



# Benbradagh — Masterplan 2024

Gateway to the Sperrins

**HALL BLACK DOUGLAS**

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+ Scope

+ Baseline Review

+ Key Projects

+ What's Next

+ Priority

# Scope

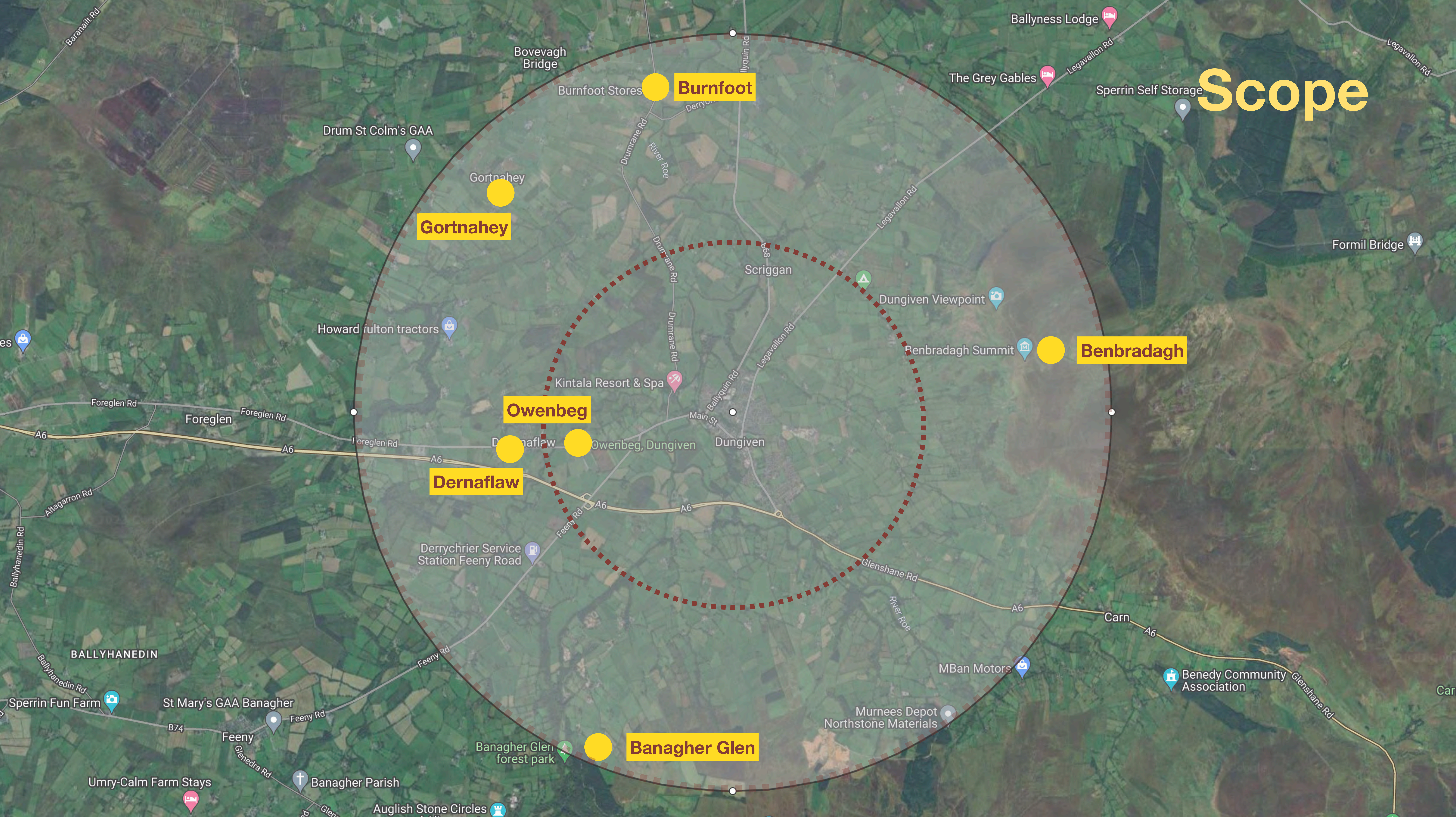


# Scope



Village Centre Focus

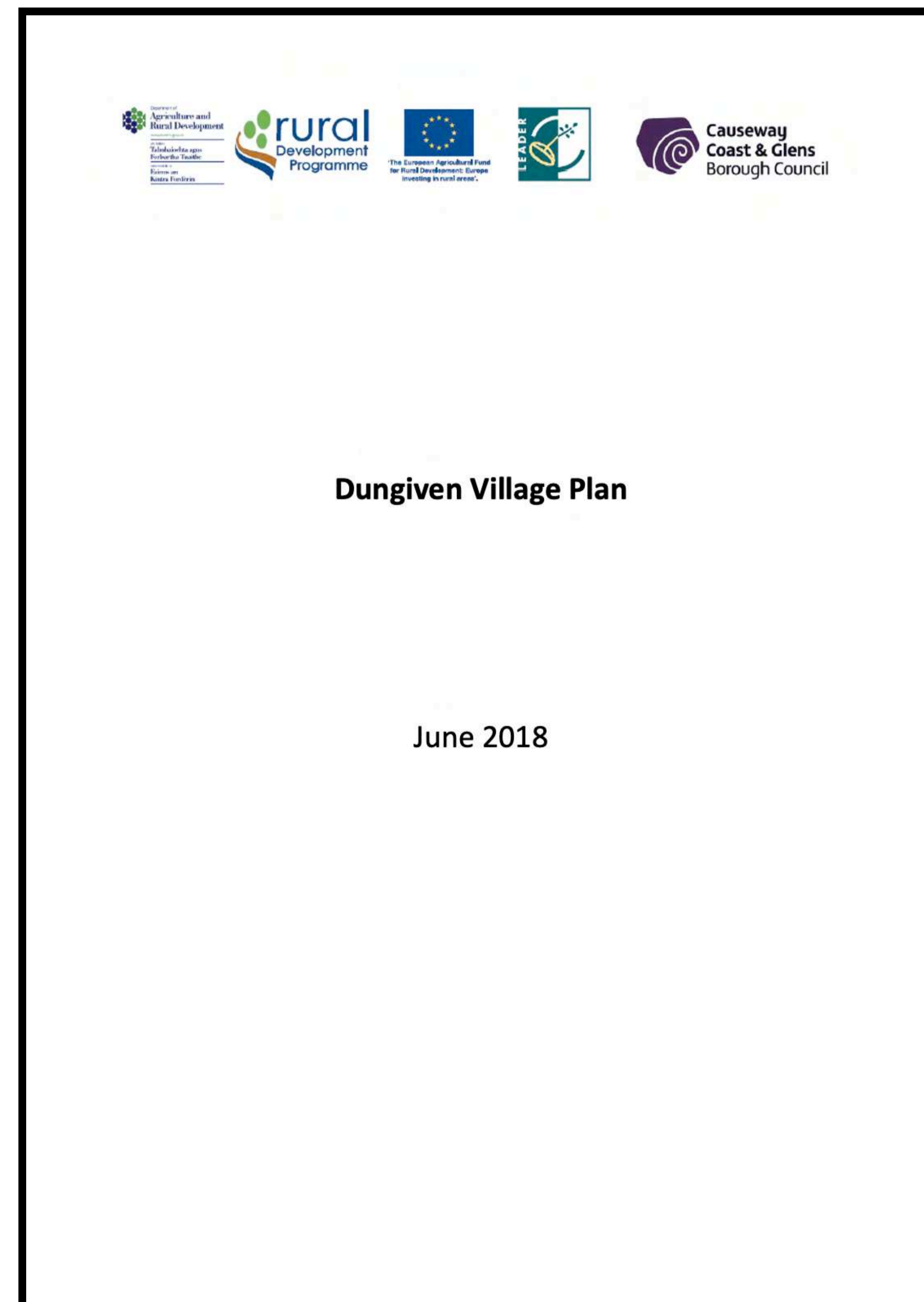
# Scope



# Baseline Review

1. Documentation.....p 6
2. Village Centre Analysis.....p 9

# Baseline Review



**Dungiven Regeneration Framework**  
(Draft for Discussion, May 2023)

The development of this Benbradagh Masterplan document was underpinned by the previous studies/ consultation and identification of prominent and priority projects across the village as explored through the Dungiven Village Plan 2018 and Dungiven Regeneration Framework 2023.

## The High Street Task Force Report

- 1.1. This report summarises the findings, advice and recommendations of a High Street Task Force (HSTF), appointed by Ministers in August 2020, to deliver the following agreed vision:  
*“Sustainable city, town and village centres which are thriving places for people to do business, socialise, shop, be creative and use public services as well as being great places to live.”*
- 1.2. The report represents a genuine collaboration across sectors, including expertise from central and local government, academia and the third sector, as well as businesses that are based on the high street. It is accompanied by and reflects the views contained within the [“Call for Evidence Report 2022”](#) on the extensive consultation and engagement which got us to this point. This report has been developed by the independent HSTF<sup>1</sup> to prioritise those actions that can drive delivery and build momentum. It cannot capture all of the views expressed, but those views will be taken on board as we move ahead.
- 1.3. That collaborative approach must continue over the coming years to deliver high streets, village, town and city centres that are fit for the 21<sup>st</sup> Century. The HSTF proposes that, in the first instance, there is a five-year programme of work to reinvent our high streets led by the Executive and the Assembly.

## The Challenges

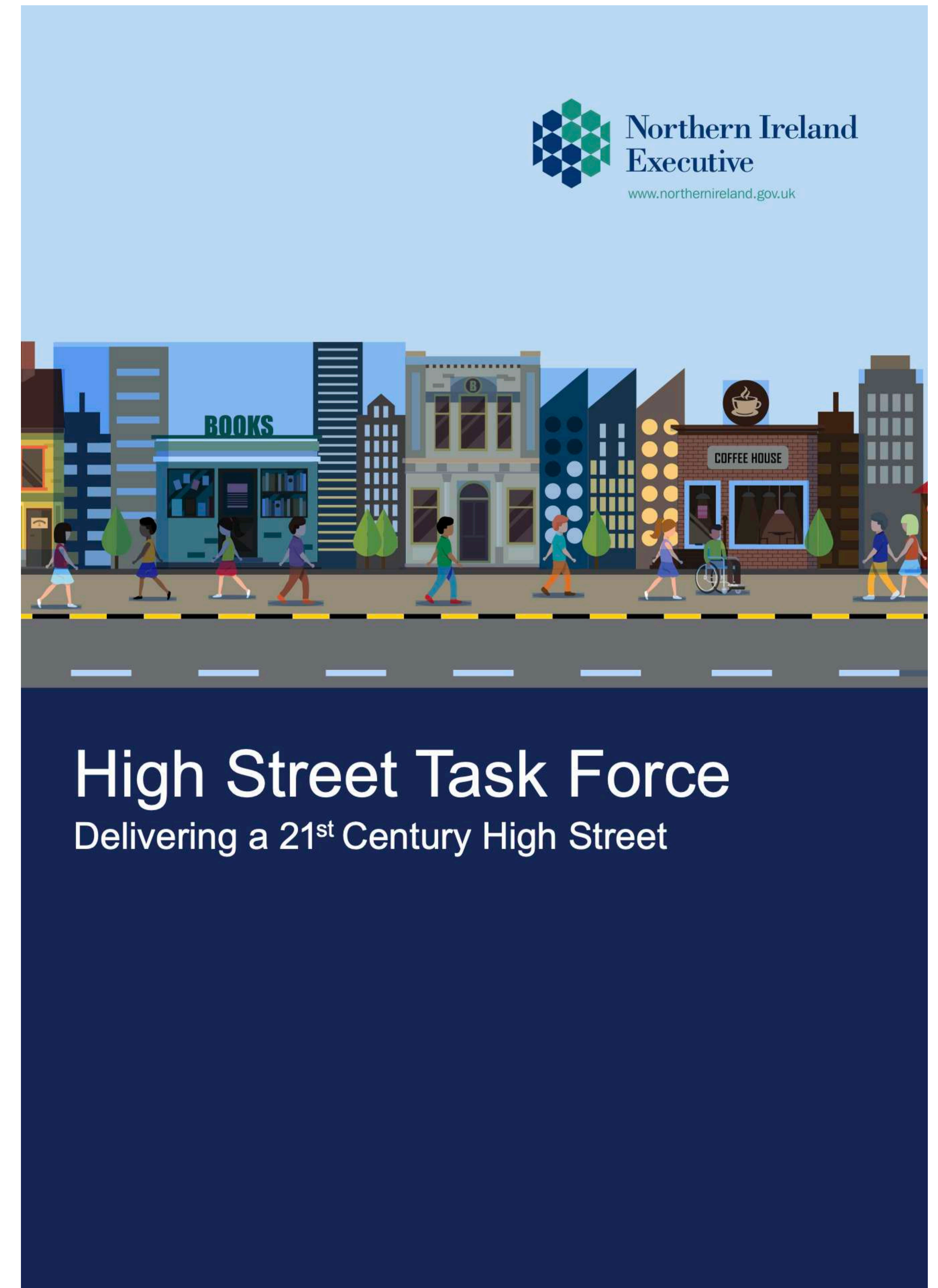
- 1.4. Our high streets have experienced constant and increasing change, particularly in recent years. Technology has changed how we shop and communicate for ever. This fundamental change, together with a global financial crisis, and, most recently, COVID-19, has created a huge set of challenges for the high streets that we value so much.

## The Opportunities

- 1.5. There are also new opportunities: specifically, to create a more diverse high street; to address social needs as well as economic sustainability; and to deliver green growth. More than ever before, it is clear that our actions must focus on people and communities. Rather than viewing the empty premises in our town centres as derelict buildings or eyesores, let us be ambitious and see them as homes for new enterprises of the future.

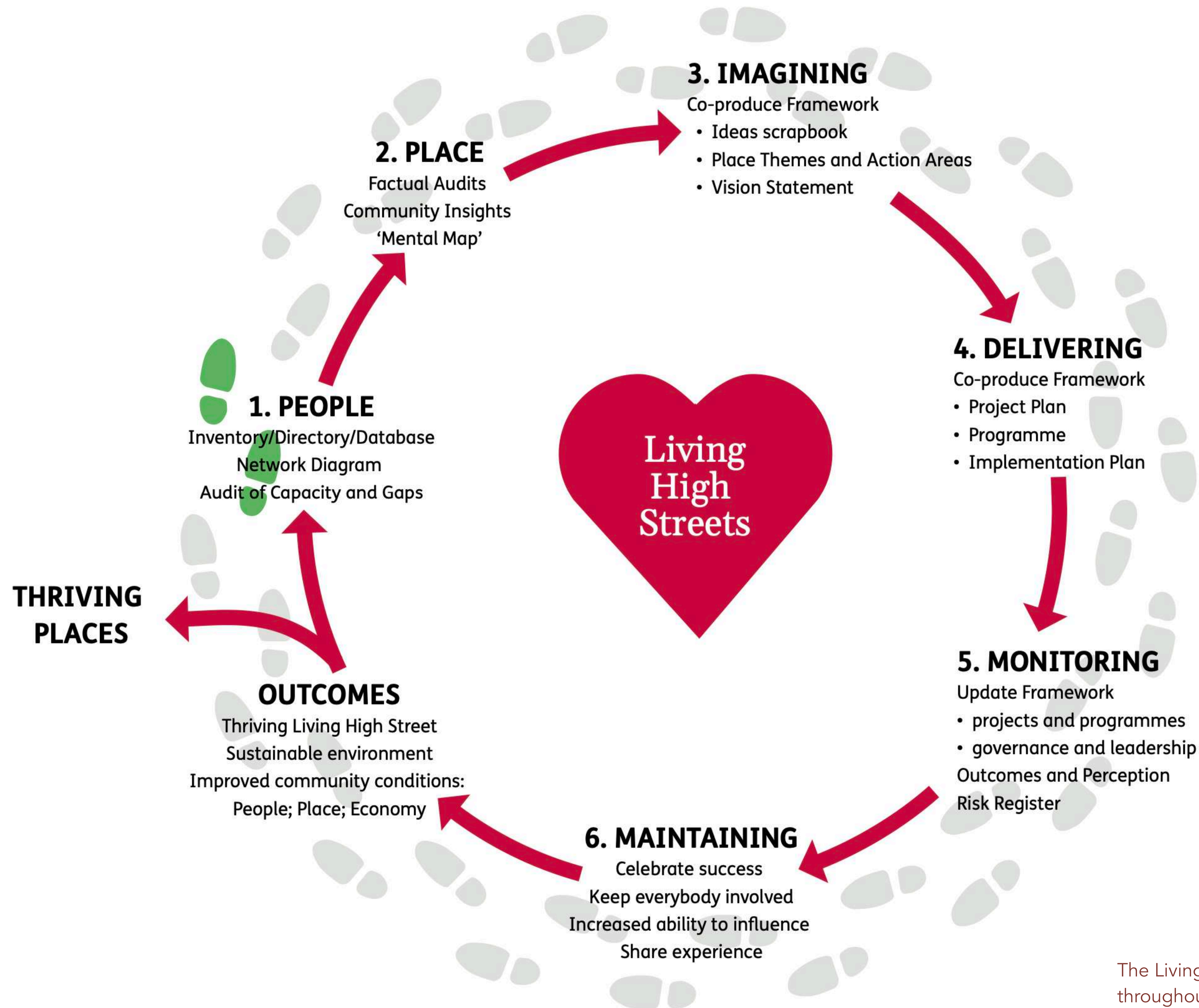
## The Approach

- 1.6. We need our high streets to be clean, green, fun, family-friendly destinations that are welcoming for everyone, including residents, visitors, entrepreneurs and workers.
- 1.7. Meeting the challenges which have been identified will include significant changes in planning, business rates, regeneration, and infrastructure investment. That, in turn, means involving and working closely with everyone who has a key interest in and ability to transform our high streets in line with the vision.
- 1.8. The approach that we set out here is not about top-down or one-size-fits-all solutions; it is about empowering people and communities to reshape and repurpose their local villages, towns and cities. The role of central and local government should be to support local leadership and encourage and resource the local action, working across sectors, to realise our vision.



The High Street Task Force - Delivering a 21st Century High Street was considered throughout this documents development. The text aside is an excerpt from the report which summarises its scope and intention.

