>DON35</b> To restrict the residential development in this area to low density (max 5/ha) single house developments and multi house developments not exceeding 4 units (other than social housing developments). Multi-house development shall only be considered where they share a single road entrance, are sufficiently clustered together and are sufficiently set back from the public road.</p> <p><b>DON36</b> To allow for social housing provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the settlement core.</p> <p><b>DON37</b> To allow for new and improved community facilities and service infrastructure.</p> <p><b>DON38</b> To allow for the development of existing and new tourism developments, particularly those of a recreational nature and that are of a low buildings density format.</p> <p><b>DON39</b> Prohibit development that would create an uneconomical or premature demand for infrastructural services.</p>

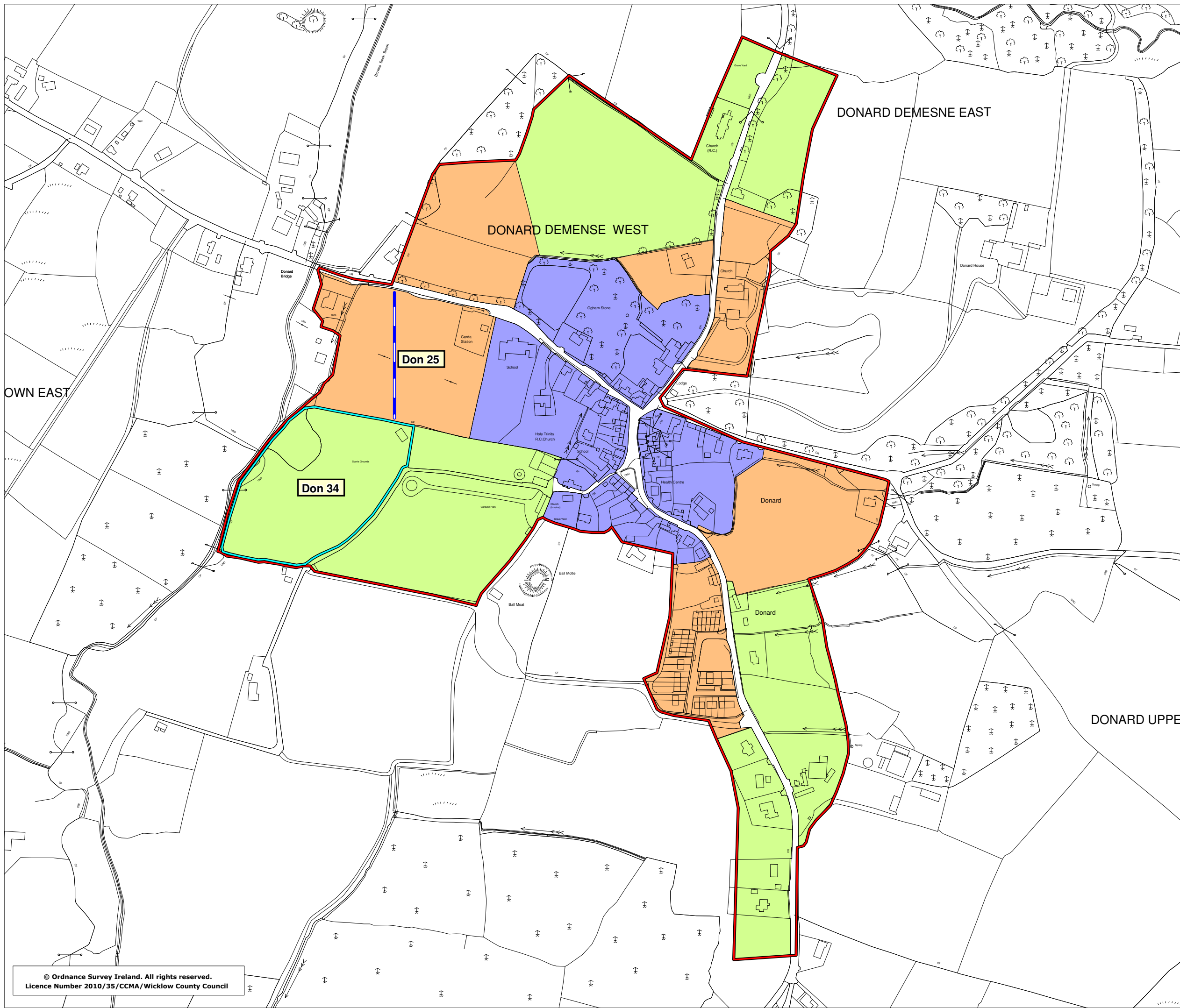
Land uses not referred to in the above table will be considered on the merits of the individual planning application, the general objectives and policies for the area and considerations relating to the proper planning and sustainable development of the area. All areas should be considered as mixed development areas with primary uses, but not necessarily excluding all other types of development. Development proposals should be compatible with the objectives and policies set out, however consideration may be given to proposals that, in the opinion of the Council are necessary for the vitality and proper development of the settlement, which benefit the local community and which are in the interest of the proper planning and development of the area.

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. Although it is recognised that it may be unduly restrictive to insist that development takes place in a rigidly phased manner, the Council may, in certain cases phase development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

Notwithstanding the fact that all areas are designated for mixed use development, at locations where different types of land uses adjoin, the Council shall ensure that the amenity and visual integrity of these areas are protected. At these locations, developments shall be designed in order to avoid abrupt transitions in scale and use, through incorporating design solutions including landscaping, screening and appropriate layout of site, that provide buffer areas between different land uses. This is particularly important where there are adjoining residential and employment uses.









WICKLOW COUNTY COUNCIL



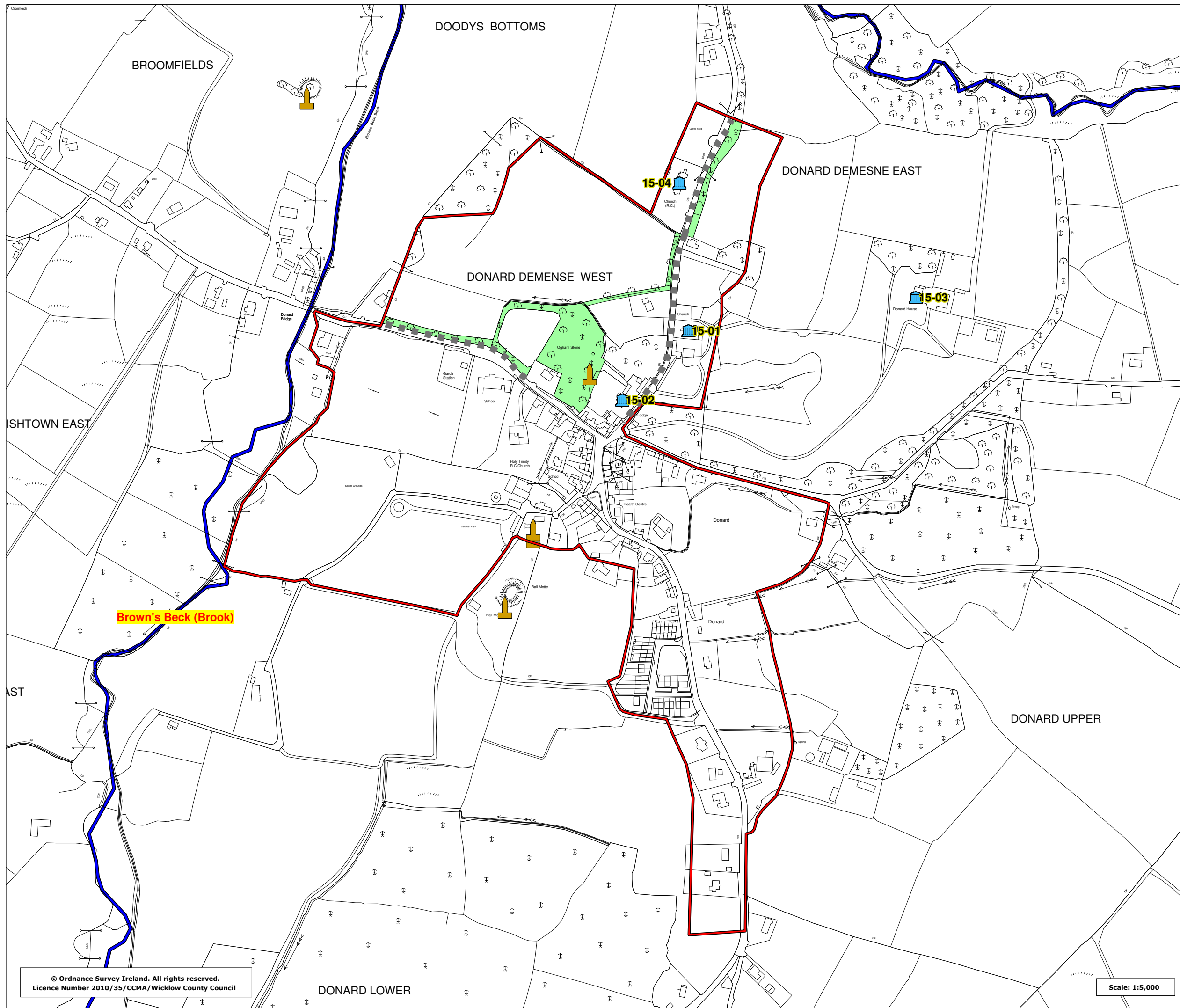
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**PROPOSED DONARD SETTLEMENT PLAN 2011 - 2016**  
**PROPOSED VARIATION TO WICKLOW COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Primary Lands
-  Secondary Lands
-  Teritary Lands
-  Donard Settlement Boundary