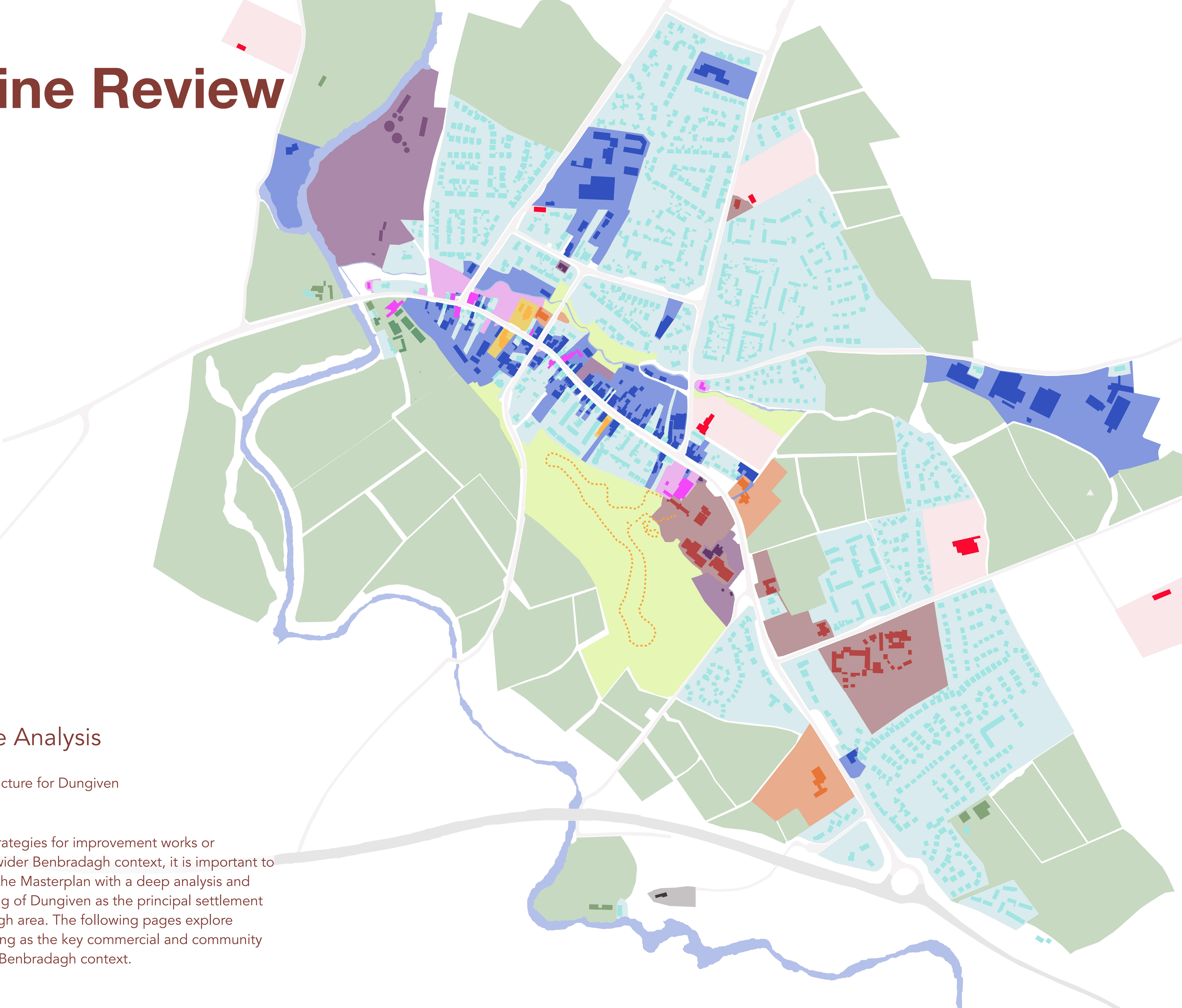
# Baseline Review



The Living High Street Craft Kit is a device we used throughout the development of this Masterplan to assess and propose appropriate design proposals and urban interventions aligned to a knowledge of the context of Dungiven, as the principal settlement in the area and the long term needs and aspirations of its Benbradagh stakeholders.

# Baseline Review

- Education
- Public Services
- Commercial / Retail
- Residential
- Sports & Recreation
- Cultural
- Ecclesiastical
- Agricultural
- Priory
- Derelict
- Public Landscape



## Village Centre Analysis

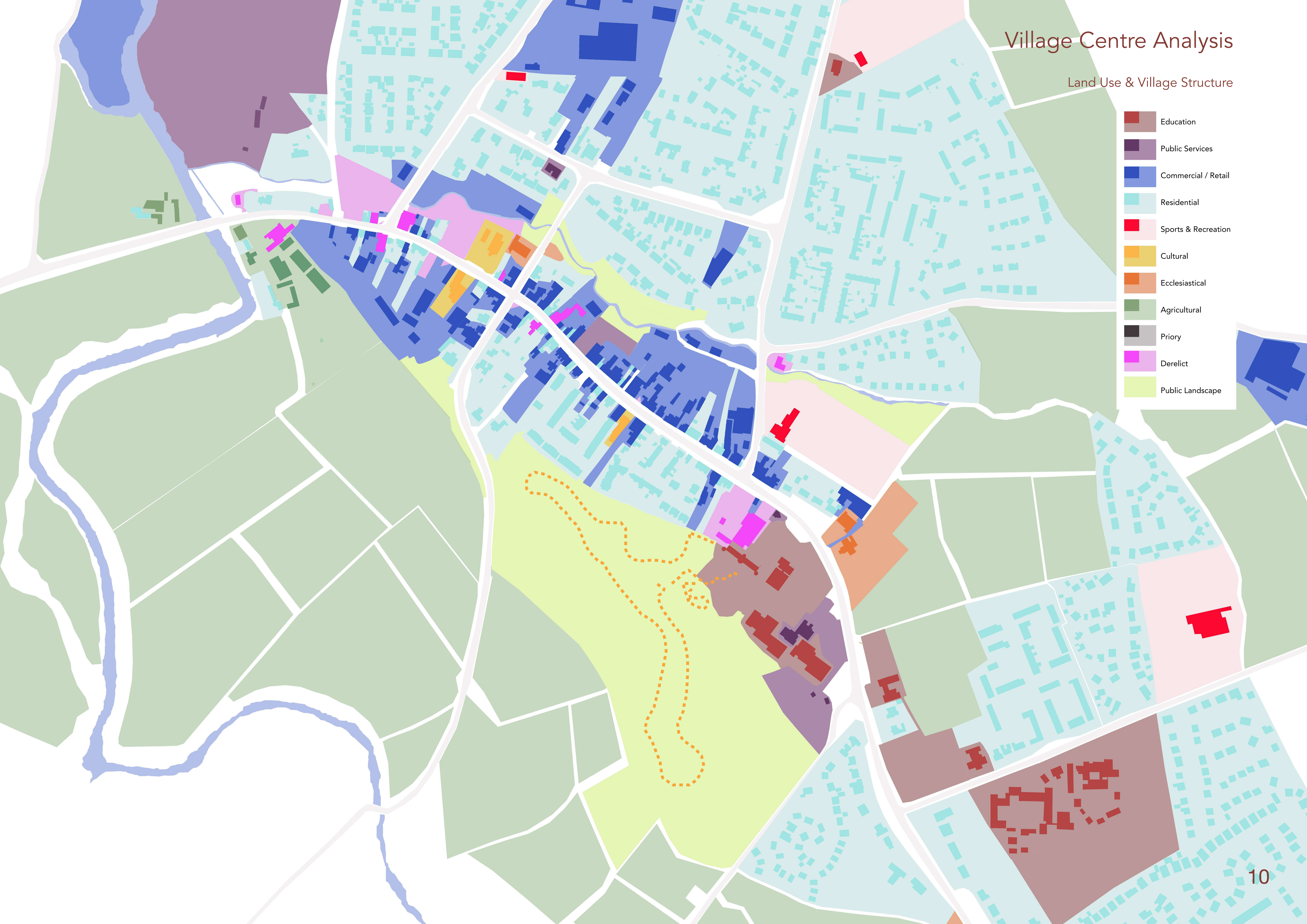
Land Use & Village Structure for Dungiven

In order to establish strategies for improvement works or enhancements to the wider Benbradagh context, it is important to underpin the study of the Masterplan with a deep analysis and thorough understanding of Dungiven as the principal settlement of the wider Benbradagh area. The following pages explore Dungiven and its offering as the key commercial and community nodal point within the Benbradagh context.

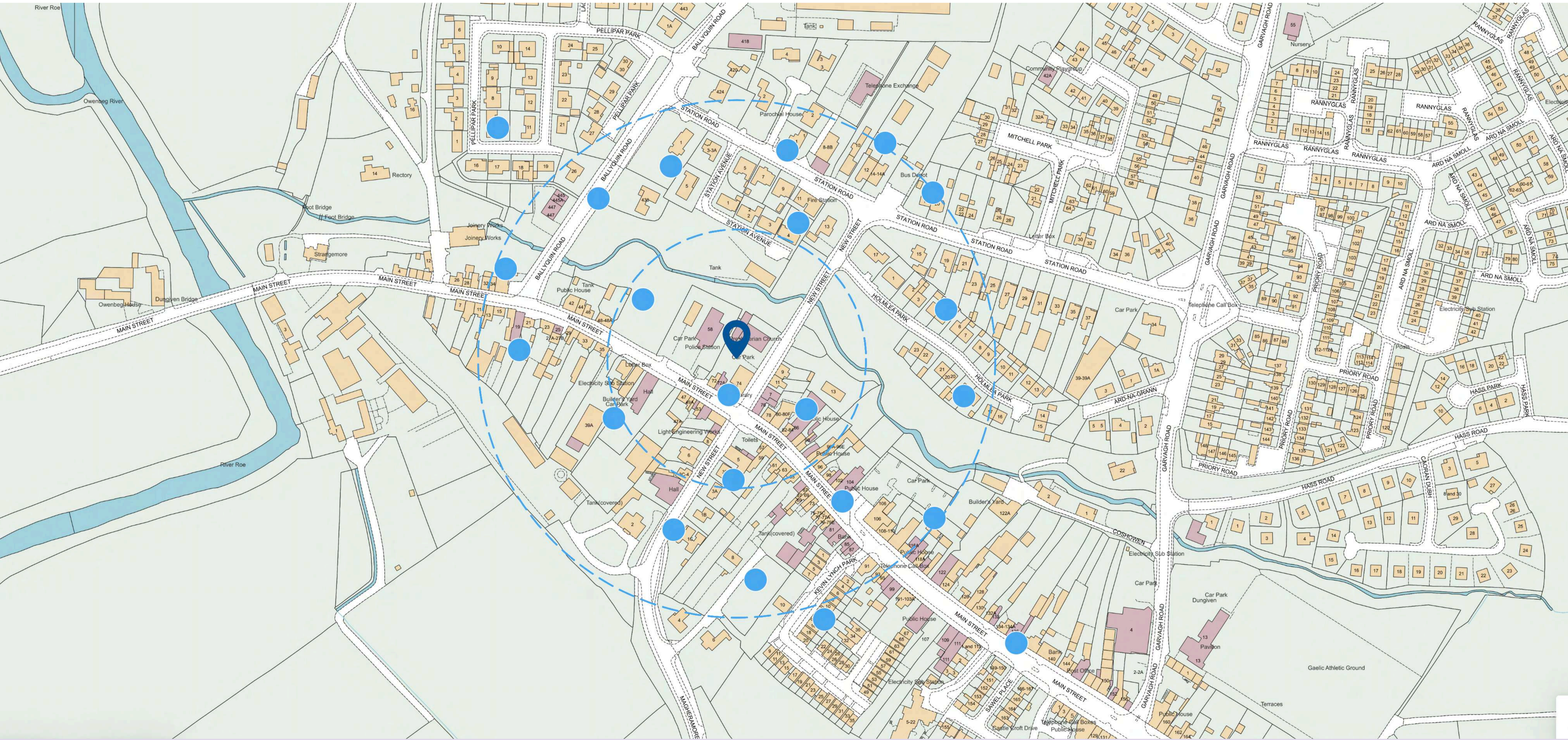
# Village Centre Analysis

## Land Use & Village Structure

- Education
- Public Services
- Commercial / Retail
- Residential
- Sports & Recreation
- Cultural
- Ecclesiastical
- Agricultural
- Priory
- Derelict
- Public Landscape



# Baseline Review

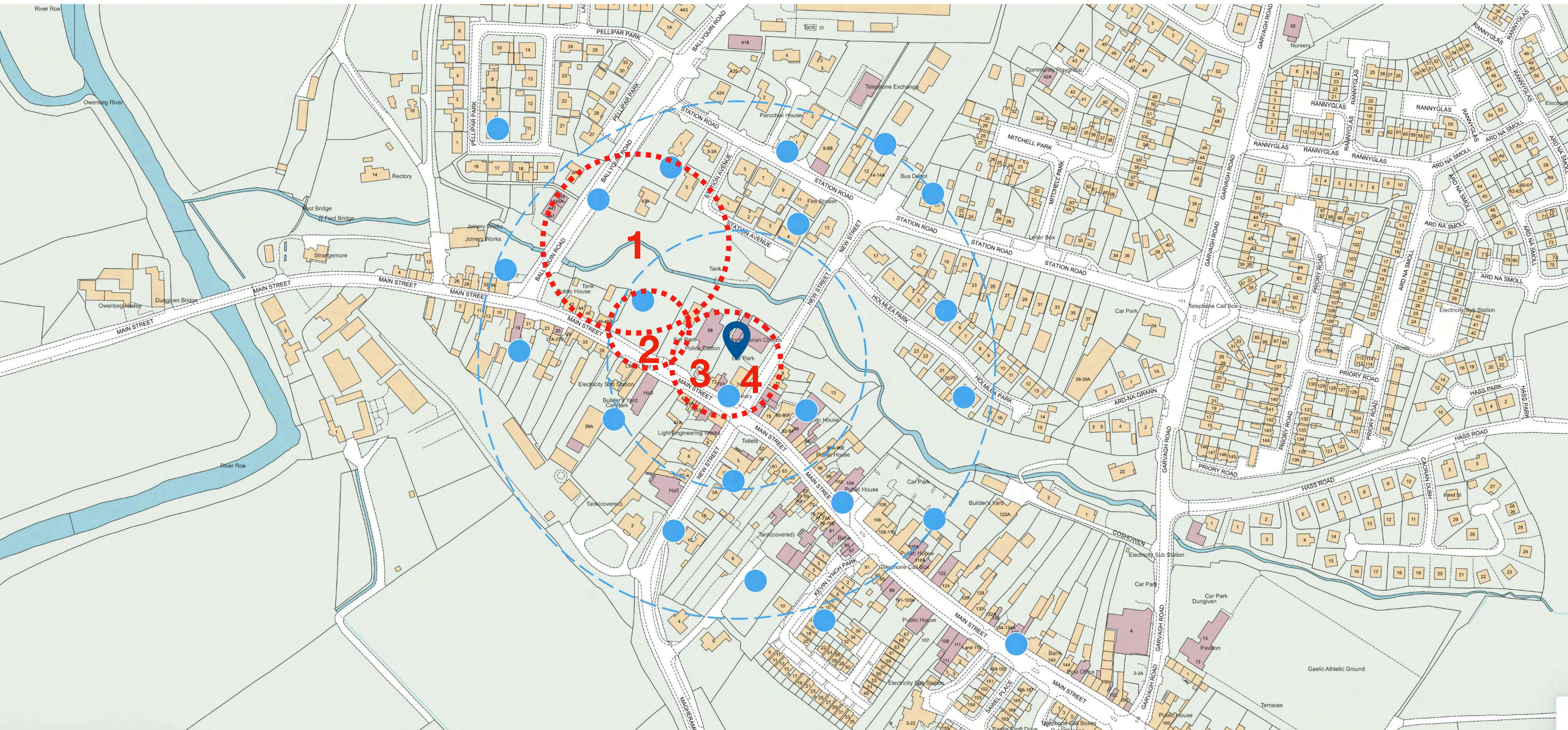


## Village Centre Analysis

Future Village Centre Planning Applications

The predominant planning submission type in the Village Centre is for domestic house extension or minor adjustments to existing business premises. With substantial dereliction and some empty sites across the village, there remains an opportunity for future commercial/ hospitality / residential and amenity growth within the village centre.

# Baseline Review



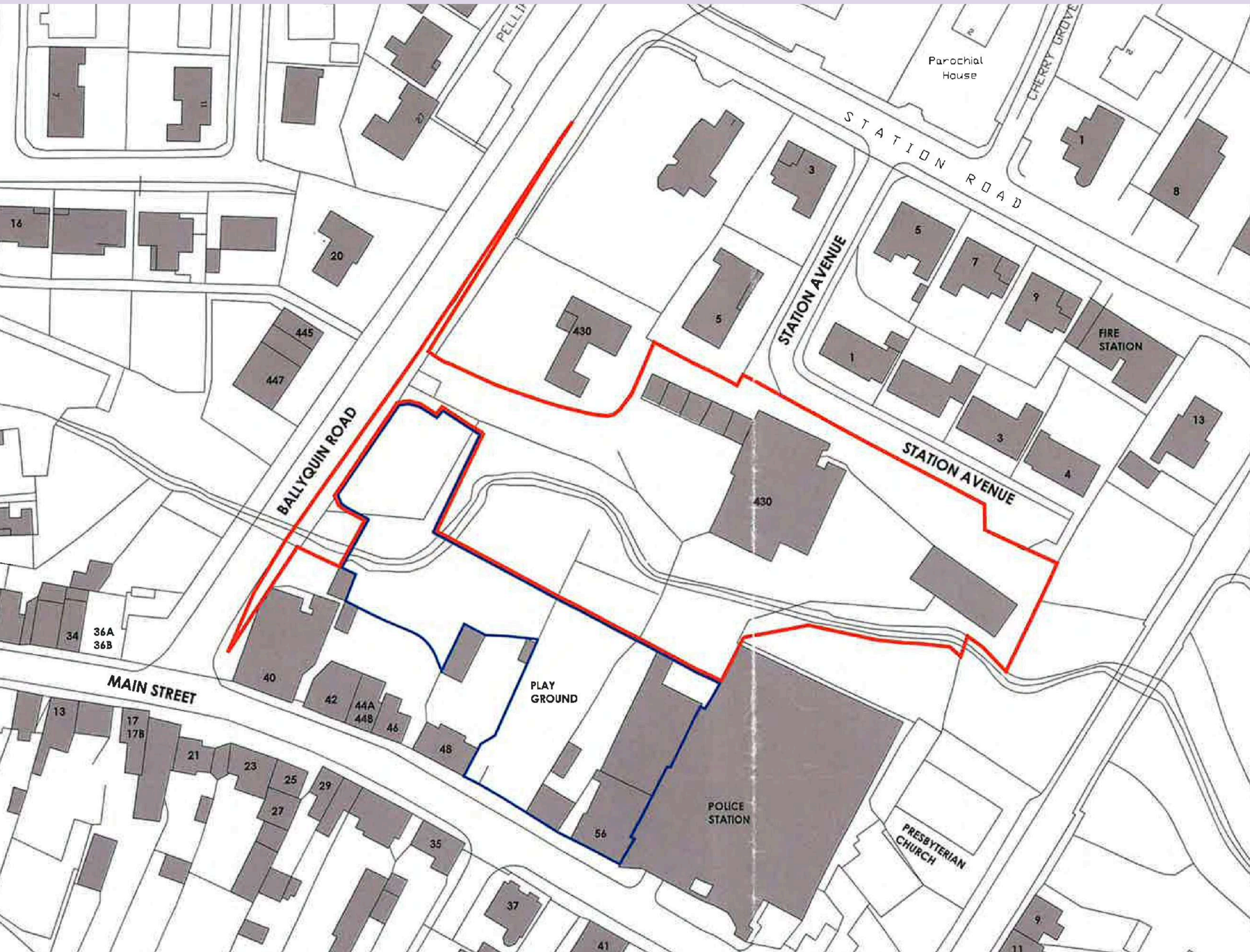
## Village Centre Analysis

The primary planning applications with the potential for impacting the Main Street are highlighted above. The following pages outline the key information about each of the 4 main applications including a status update relevant at the time of writing.

# 1. Ballyquin Road

Application No: B/2011/0115/F

Date of Application: 8 April 2011



Site of Proposed Development:

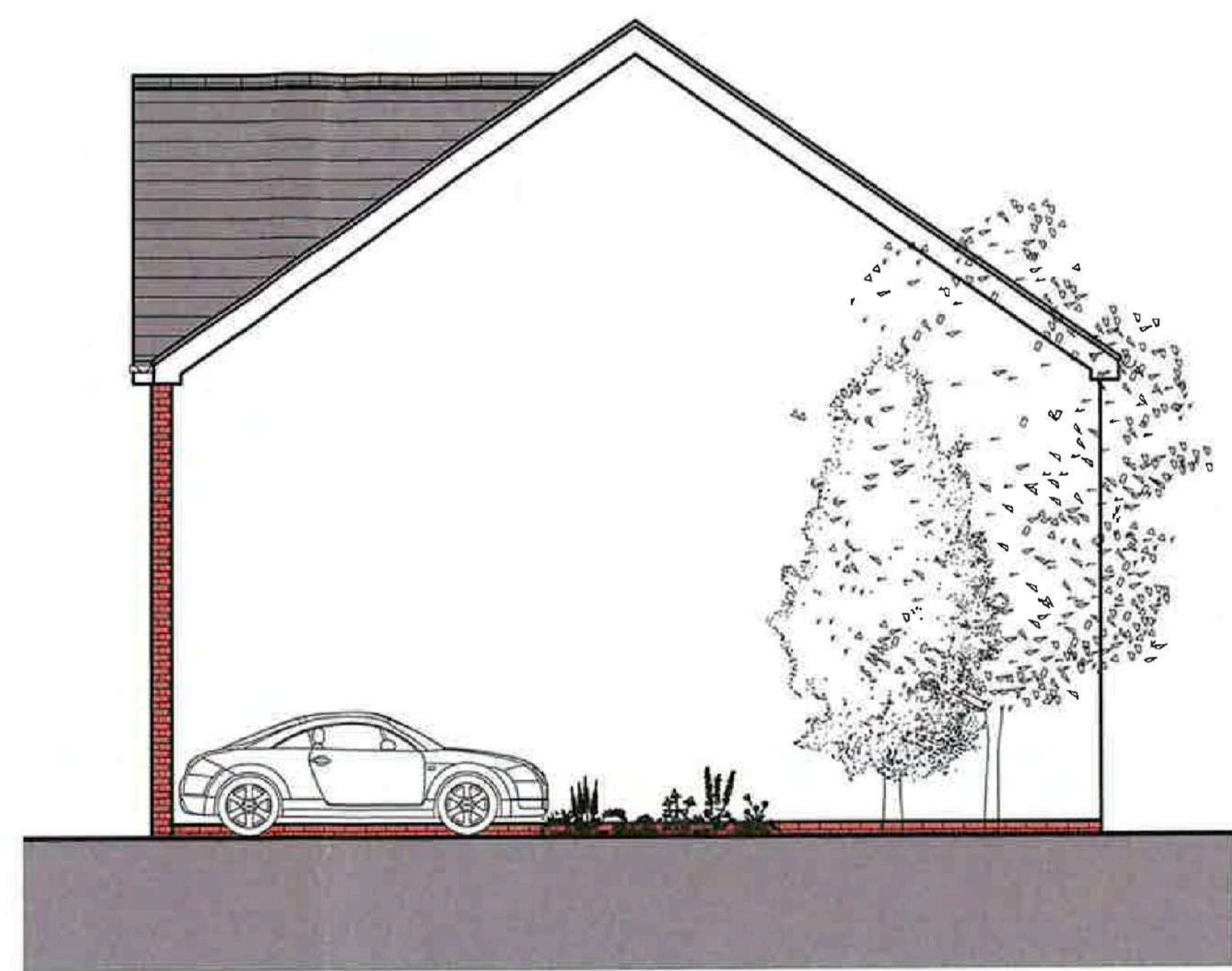
Lands to the south of 430 Ballyquin Road Dungiven BT47 4LX

Description of Proposal:

RESIDENTIAL DEVELOPMENT – Consisting of 18 No. dwellings & 2 No. apartments with associated road works, drainage and landscaping.



PRINCIPAL ELEVATION



FLANK ELEVATION



PRINCIPAL ELEVATION



FLANK ELEVATION (APARTMENT D)



High Containment Kerb (Trier, Titan or similar approved) and pedestrian guardrail to be provided over extent indicated - see Detail A.

Planning Office RECEIVED  
19 OCT 2023  
File No. ....  
Causeway Coast and Glens Borough Council

Causeway Coast and Glens Borough Council  
Drawing Number 02-15

Subject to Conditions if any  
as set out on  
B/2011/0115/  
Decision form No. ...  
Date: ...  
**GRANTED**  
Planning Act (NI) 2011  
Causeway Coast and Glens Borough Council



## 2. Main Street\_Housing

Application reference	LA01/2023/0722/F
Planning Portal reference	PP-12232005
Application received	06 Jul 2023
Application decided	Not available
Address	Lands Between 48 & 58 Main Street, Dungiven, Derry, BT47 4LD
Status	Site Inspection Complete
Decision	Not available
Authority	Causeway Coast and Glens Borough Council
District Electoral Area (DEA)	Benbradagh
Applicant name	M&N Properties (NI) Ltd



PRINCIPAL ELEVATION 1:100



REAR ELEVATION 1:100



PRINCIPAL ELEVATION 1:100

# 3. Main Street\_Café



Application No: LA01/2021/1399/F

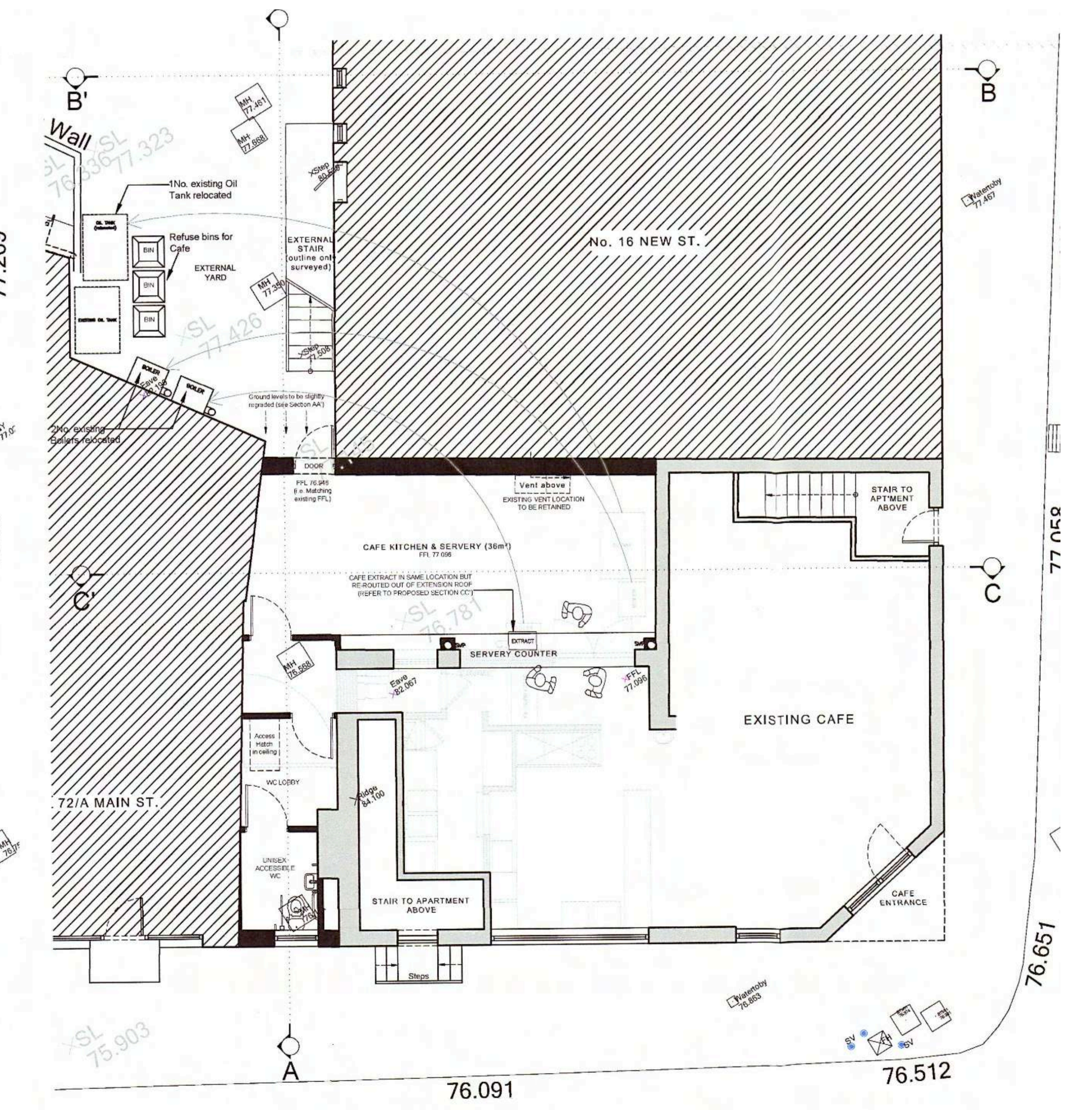
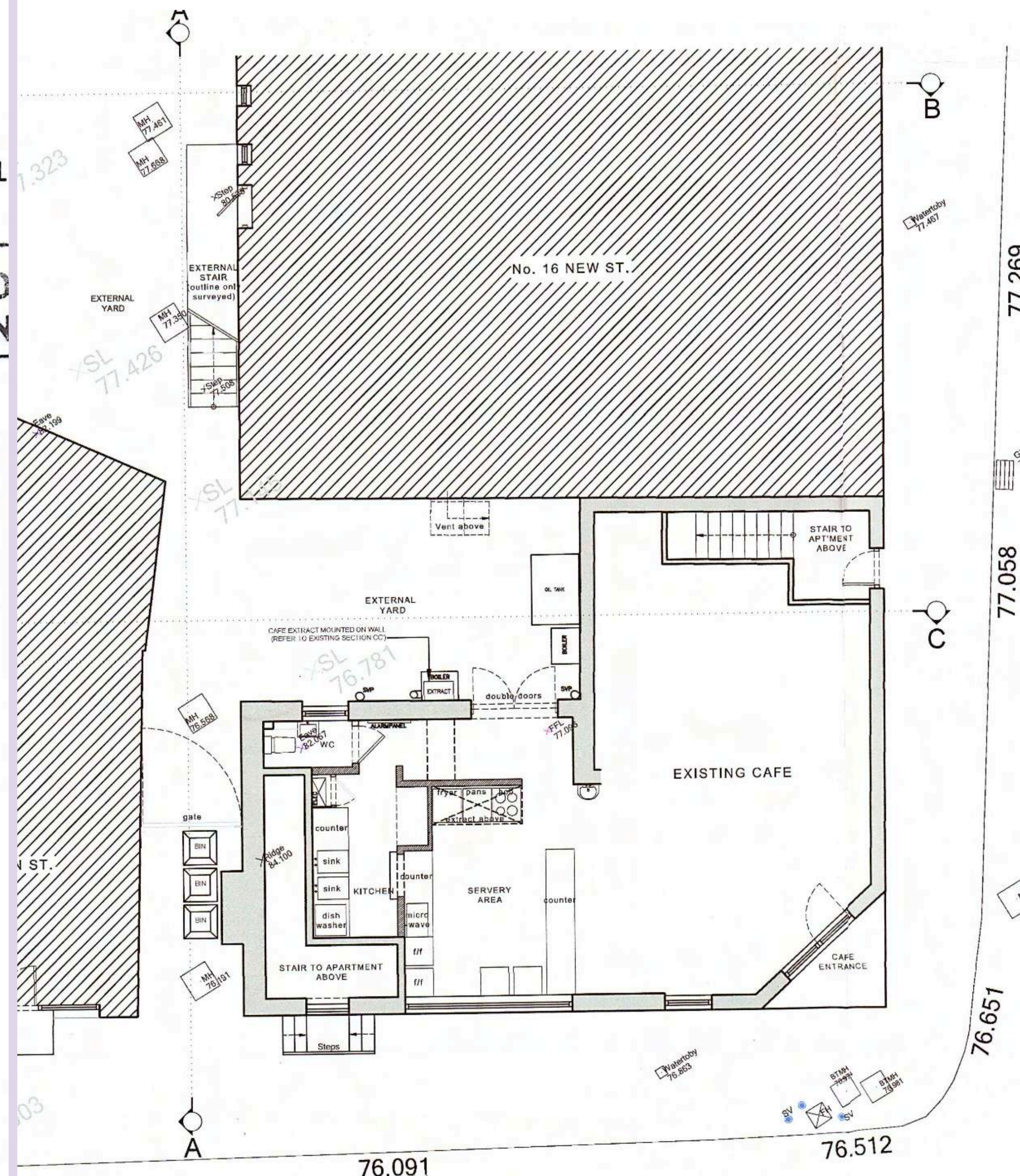
Date of Application: 10th November 2021

Site of Proposed Development:

No 74 Main Street/No 13 New Street  
Dungiven

Description of Proposal:

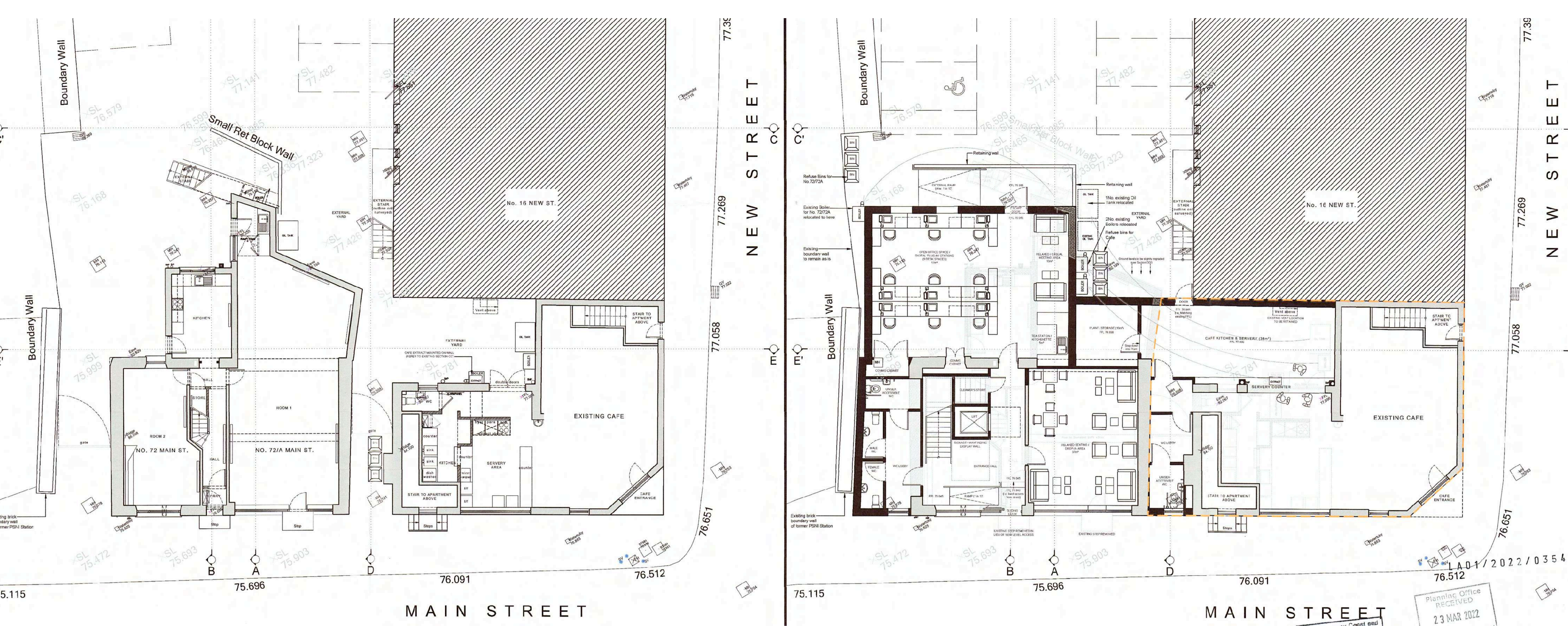
Proposed alterations and extension to cafe no 74 Main Street/13 New Street