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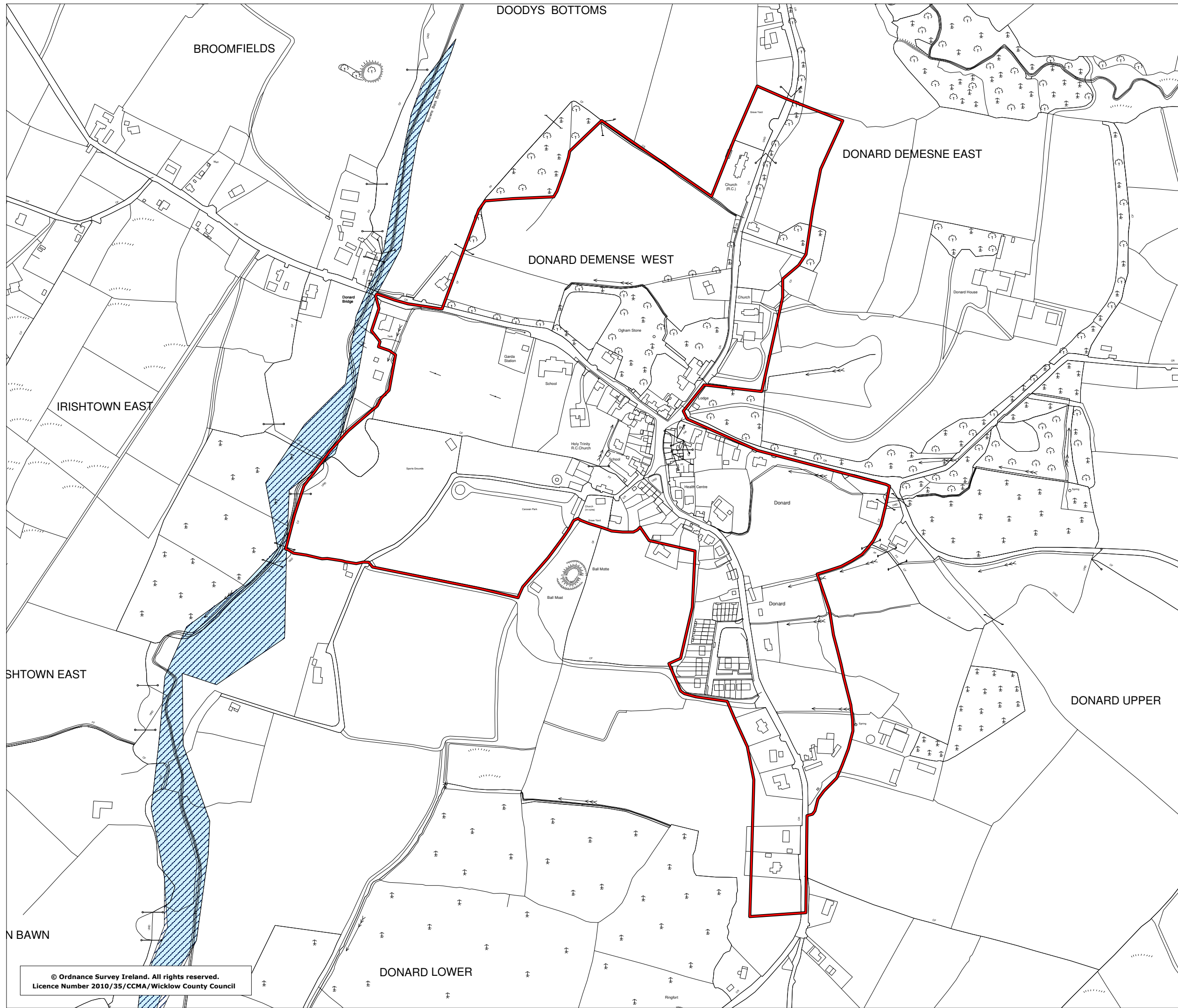
**PROTECTING HERITAGE FEATURES**  
**PROPOSED DONARD SETTLEMENT PLAN 2011 - 2016**  
**PROPOSED VARIATION TO WICKLOW**  
**COUNTY DEVELOPMENT PLAN 2010 - 2016**

**LEGEND**

-  Protected Structures
-  National Monuments
-  Stone Walls
-  Rivers
-  Green Routes
-  Donard Settlement Boundary

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Scale: 1:5,000






WICKLOW COUNTY COUNCIL



29/04/2011

**INDICATIVE FLOOD ZONE MAP**  
**PROPOSED DONARD SETTLEMENT PLAN 2011 - 2016**  
**PROPOSED VARIATION TO WICKLOW**  
**COUNTY DEVELOPMENT PLAN 2010 - 2016**

LEGEND

-  Flood Zone A
-  Flood Zone B
-  Donard Settlement Boundary

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Proposed Donard Settlement Plan



## DONARD SETTLEMENT PLAN APPENDIX

This appendix forms part of the Donard Settlement Plan. It includes the background analysis for the designation of lands and the formulation of objectives within the plan boundary.

The settlement of Donard is designated a Level 6 'rural town' under the Wicklow County Settlement Hierarchy. The plan will aim to facilitate the development of the settlement so that it performs the housing, economic, and service functions of a 'rural town', as set out in the Settlement Hierarchy, Economic Strategy and Retail Hierarchy of the County Development Plan.

### Population and Housing

The Rural Settlement Hierarchy, as set out in Chapter 6 of the CDP includes targets for the future population growth of Donard. Based on the figures set out in this Settlement Hierarchy, the table below provides an analysis of the housing and population targets up to 2022, for the plan area.

#### Population targets (Source: Wicklow County Development Plan 2010-2016)

Year	2006	2016	2022
Population	182	300	400

#### Household Size

The average household size has been steadily falling in Co. Wicklow, from 3.23 in 1996 to 2.89 in 2006, a fall of 0.033 per annum over the 10 year period. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of 2.56 persons per household and 2.3 persons per household in 2022.

Based on the Census enumerated population of 182 in 2006 and an average household size of 2.89, there were 63 households in 2006 in Donard. Using the 2016 and 2022 household sizes as per the RPGs, the 2016 and 2022 population targets for Donard will require 117 households in 2016 and 174 households in 2022.

The number of households in the town in 2010 can be estimated from the An Post GeoDirectory, which shows all addresses receiving post, and includes a breakdown for buildings with multiple units. The difference between the 2006 and 2010 figures as shown in the table below does not arise because of the new house construction, but because the town boundaries from the Census were not as extensive as the town boundaries in the Wicklow County Development Plan.

#### Household targets

Year	2006	2010	2016	2022
No. of housing units	63	89	117	174

#### Excess Factor

This term describes the fact that demand for housing will exceed actual household formation due to:

- Some of the additional units being required to replace obsolete housing;
- Some units being vacant at any one time due to market frictional factors;
- Some units being second homes or pieds à terre.