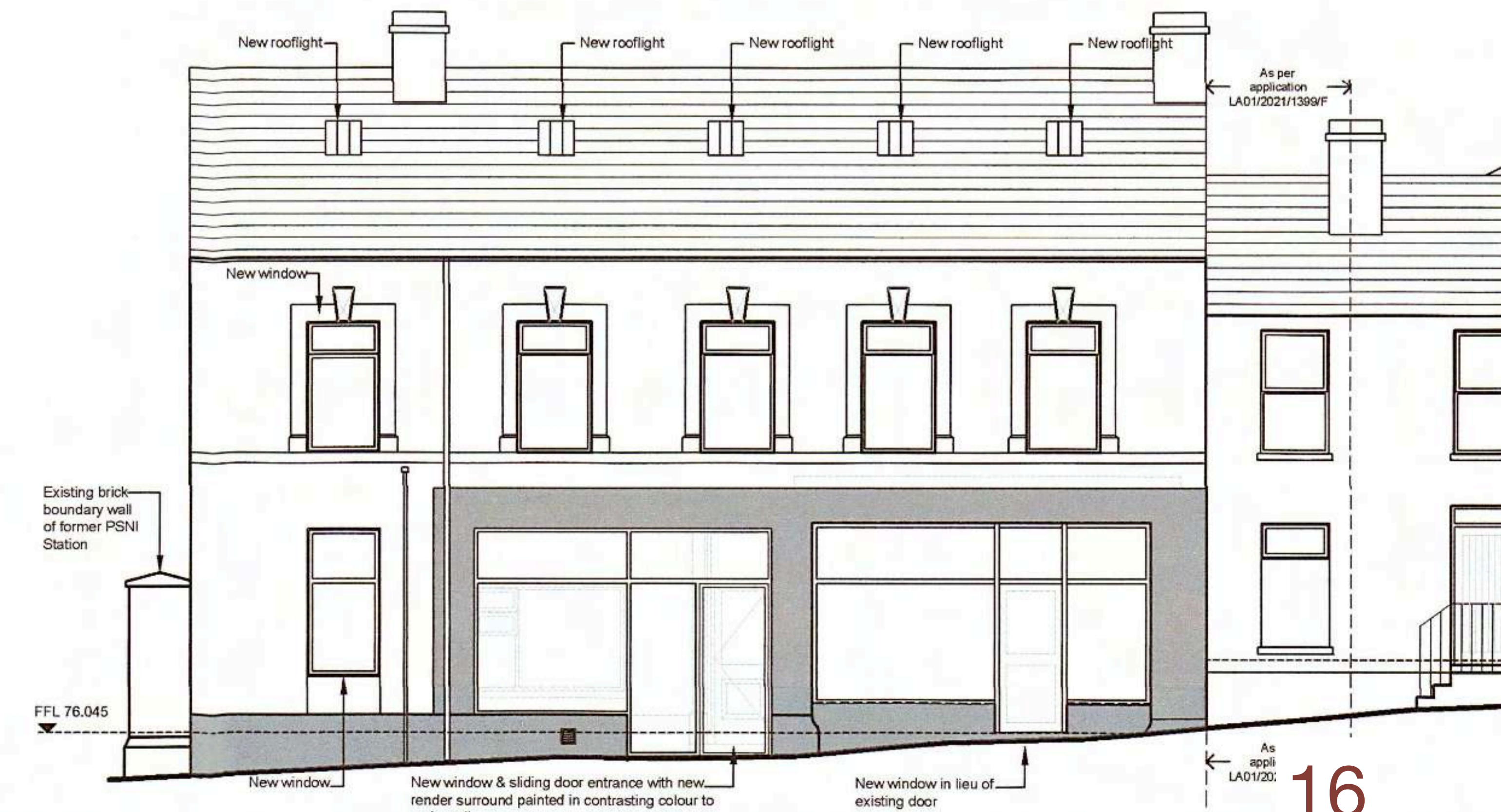
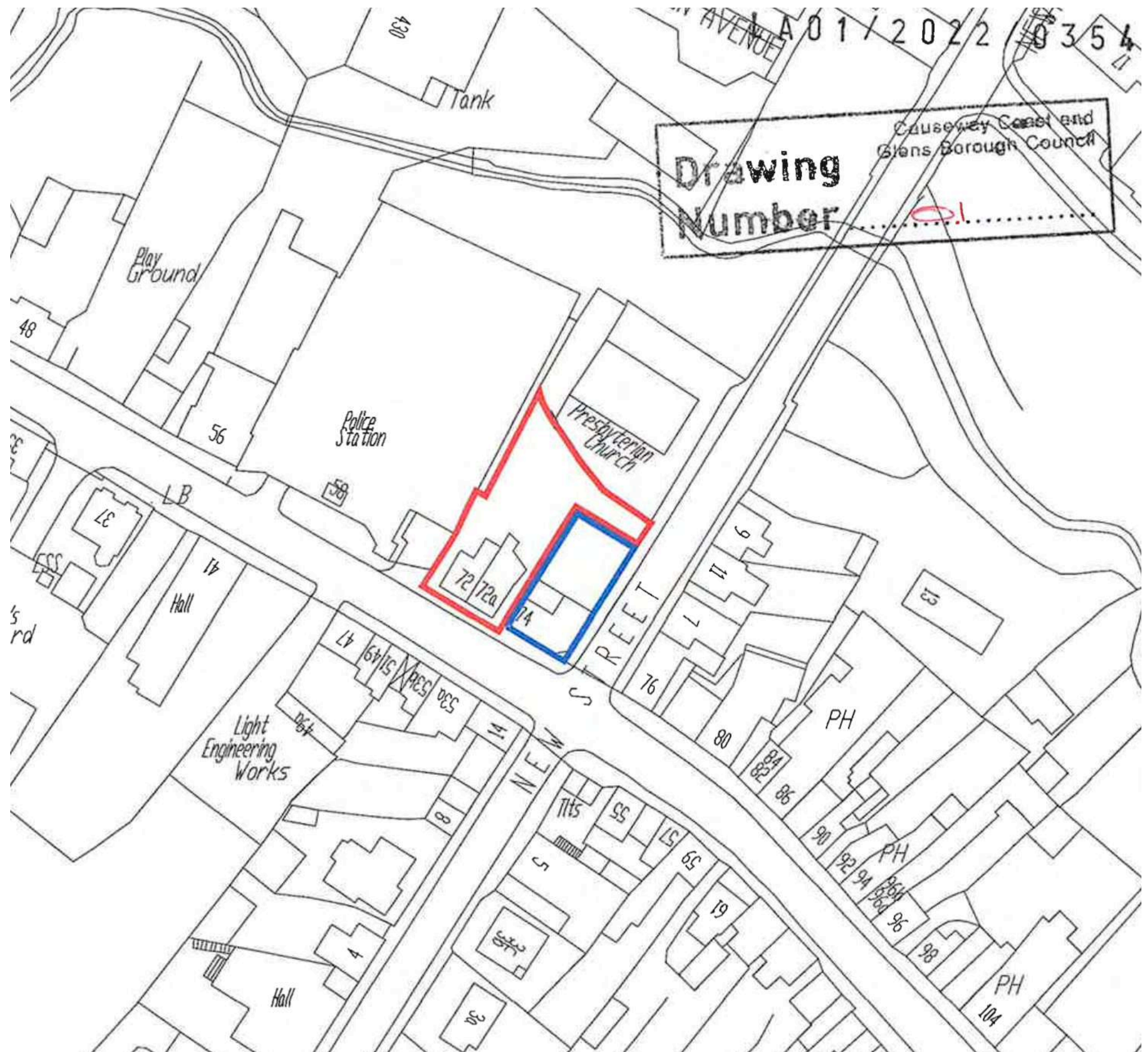
EXISTING GROUND FLOOR PLAN

PROPOSED GROUND FLOOR PLAN

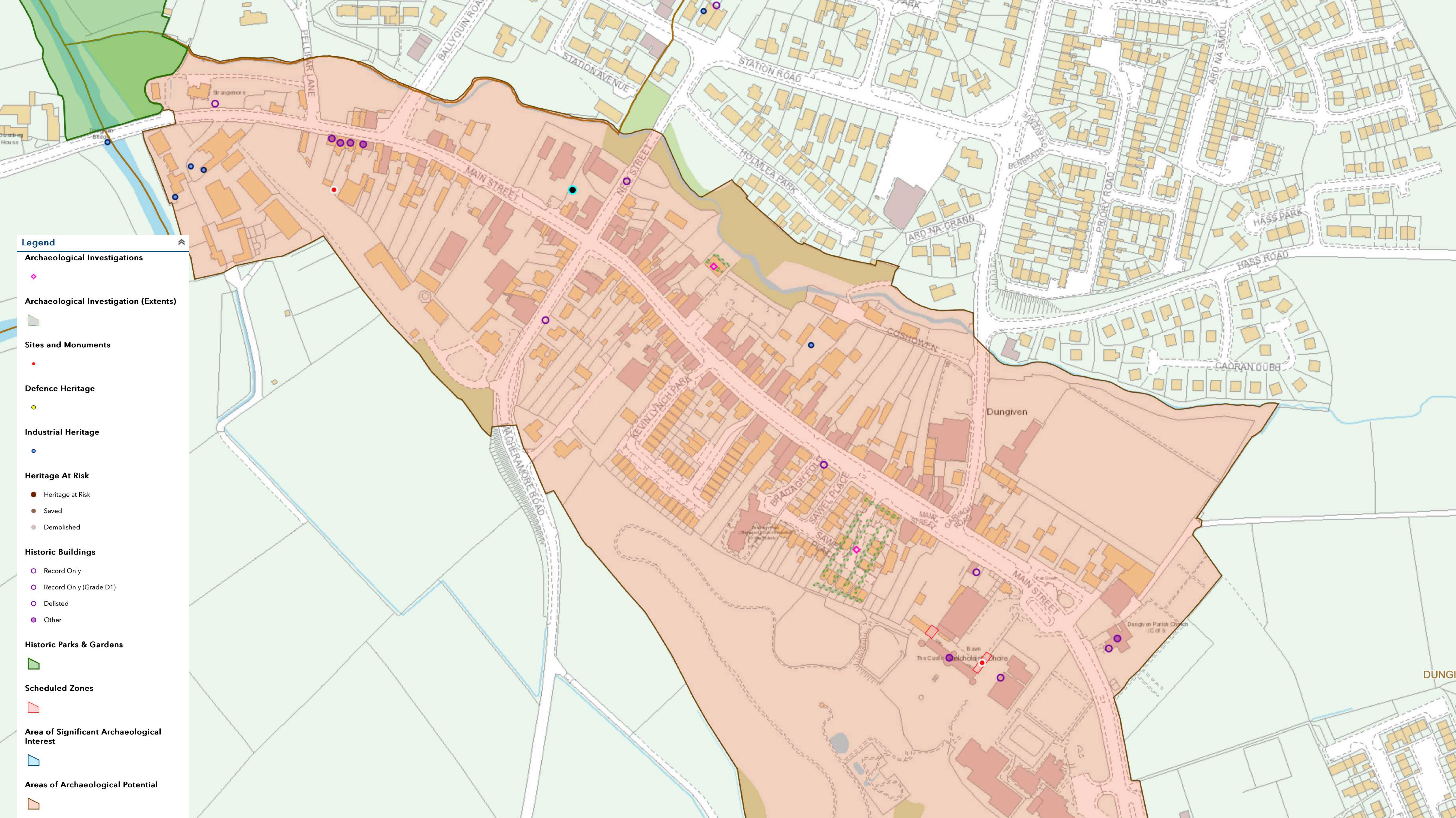
# 4. Main Street\_Business Hub



<b>Application reference</b>	LA01/2022/0354/F
<b>Planning Portal reference</b>	PAO969568
<b>Application received</b>	23 Mar 2022
<b>Application decided</b>	Not available
<b>Address</b>	No.s 72/72A Main Street Dungiven
<b>Status</b>	Under Consideration
<b>Decision</b>	Not Available
<b>Authority</b>	Causeway Coast and Glens Borough Council
<b>District Electoral Area (DEA)</b>	Benbradagh
<b>Applicant name</b>	Glenshane Community Development Ltd



PROPOSED ELEVATION TO MAIN STREET (also showing current application LA01/2022/0354)



## Historic Register

Identification of buildings / sites of historic significance

Dungiven holds the potential for exploring its architectural and historic built heritage and considering the future protection of same.

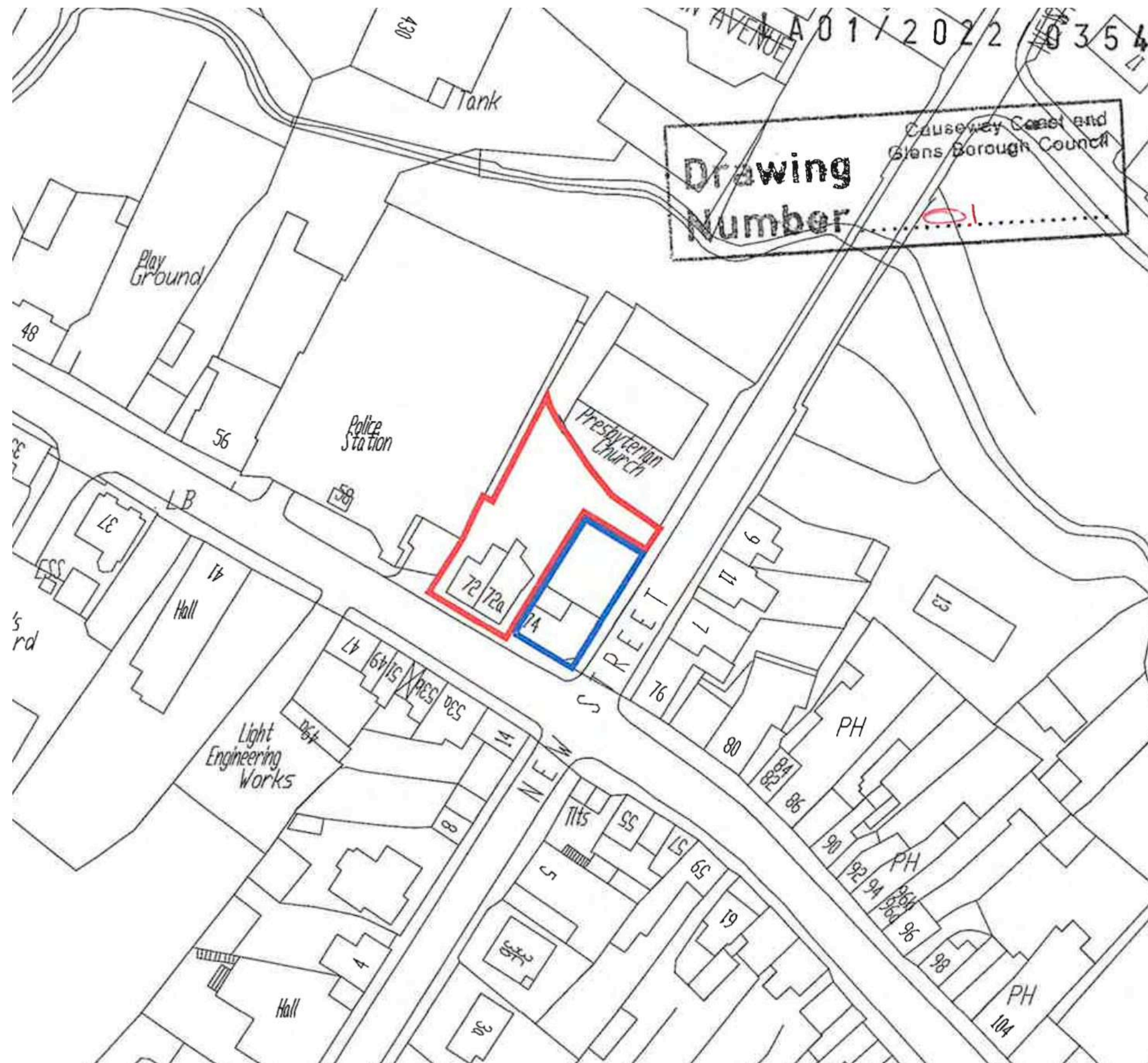
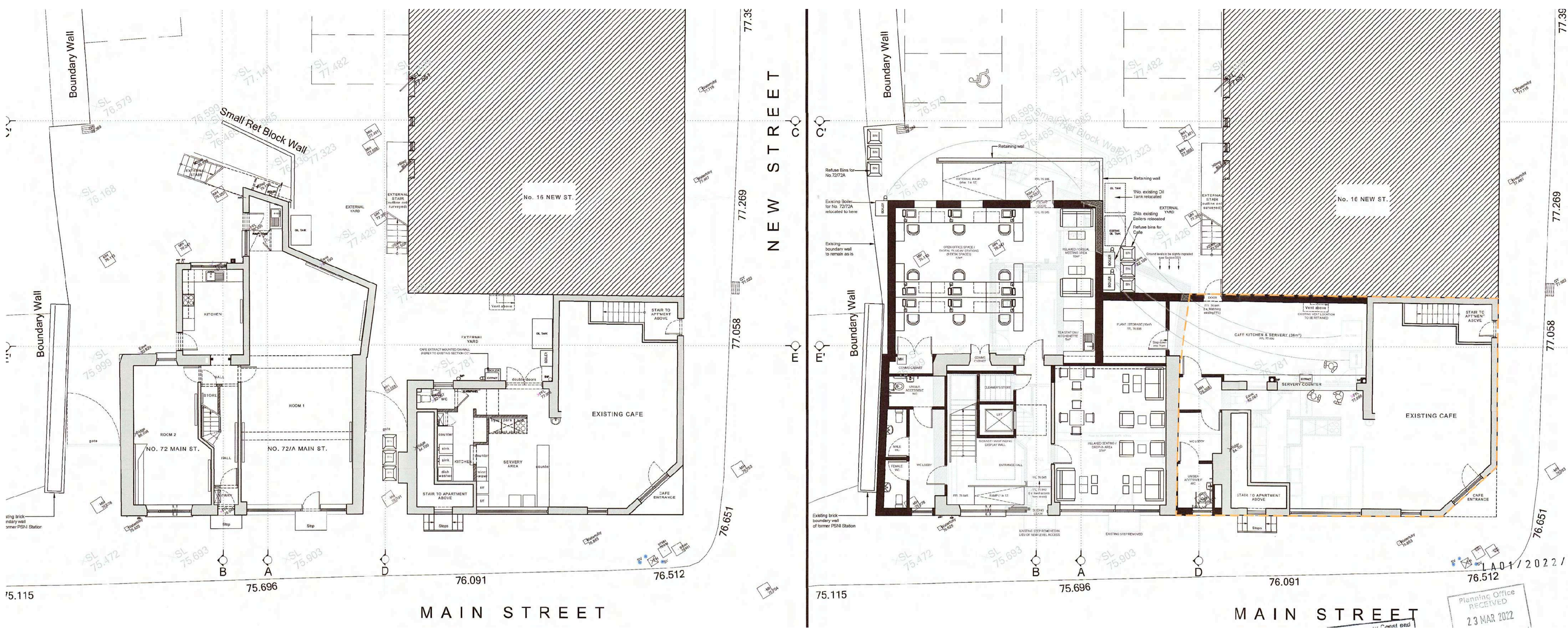
# Key Projects

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10. Dungiven Town .....p 55



# 1. Digital Hub, Main Street

1. **Status update** - Digital Hub project is currently under consideration in Planning.
2. **Current condition** - The project designed by Farren Architects restores a piece of architectural built heritage which currently lies derelict.
3. **Current Relevance** - Rising provision of flexible employment post-pandemic sets the context for a satellite offices, hot desks opportunities and the facilitation of working from home in the local residential community.
4. **Priority** - High Priority.
5. **Additional Design Considerations** -
  - Waitlists exist within Dungiven for access to business spaces such as those to be provided in the Digital Hub. It is therefore worth considering future expansion of the Digital Hub, perhaps into the neighbouring former Police Station site to ensure that the timescale associated with the approval and construction of same does not hinder the local provision of digital hub services to meet demand.



## 2. Public Realm

1. **Status update** - Consultation exposed the urgent need to resolve defects in the footpaths to mitigate trip hazards and do long-awaited upgrades to the paving throughout the village centre, paying particular attention to Main Street.
2. **Current condition** - Funding has been secured to ensure this work can be carried out.
3. **Current Relevance** - Although urgent remedial works are required to ensure footpath surfaces are safe for passage, an opportunity exists to complete that remedial work and focus some of the budget on meaningful adjustments to the Public Realm around Dungiven Castle and Donaghy's Mill at the northern edge of the village.
4. **Priority** - High priority to rectify the existing issues. And urgent consideration needed to address the degradation of the Castle forecourt, the dereliction of Donaghy's Mill and potential loss of architectural heritage value in the village.
5. **Additional Design Considerations** -
  - To ensure funds are meaningfully directed to support the priority projects and to improve the Public Realm in Dungiven generally.
  - Priority Projects
    - To make safe disturbed ground and carry out remedial works to improve the footpaths in Dungiven, particularly around the northern end of the village.
    - Improvement works to create a public plaza to the forecourt of Dungiven Castle to facilitate meaningful public space and event space. To improve the gateway to Dungiven and reveal the full potential of Dungiven Castle as access to the Castle Gardens and a backdrop to a village square.
    - Improvements works to shopfront facades to address dereliction, improve the overall aesthetics of the village and encourage further investment into the village centre.
    - Improved signage to ensure Dungiven's assets are accessible and to improve tourism in the area.
    - Improved street lighting where required to support and improve Dungiven's nighttime economy.
    - Cohesive vision for improvement of the Gateways at each end of Main Street.
    - Addition of street planters which could double up as seats and semi-mature planting of trees along the Main Street.



Lincoln Castle, UK



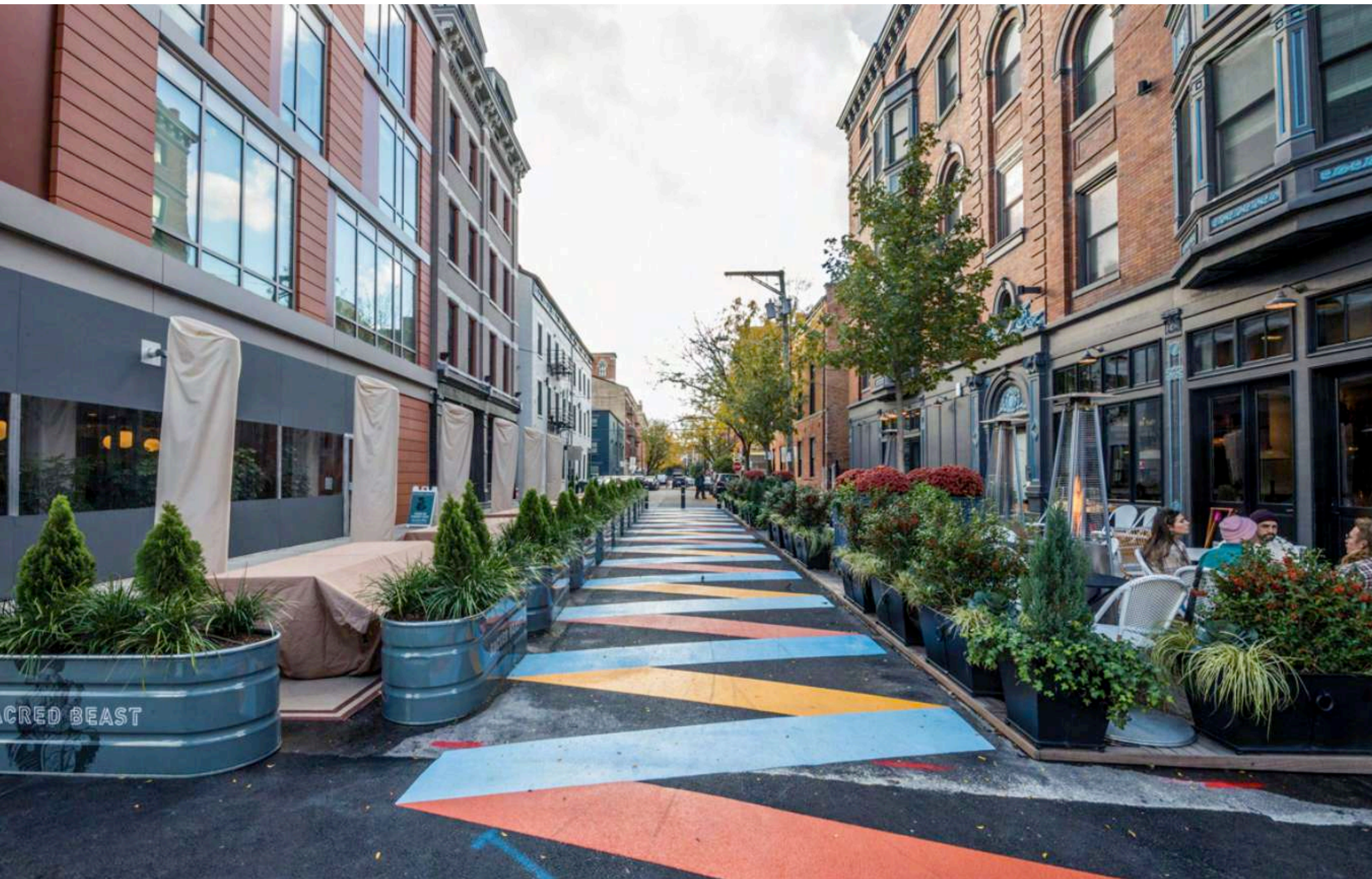
Lincoln Castle, UK



Castle Place, Belfast, MMAS

## 2. Public Realm \_ Paving

1. Growth Deal funding has the potential to address the paving safety and disrepair along Main Street offering a substantial facelift to the village.
2. The current condition of the footpaths, particularly at the northern and southern end of Main St is such that there are missing pavers, trip hazards with elevated sewer access, varying materials along with growth of plants through final footpath finish.
3. Dungiven has the opportunity to utilise its new paving strategy for rebranding the village centre. Playful colours and finishes which provide a climate positive solution would be a worthy of consideration.



Cincinnati Pedestrian street - permeable resin bound final finish instead of pavers offering slip resistance & an age-friendly solution.



Manhattan - Concrete Hexagonal, Permeable and climate positive paving.



Current Condition - Uneven surfaces and trip hazards.



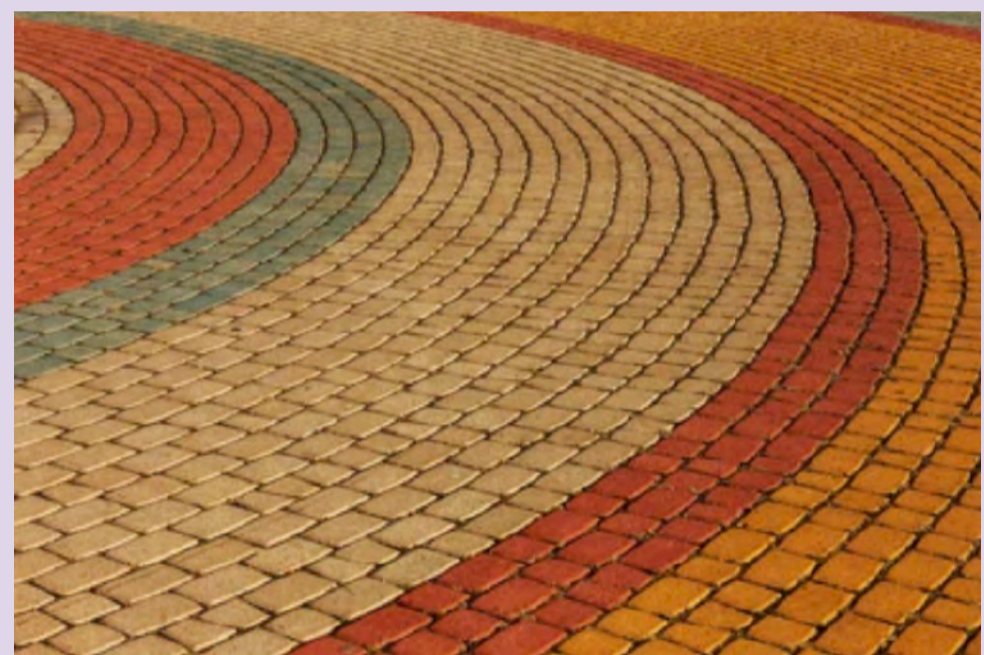
Current Condition trip hazard.

## 2. Public Realm \_ Paving

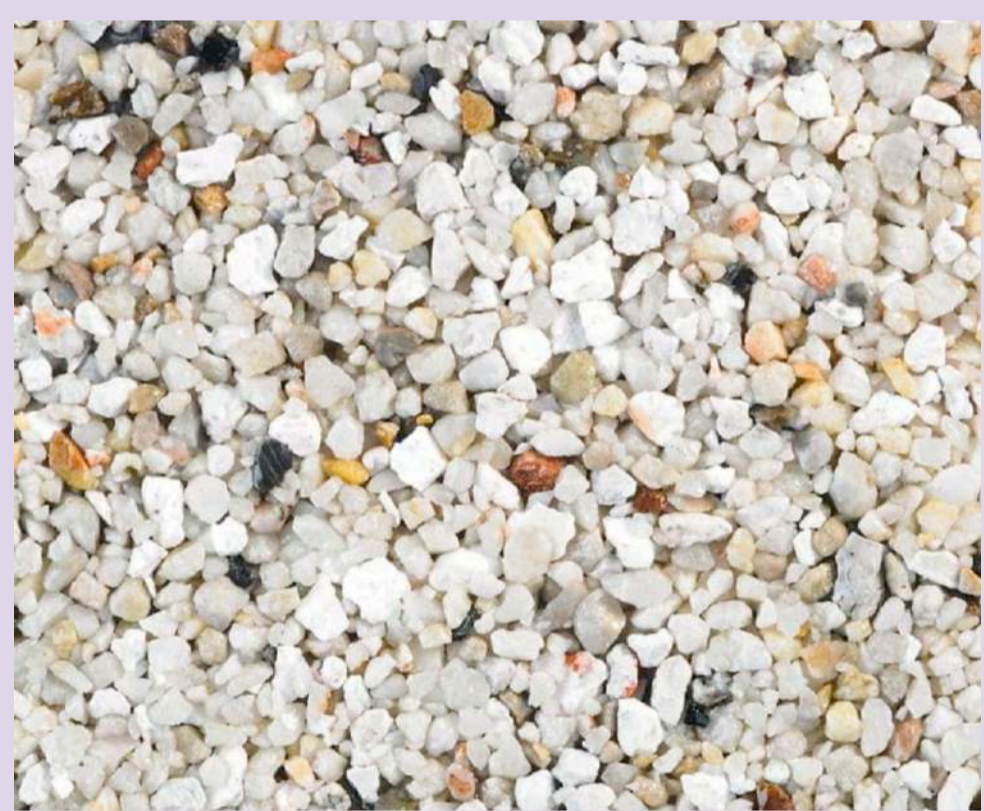
1. Renewed paving across the village centre as shown aside could utilise a part of the available funding.
2. Refinishing strategies should ensure there is a consistent approach along Main Street. The material specified should be robust, of a good quality and aesthetically appropriate. Beyond traditional granite paving there are examples of alternative products below.



Asphalt surface course\_natural, permeable and durable.



Coloured Cement paving \_ playful, robust and consistent.



Resin Bound Paving \_ textured, durable, vibrant and permeable.



Primary consideration areas for paving/ resurfacing.



Current Condition - Dull shades dominated by road surface.



Proposition - Vibrant but robust finishes. Improved street furniture and natural planting. A pedestrian carriageway which feels more conducive to lingering because of the planted edge to moving traffic.



## 2. Public Realm

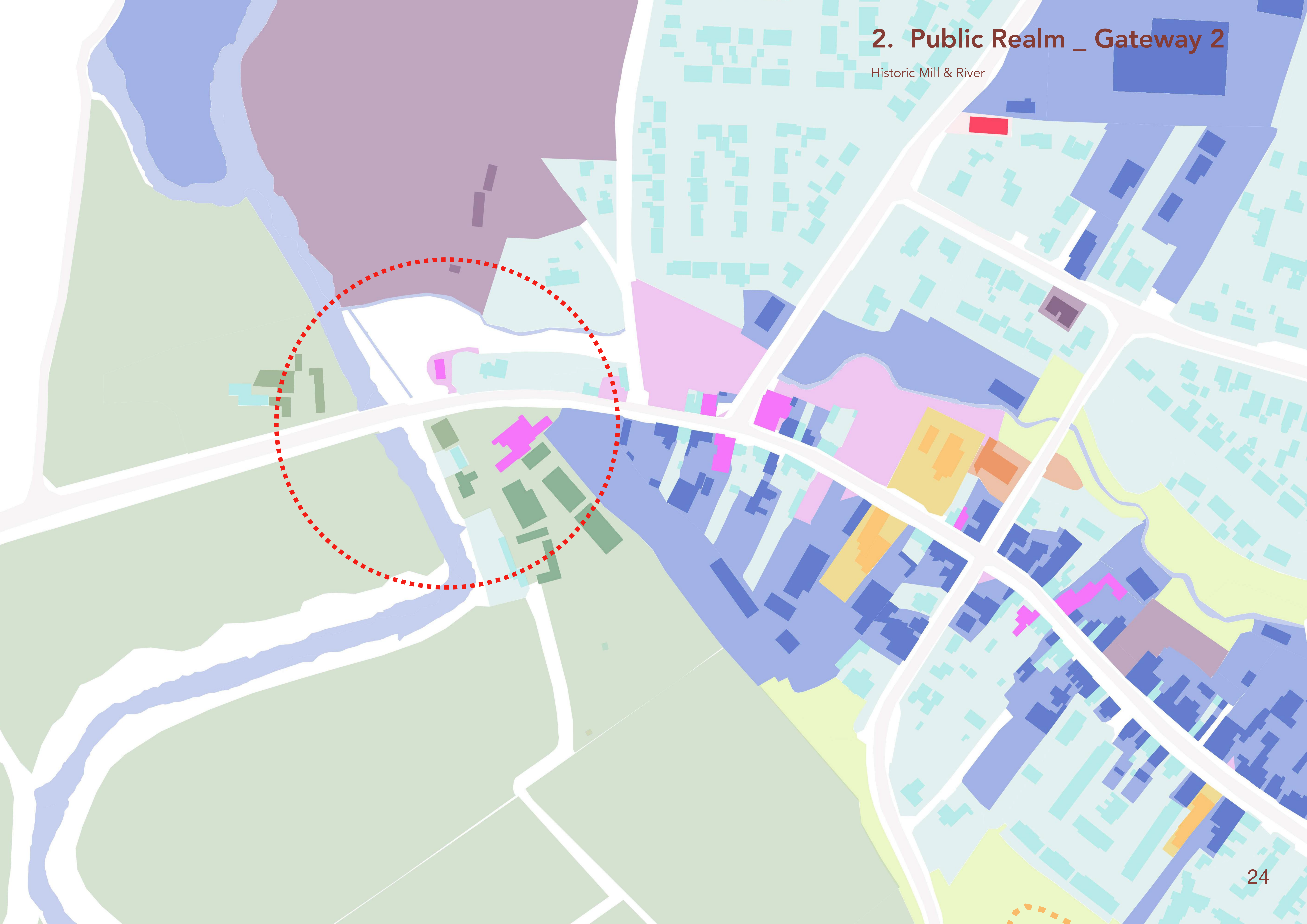
- The two primary points of entry and arrival into Dungiven occur at Dungiven Castle at the southern end of town at the crossing of the River Roe at the northern entrance to Dungiven.
- When considering the Public Realm funding available, the Masterplan invites a focus on each of the two gateways to uplift the aesthetics, improve legibility of the town extents and make best use of Dungiven's architectural built heritage.
- For Gateway 1, please see Section 4.
- For Gateway 2, there seems to be an enthusiasm locally for improving the aesthetic and bringing back into use the old industrial mill pictured below.
- Access to funding to support the meaningful restoration and reuse of the old Mill could ensure its built heritage is protected.
- Establishing the Mill as a building available for community use would further strengthen its longevity and potentially increase its potential for seeking public funding.
- There are currently no Arts Venues of a significant scale in the village centre and therefore there may be an interest locally in developing the Mill as a space which could accommodate Music, Theatre and the Arts.
- Reduced traffic due to the new bypass makes it timely to address the longstanding paving issues at both gateways and along the Main Street as outlined in this section of the Masterplan document.

Gateway 1 ▼



## 2. Public Realm \_ Gateway 2

Historic Mill & River



## 2. Public Realm \_ Gateway 2

Historic Mill & River



◀ Existing Mill at Northern Gateway to the village of Dungiven



◀ Restoration of Historic Mill as a more welcoming and aesthetically-pleasing threshold to the village.

## 2. Public Realm \_ Gateway 2

Historic Mill & River

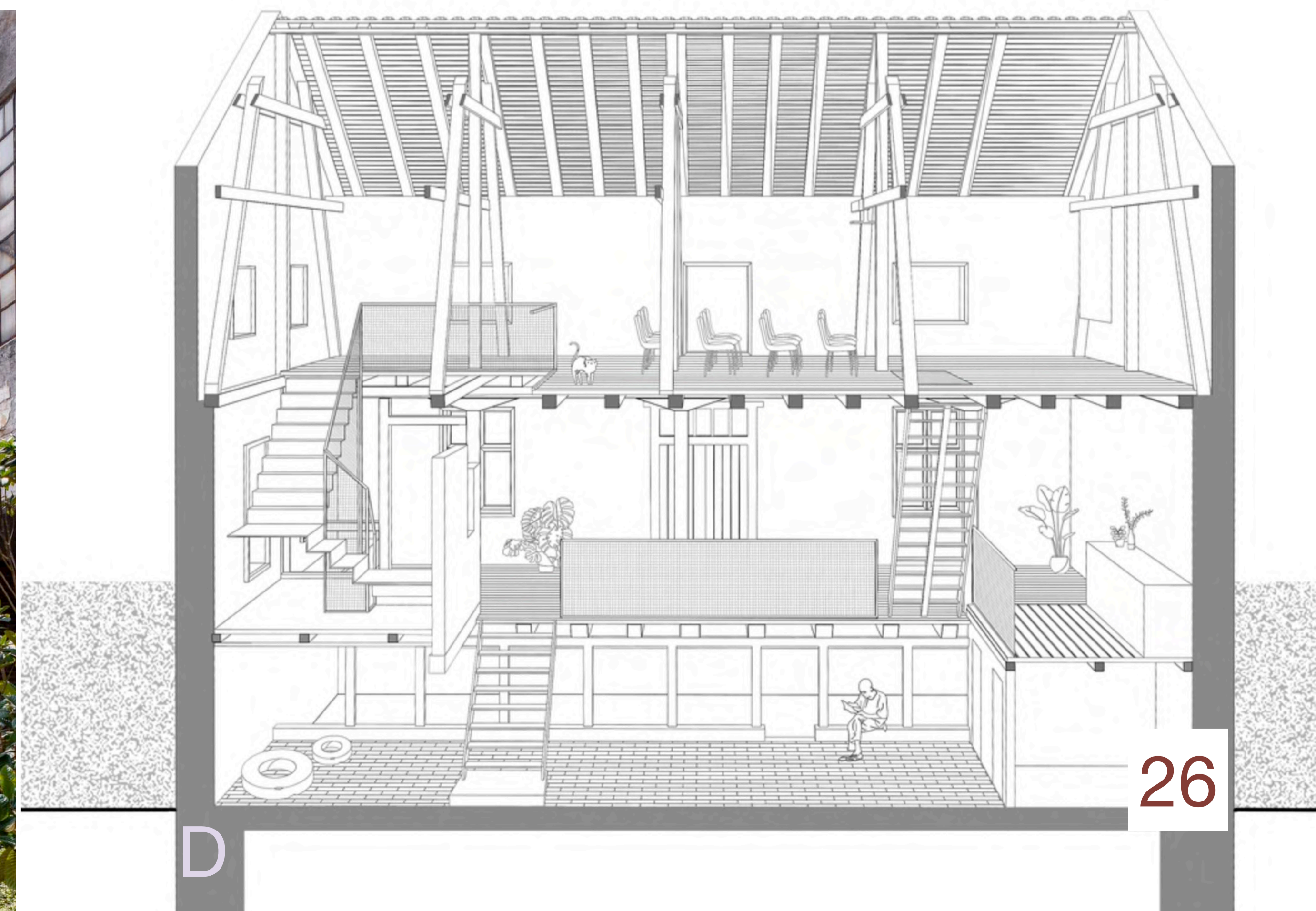
A. Portview Mill Belfast, one of many restored historic properties across the city which accommodate cultural arts venues and event spaces, creative practices, artist studios, workshops, exhibition spaces and popular hospitality venues.