This essentially means that not all new houses in the town will result in the formation of a new "household" as (a) the new occupants may have previously resided in the town, in now obsolete housing (b) the house may be vacant or (c) the house may be a second home for someone who resides permanently elsewhere.

The excess factor can vary over time, between regions, within counties, and between urban and rural areas. The population targets for Donard are derived from the total County population allocated to Wicklow in the Regional Planning Guidelines for the Greater Dublin

Area 2010-2022, wherein an 'excess factor' of 6.5% is utilised. This is the figure that will be used in this plan.

Due to the excess factor, more houses require to be built than the number of new households required; therefore the number of new houses / residential units required between 2010 and 2016 is 36 (117+ 6.5% - 89)

The number of new houses / residential units required between 2010 and 2022 is 96 (174 + 6.5% - 89)

### **Headroom**

This is the amount of extra land that should be designated for development over and above the minimum amount needed to accommodate population targets. It is also known as "market factor" and is intended to allow for that element of designated land that may not be released to the market for housing purposes during the plan period. While 'headroom' is usually calculated as a percentage increase on the minimum amount required, in the case of Donard, 'headroom' will be provided by designating sufficient land for 96 new units (i.e. the 2022 target), which will all be considered a suitable for development before 2016, subject to a limit of 36 units being developed before 2016.

### **Locations of designated housing land**

#### **Primary Lands**

The primary core lands comprise the existing town centre and lands immediately adjoining it that would be suitable for a variety of town centre type uses. While retail, retail services and commercial uses will be favoured in this area, it is estimated that there are sufficient undeveloped lands within this area of c. 2ha to accommodate up to 20 new residential units.

#### **Secondary lands**

These lands must therefore accommodate the remaining 76 units required. Assuming an average density of 10 units to the hectare across the entire settlement, this would require 7.6ha to be designated for housing.

#### **Tertiary Lands**

While low-density housing is allowed in these lands, it is not considered that significant number of housing would be generated from these lands.

### **Economic Development and Employment**

The employment objectives set out in the Donard Settlement Plan have been prepared having regard to the Economic Development Hierarchy as set out in Chapter 7 of the County Development Plan.

Having regard to the objectives of the Strategy and the context of the settlement, it is considered unrealistic that all Donard residents would be able to live and work in the town. However, it is assumed that in the right conditions, up to 25% of people in the labour force in the Donard 'catchment' could potentially work in the town. For the most part, job opportunities would be probably in retail, services and tourism but it is considered that Donard is well placed in a rural hinterland to develop a small scale manufacturing sector, particular one that could be based on locally sourced rural products.

By 2022, it is estimated that Donard and its 'catchment' would be in the order of 1,346 persons. Assuming the same County Labour Force Participation Rates that exist currently continue into the future, this population would generate c. 660 people in the Labour Force, given a jobs requirement in the town and its catchment of 165.

It is considered that the primary core area could provide for up to 50 of these jobs, in a range of existing and future retail, services and tourism activities. Provision should be made therefore in this plan for development lands that could create up to 115 additional jobs.



Based on the type of employment envisaged for the town (small scale craft / manufacturing) it is considered that employment density would not exceed 3 employees per 100sqm floor area and site development densities would not exceed a plot ratio of 0.4. In this regard, a total area of 1ha would need to be designated for employment development.

While 'headroom' is also required to be added to employment-designated land, in the case of Donard, 'headroom' will be provided by designating sufficient land for 165 potential jobs (i.e. the 2022 target), which will all be considered a suitable for development before 2016.

### **Retail and retail services**

Donard is identified as a 'Level 4' retail centre in the Retail Hierarchy for County Wicklow, which is synonymous with neighbourhood centres in the larger settlements and small town centres. The retail offer in such towns would be expected to comprise one supermarket / two medium sized convenience stores (up to 1,000sqm aggregate) and perhaps 10-20 smaller shops.