B. Spencer Mill - Cambridgeshire which is a community arts and multi-purpose space created within a derelict old mill.

C. La Laguna - A former textile factory which now houses artist studios, exhibition spaces and galleries.

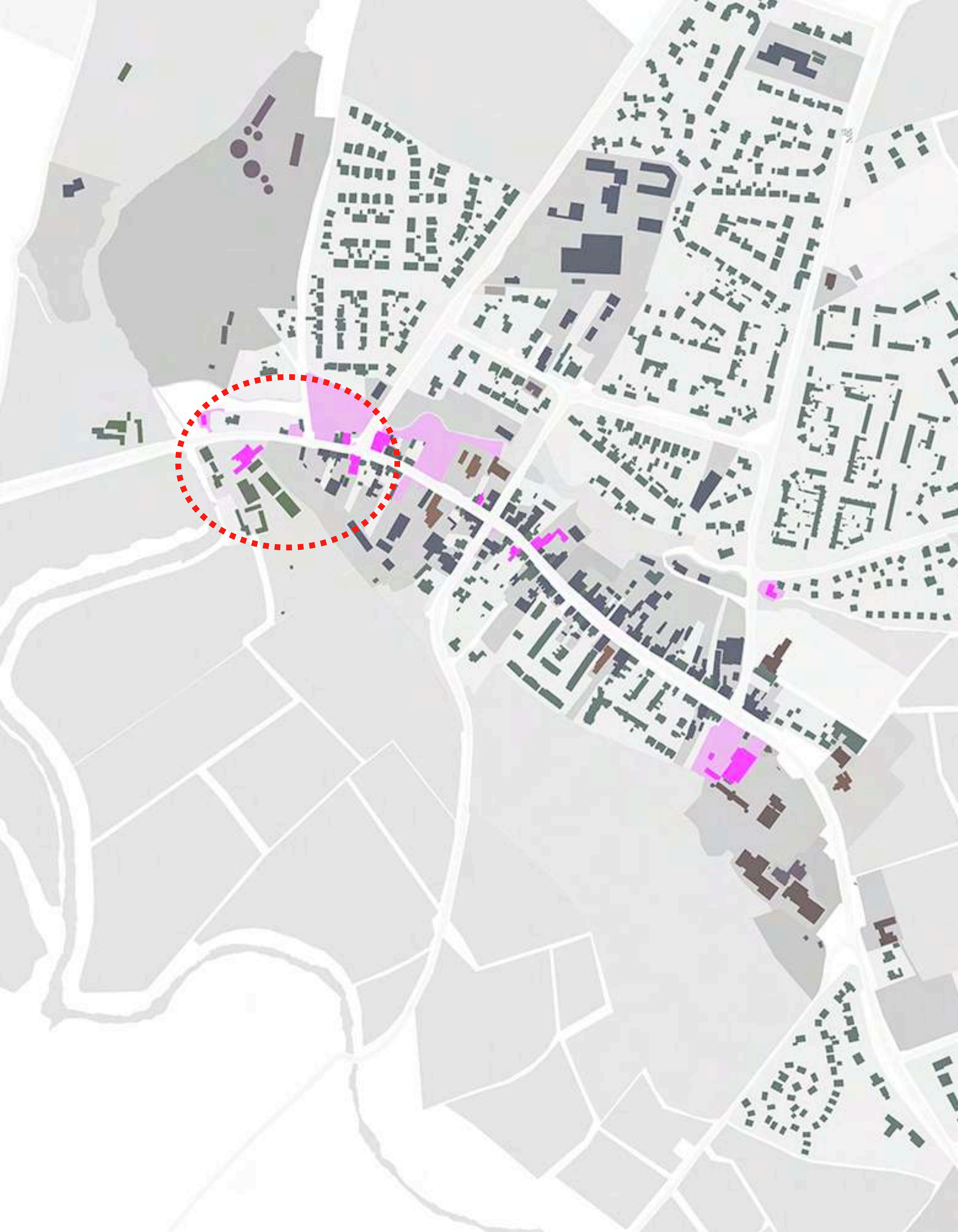
D. Restoration of an old mill in Bulgaria to create a Cultural Centre.

E. Image below shows an historic barn converted to become an intimate event space.



## 2. Public Realm \_Village Aesthetic

1. As well as addressing dereliction across the village and particularly at the Northern end of the Main Street, building facades in need of aesthetic facelift or repair work will substantially improve the visual threshold to Dungiven and encourage more pride in the streetscape.
2. Empty Shopfronts could be audited to establish a potential near future occupation or possibility of use as office space, incubation units for local small business, health practitioners or holistic therapies. With the potential for pop-up rates/rates relief to apply to facilitate the re use and re inhabitation of Main St.
3. Public funding associated with shop front enhancement should be sought and private investment encouraged to ensure a wholistic approach to improving the village aesthetic.



Existing Main St at Northern Gateway.

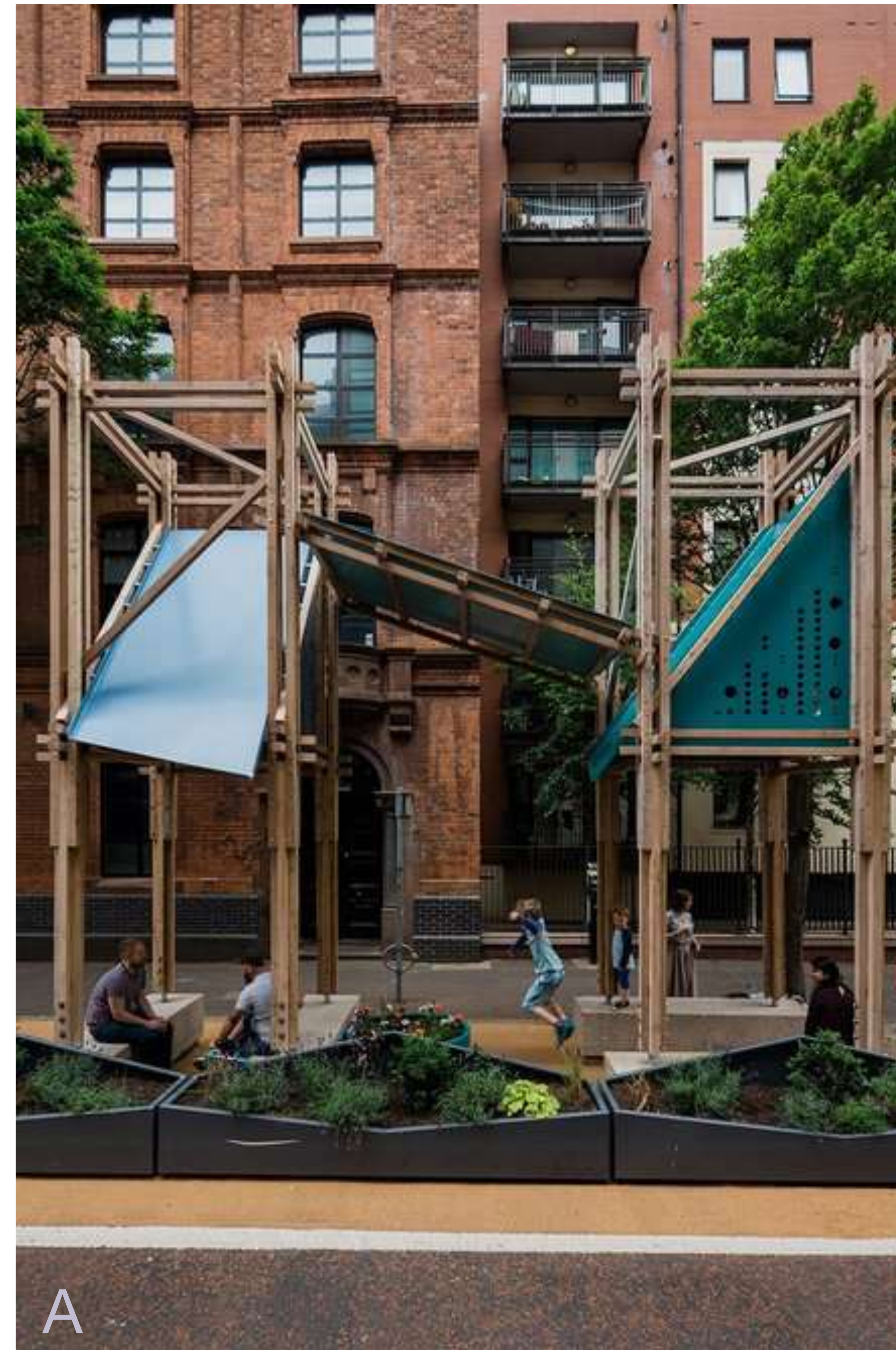


Proposed Main St. at Northern Gateway with minimal intervention.

## 2. Public Realm \_ Play

1. Public spaces play a key role in creating a context for community connection and social wellbeing. The opportunity for meaningful public space is presented in Section 4. Castle & Castle Gardens.
2. In addition to a new village square designing and implementing a range of public spaces which facilitate social interaction for adults and children and contribute to the promotion of Dungiven's natural and built assets is critical.
3. Children's play parks which are accompanied by picnic tables / toilet facilities and parking would facilitate the opportunity for people to visit and spend the day in Dungiven.
4. This Masterplan recommends that the play areas are Architect designed so that they can react appropriately to the context in materiality, form and provision.

- A. OGU & MMAS Architects, Adelaide Lanterns
- B. ERECT Architects, London play park
- C. Studio Fink & Matthew Childs, Moscow
- D. ERECT Architects
- E. We Made That, London PlaySpace



A

# GAA WORLD GAMES

DERRY 2023



## 2. Public Realm \_ Events

1. Dungiven has in the past contributed to hosting national and international events. GAA World Games 2023 at Owenbeg saw huge crowds in attendance.
2. Dungiven Fleadh also attracted a large crowd.
3. An audit of potential properties in Dungiven for Hostel, B&B and AirBnB accommodation would be worth considering in the short term in addition to the current small scale hostel in the village.
4. Villages of a similar scale or with access to similar natural assets promote their environment through widely attended sporting events and family fun days.
5. The wider Dungiven Marketing Strategy could extend to the broad publication of local events and the consideration of what additional activity days Dungiven and its surrounds could facilitate.

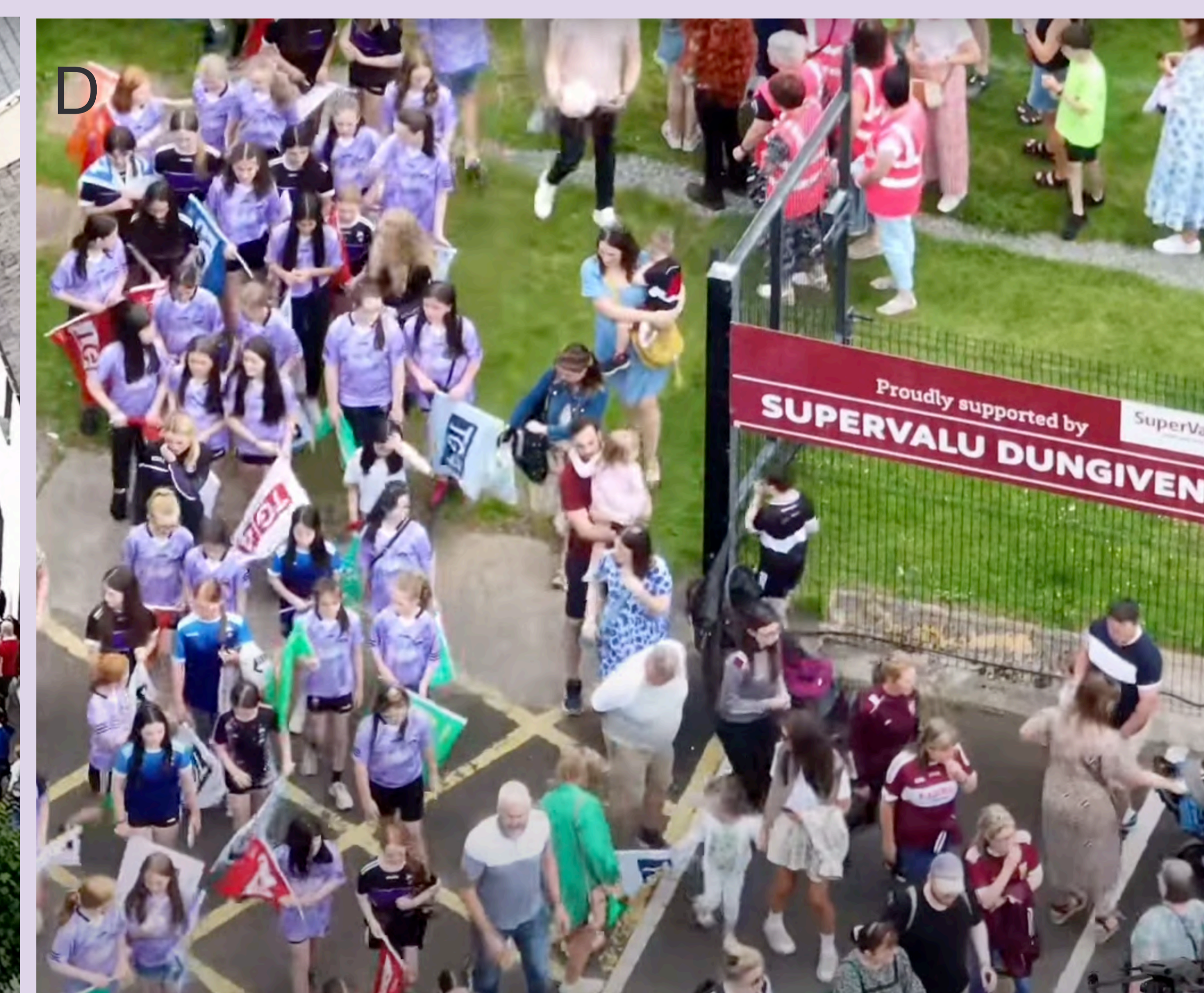
- A. GAA World Games 2023, Owenbeg, Dungiven
- B. Castlewellan Christmas Cracker, example of potential future events
- C. Dungiven Fleadh 2023, Benbradagh DGI
- D. Dungiven Fleadh 2023, Benbradagh DGI



B



C

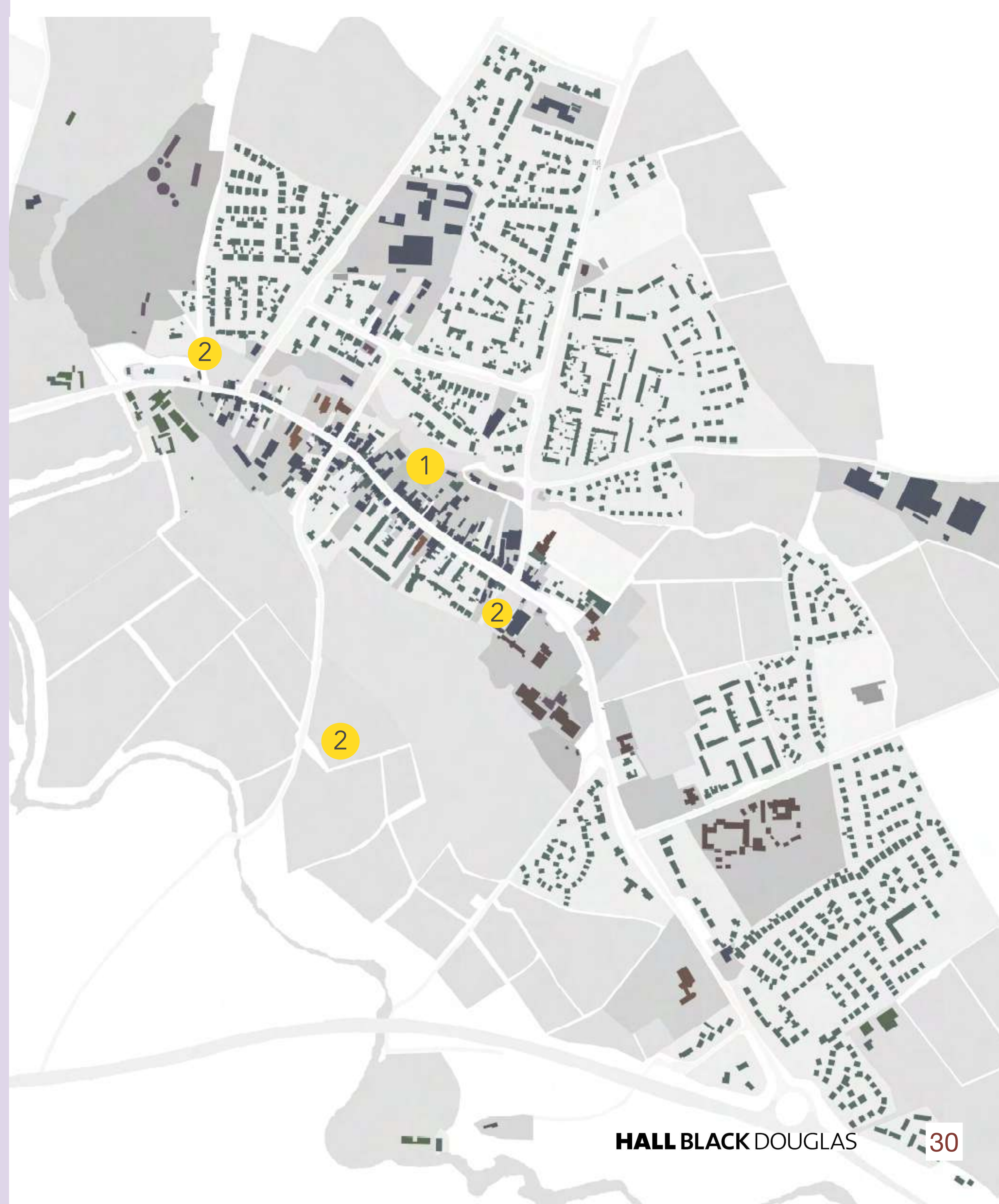


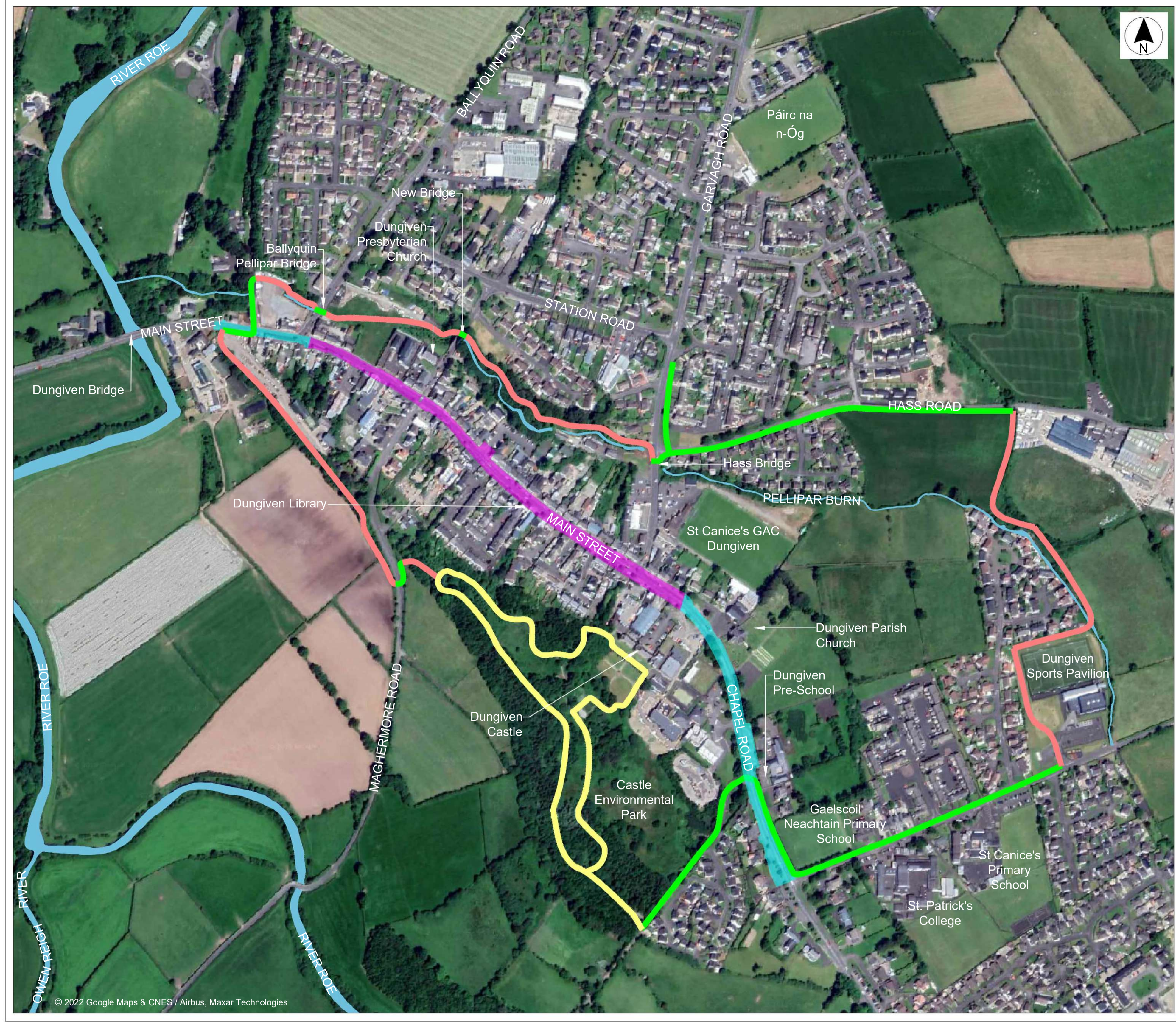
D

## 2. Public Realm \_ Car Parking

- Consultation reveals concerns about existing parking provision in the village centre, particularly along Main St.
- Successful marketing strategies revealing the existing and future potential of Dungiven may increase the vehicular traffic in the village. An urgent review of parking provision and potential parking hubs locally should be carried out to ensure that further traffic does not overwhelm the village centre.
- Dungiven has a large catchment area so improved pedestrian connections from future parking hubs would be critical to their success.
- Promoting safety in car parks by ensuring these areas are overlooked and appropriately lit would be an important design factor.
- Planning considerations for future village centre developments to contribute to a wider context parking strategy would be desirable.
- Improved access to Dungiven's natural resources, such as Benbradagh and Branagh Glen would encourage additional traffic. Parking considerations to accommodate same in close proximity to both of these natural resources would serve the purpose of avoiding parking overwhelm in the village centre. However Dungiven would not benefit from the additional footfall and improved economy that the walking/cycling visitors may bring with them.

• Either 1. Highlighting the potential for enhancement of existing parking offer, or 2. Consideration for a new parking hub.





**NOTES**

- All measurements shown are in metres, and all levels are to ordnance datum unless otherwise indicated
- All Coordinates are to Irish Grid, unless otherwise noted.

**LEGEND**

- Core Public Realm Design**  
Including new natural stone paving, kerbs & placemaking interventions. Opportunities to remove some parking or provide 'parklets'. Opportunities for new benches, soft landscaping & biodiversity measures. Paving & kerb design to be developed to suit available budget
- Secondary Public Realm Design**  
Including new natural stone paving banding or detailing, kerbs and placemaking interventions. Opportunities for new benches, soft landscaping. Paving & kerb design to suit available budget
- Signature Connected Path - New Offline**  
New path or trail in greenfield / brownfield site providing improved connectivity
- Signature Connected Path - Upgraded Offline**  
Existing path or trail to be upgraded to match new paths / trails
- Signature Connected Path - Online Upgrade**  
Existing path along road network to be upgraded including surfacing, upgrades to crossing points, signage, road markings, etc

Rev	Issue Date	Description	App
1			

**STAGE 1 - APPRAISAL**

Client: Causeway Coast & Glens Borough Council

Project: DUNGIVEN REGENERATION REPORT

Drawing: Public Realm Improvements and Signature Path Network

Scale: 1:5000 @ A3

**McAdam**  
DESIGNING COMMUNITIES

Contact Details: 16 Montgomery House, King Castle Road, Belfast, BT9 8BQ. T: 028 9040 2000. E: info@mcadamdesign.co.uk, www.mcadamdesign.co.uk

Drawn	DA	Checked	OSA	Approved	KOS
Date	22.11.22	Date	22.11.22	Date	22.11.22

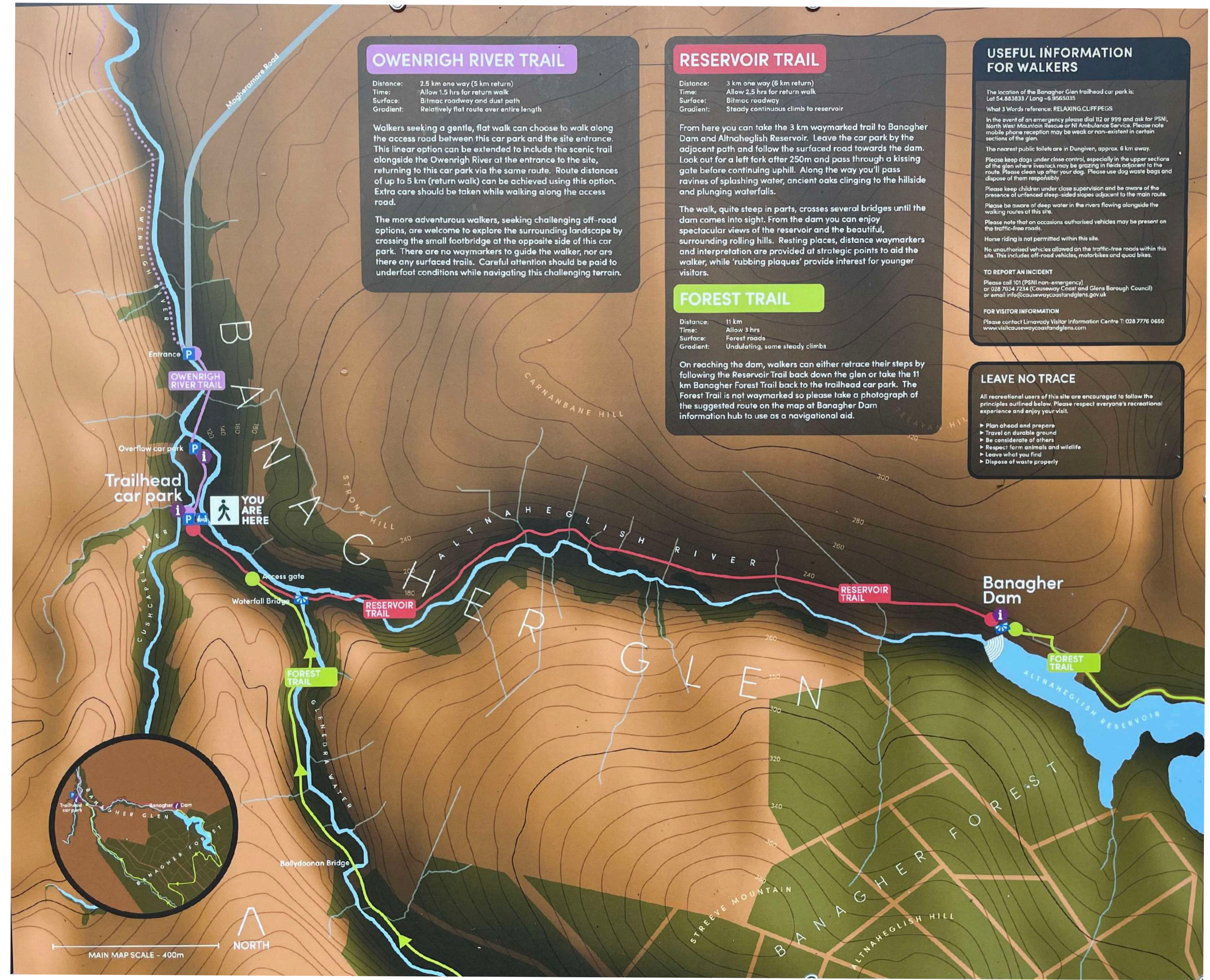
Project Number: E????  
Drawing Number: 101  
Revision: -

All dimensions are in millimetres. Figured dimensions to be taken in preference to scale dimensions. Dimensions to be checked on site. © 2021 McAdam Design Ltd.

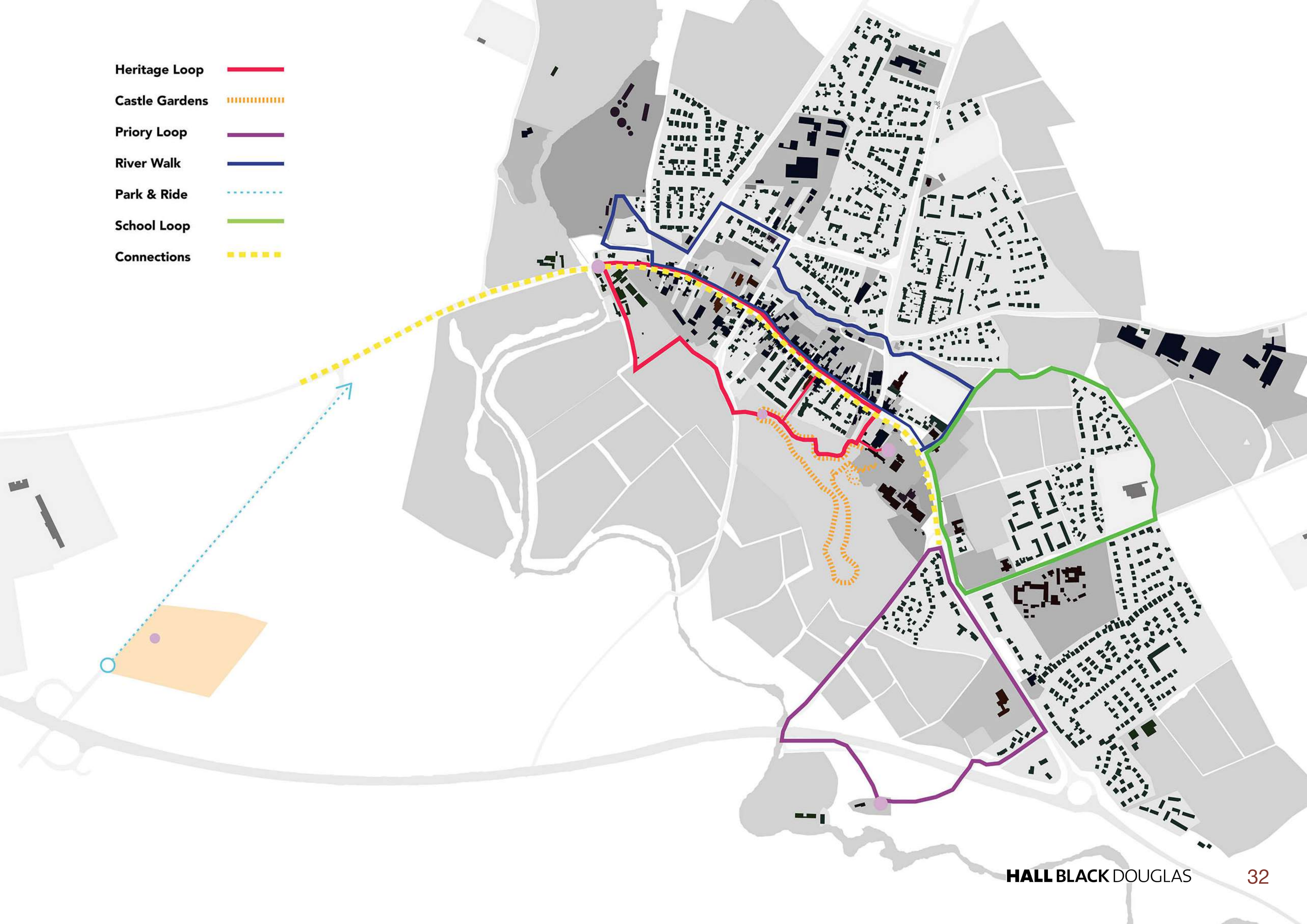
# 3. Connecting Path

## 1. Design Considerations

- Improved mental health and wellbeing for residents.
- Improved tourist experience for visitors.
- Accessibility and increased use by children.
- Opportunity for
  - Foraging trails
  - Animal spotting trails
  - Gruffalo trails
  - Activity points - Wendover Walk
  - View points - Avondale Treetop Walk
- See Section 9 for more.



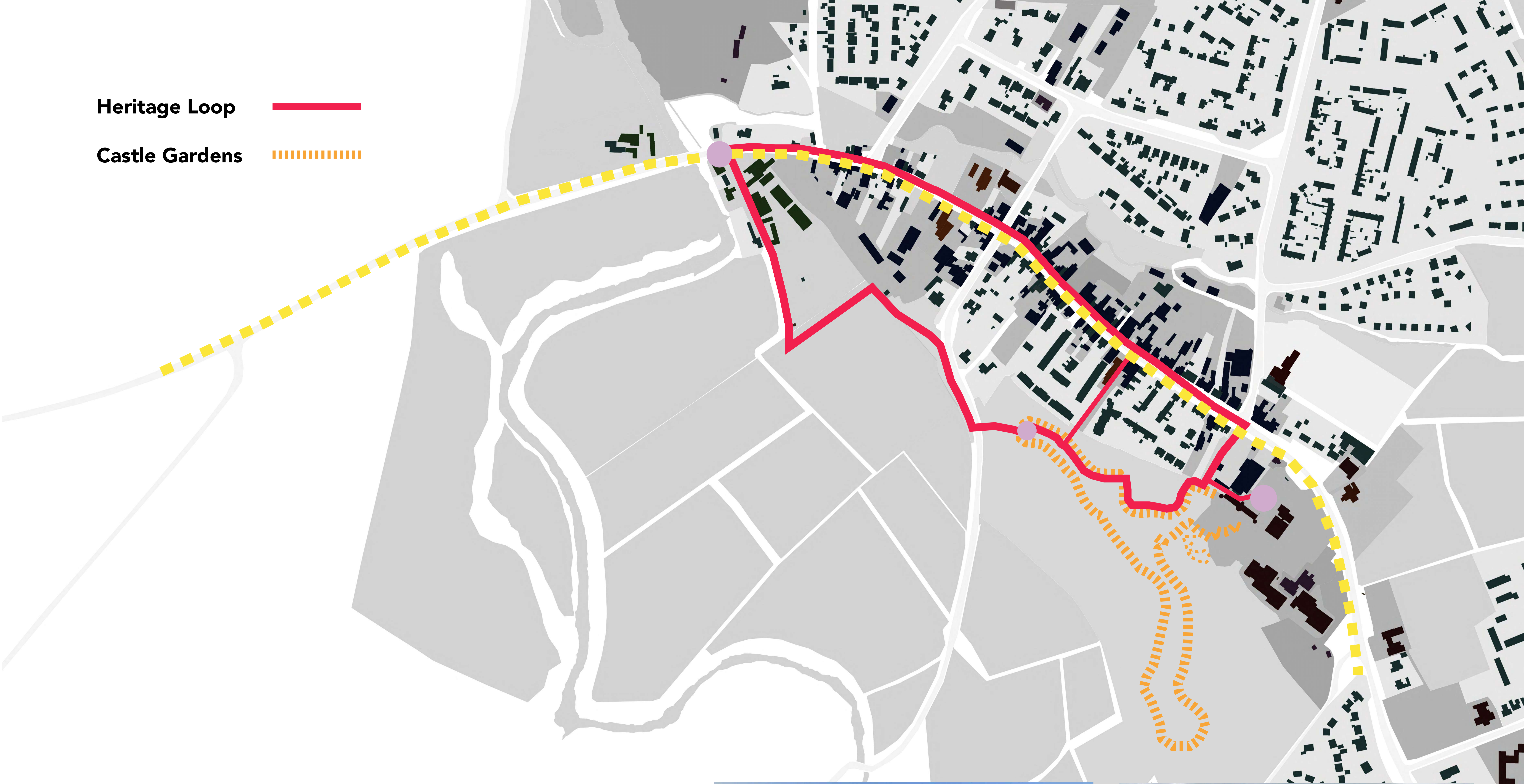
- Heritage Loop —
- Castle Gardens - - - - -
- Priory Loop —
- River Walk —
- Park & Ride - - - - -
- School Loop —
- Connections - - - - -