Currently the day-to-day retail and retail service needs of the settlement and its catchment is met by one shop / post office. There is clearly therefore significant leakage of retail and retail services spending from the town

Accordingly it is an objective of the plan to allow for the expansion of the retail and retail services offer in the town by encouraging population growth to sustain new services and by ensuring adequate lands are identified for town centre uses. On analysis of the town and its catchment area up to 2022, it is considered that the provision of up to 300sqm of convenience floorspace would be needed and could be supported and that provision should also be made for a number of smaller retail / retail services units such as small comparison outlets (such as rural products, hardware or tourism related products) and retail services (such as café's, hairdressers, dry cleaners etc).

In this regard, the land identified as the 'primary core' includes a number of properties with street frontage that could be converted for such retail / retail services uses and a number of larger 'backland' type sites that could be used for supermarket type uses.

### **Social and Community Infrastructure**

Community facilities within Donard serve both the community of the settlement and its hinterland.

The Donard area has the following social and community assets:

- One primary school
- One crèche
- Catholic church
- Church of Ireland
- GAA pitch
- Shop/Post office
- Health Centre-open one day a week
- Community centre

### a. Education

Donard National School is the only primary school in Donard. The school has 130 pupils enrolled for the current year. Based on the assumption that 12% of the population at any given time is of primary school going age, the school serves a total catchment population of approximately 1,083 people.

	2010	2022	Growth
<b>Population within settlement boundary</b>	245 people	400 people	155
<b>Population within Hinterland</b>	838 people	946 people <sup>1</sup>	108
<b>Total</b>	1,083	1,346	263

The plan should provide for a total growth in the school catchment of 263 persons. Assuming that 12% of this population will be primary school going age, it is anticipated that the school will grow by approximately 32 pupils up to 2022. This would require one additional classroom. Given the substantial site occupied by the school (c. 1.5ha), it is likely that it would be possible to add to the existing level of accommodation.

### b. Active Open Space

It is an objective of the Council to ensure the provision of Active Open Space (AOS) at a rate of 2.4ha of land per 1,000 population. It is considered that AOS in Donard serves a wider catchment than the town itself, and therefore it is considered appropriate to ensure enough AOS for the catchment of up to 2022 (assuming the same catchment for the settlement and hinterland as that of the school – see ‘Education’ above).

This population would require 3.23ha of AOS. In accordance with the adopted Active Open Space objectives of the Council, AOS should be divided into:

- 66.6% for outdoor play space (ha) 2.15ha
- 25% for casual play spaces (ha) 0.8ha
- 8.3% for equipped play spaces (ha) 0.28ha

Outdoor sport areas: Donard GAA occupies a site of approximately 3.31ha which comprises the playing pitch and changing rooms. It is considered therefore that there is sufficient space dedicated to outdoor play space, to provide for the future needs of the population of Donard and it’s hinterland up to 2022.

Equipped play spaces: There are currently no public equipped play spaces in Donard. It is considered that there is insufficient equipped play space to provide for the future needs of the population of Donard and it’s hinterland up to 2022.

Casual play spaces: informal open spaces in the settlement are mainly associated with housing areas. Informal ‘kick-about’ areas or open space will continue to be provided in new housing developments, in accordance with the normal public open space requirements for housing developments.

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<sup>1</sup> Allowing for a 13% increase in the number of ‘rural’ dwellers, based on an estimate population of 38,002 in 2010 and a population of 43,002 in 2022.

### c. Other Community Facilities

Donard has a well-used community centre that provides indoor space and activities for the various groups, including clubs for the elderly and exercise activities. While there are currently limited activities for youths and teenagers, this space is of sufficient size and location to accommodate new groups / activities and may be suitable for a youth club / internet café etc

There are a number of childcare facilities in the area, including a community crèche in the town centre.

Analysis of current and future social infrastructure needs draws out the following issues:

1. The need for a community playground

### Total land designation needs up to 2022

As calculated above, outside of the core town centre, a total land area of 7.6ha is required for future residential development and 1 ha for future employment development. Additional land may also be required for playgrounds / mixed use games area, up to 0.28ha. This gives an overall requirement for 9.4ha. This is provided as follows:

<b>Location</b>	<b>Area (ha)</b>
North-west of town centre (N81 road)	2.5
West and south of Garda Station	2.85
East of town centre	3
North of Church of Ireland	0.5
Across road from Church of Ireland	0.5
<b>Total</b>	<b>9.35</b>