Heritage Loop



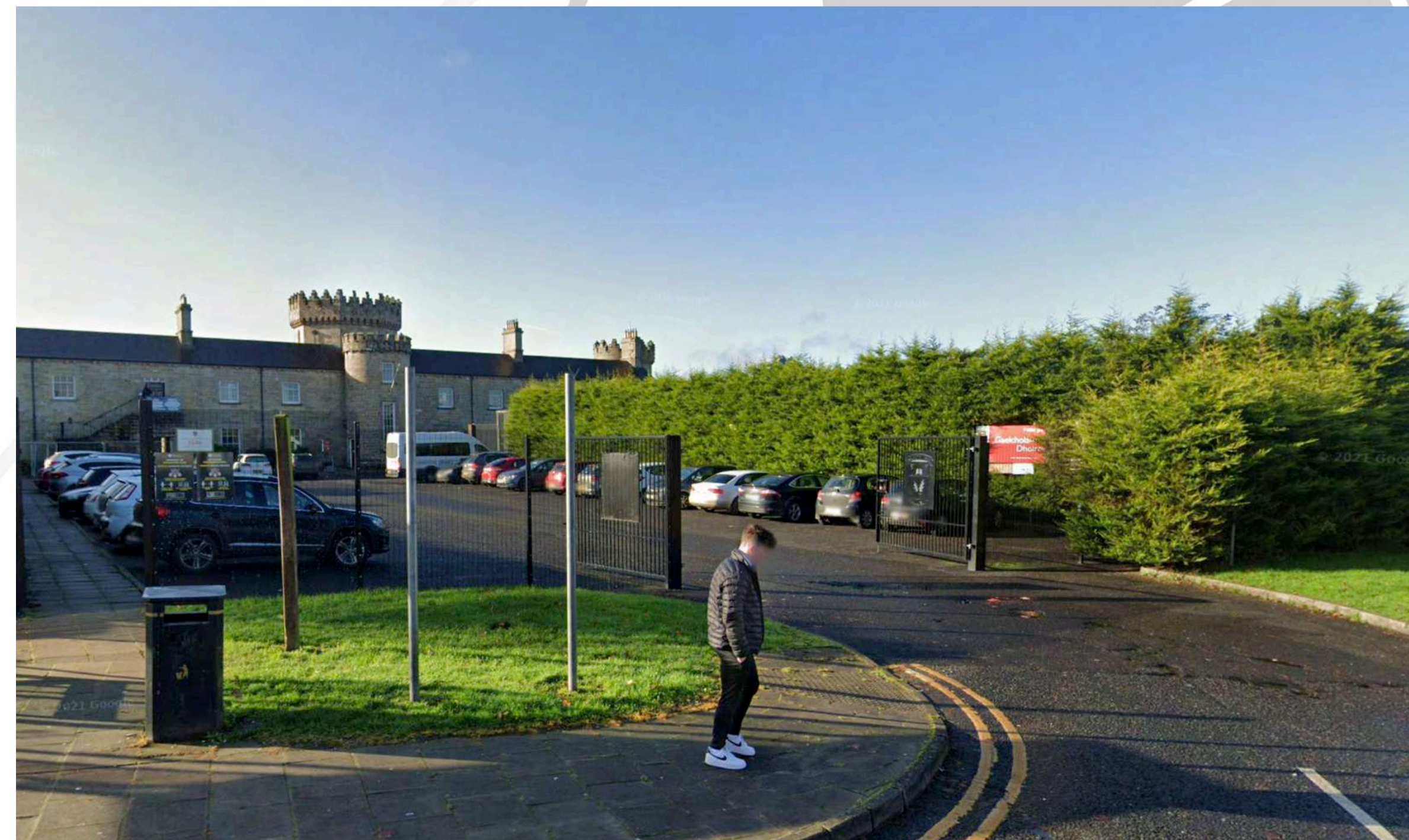
Castle Gardens



Dungiven Castle



Exit from Castle to Gardens



Current Condition\_ Dungiven Castle



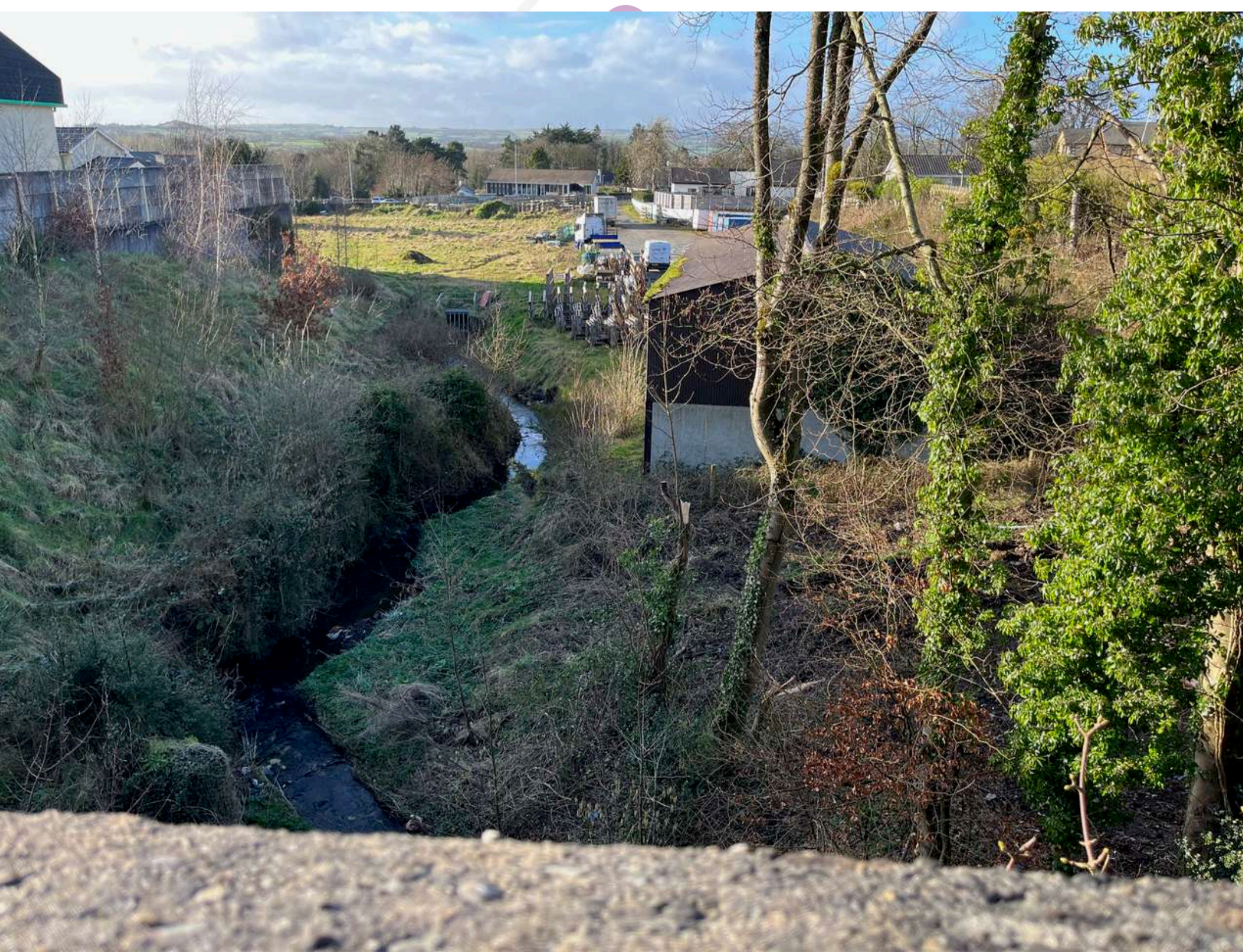
Donaghy's Mill

**Priory Loop**



Dungiven Priory

# River Walk



Steep and rough terrain along river bank.



Views towards Benbradagh and the wind turbine.



Difficult to establish path.

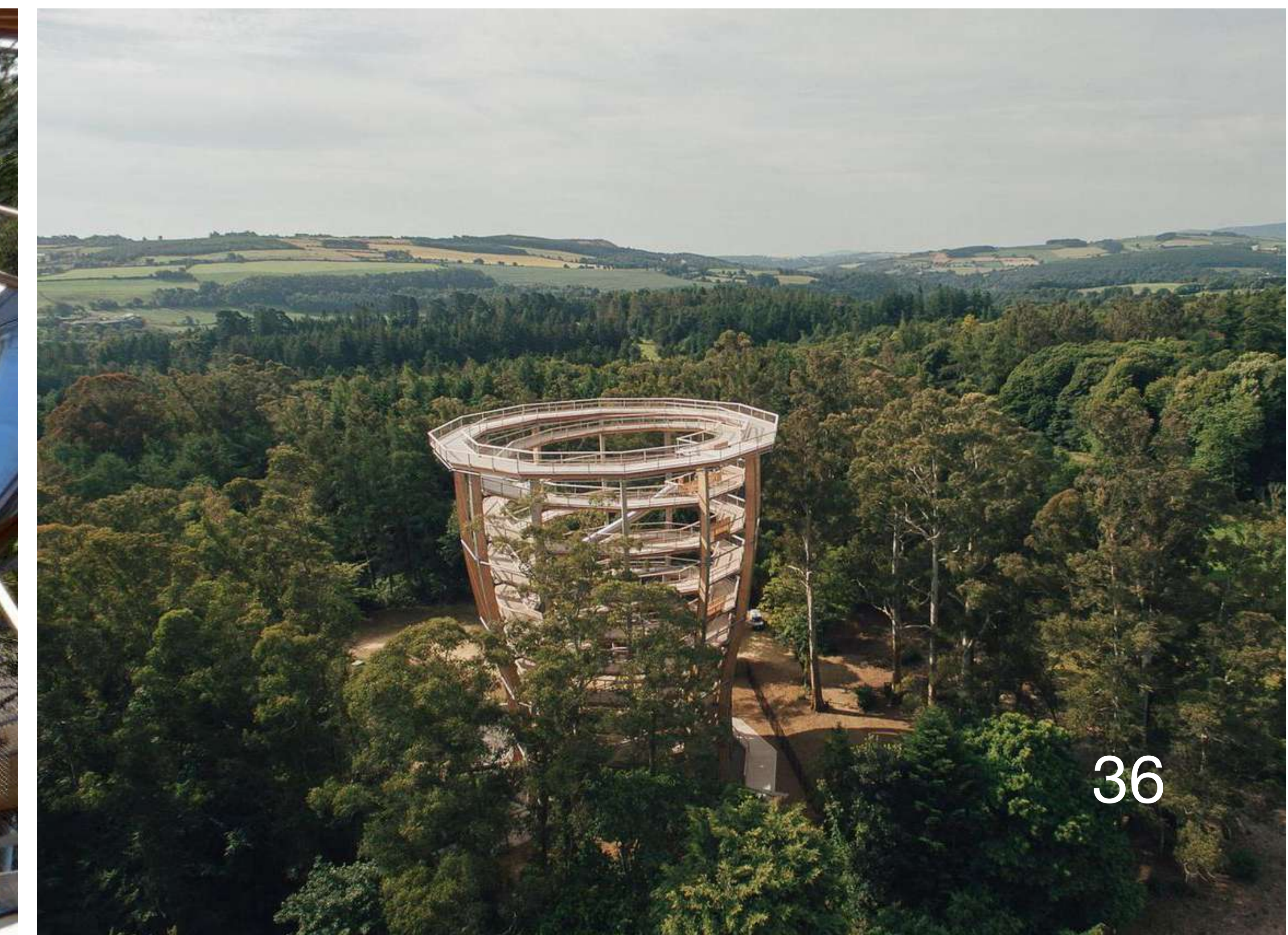
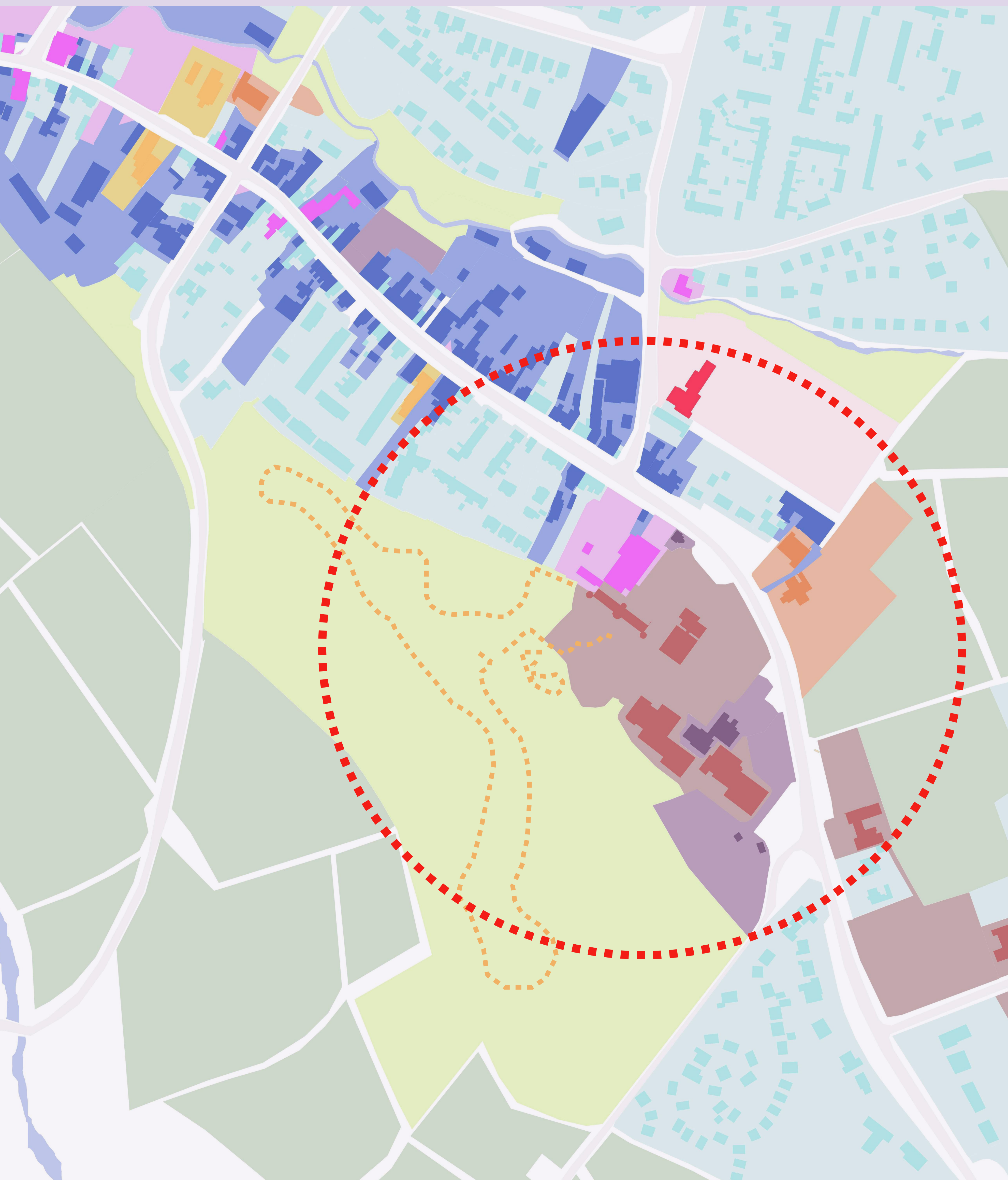


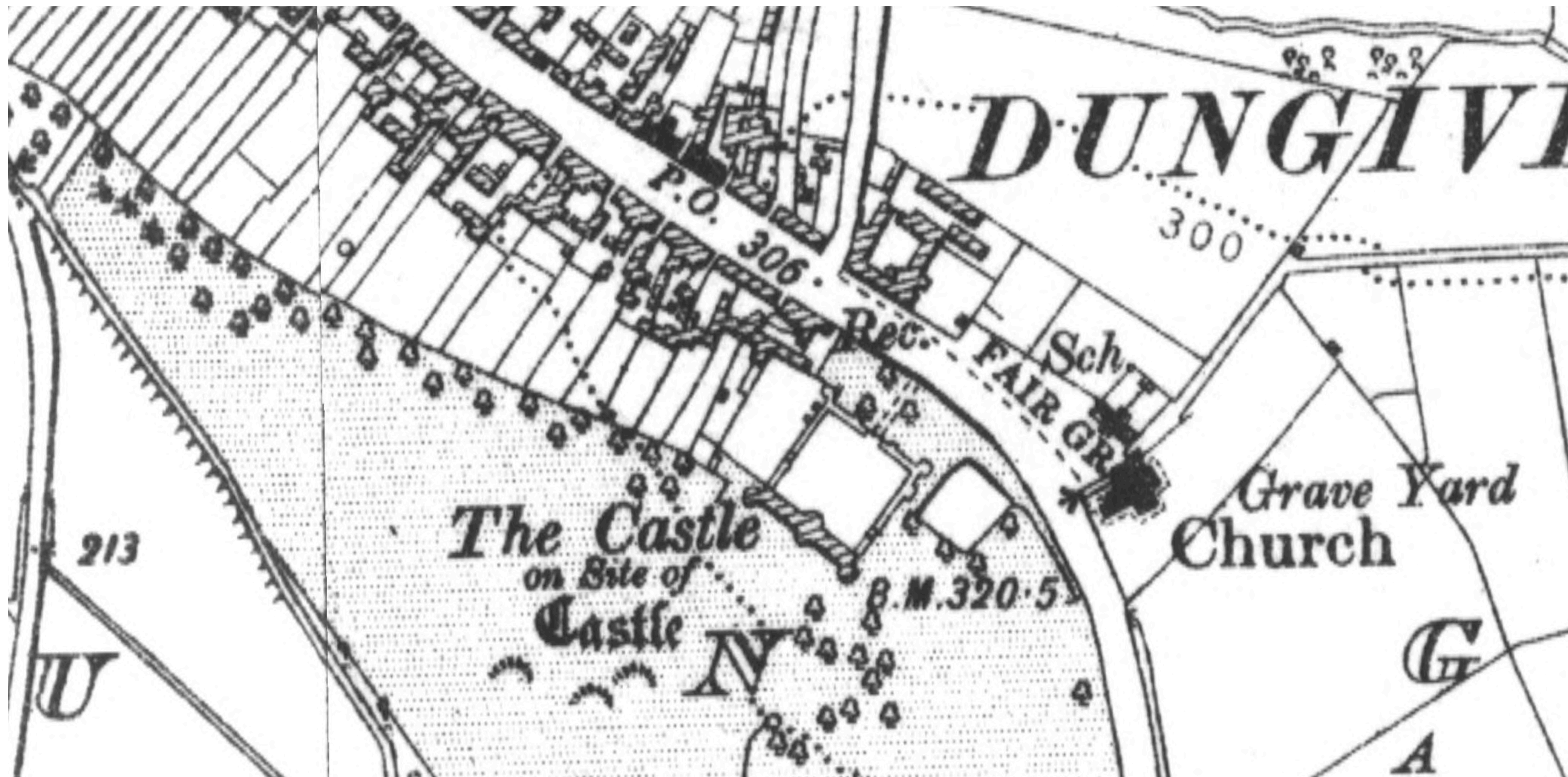
Opportunity to connect to existing carpark

## 4. Castle & Castle Gardens

### 1. Design Considerations

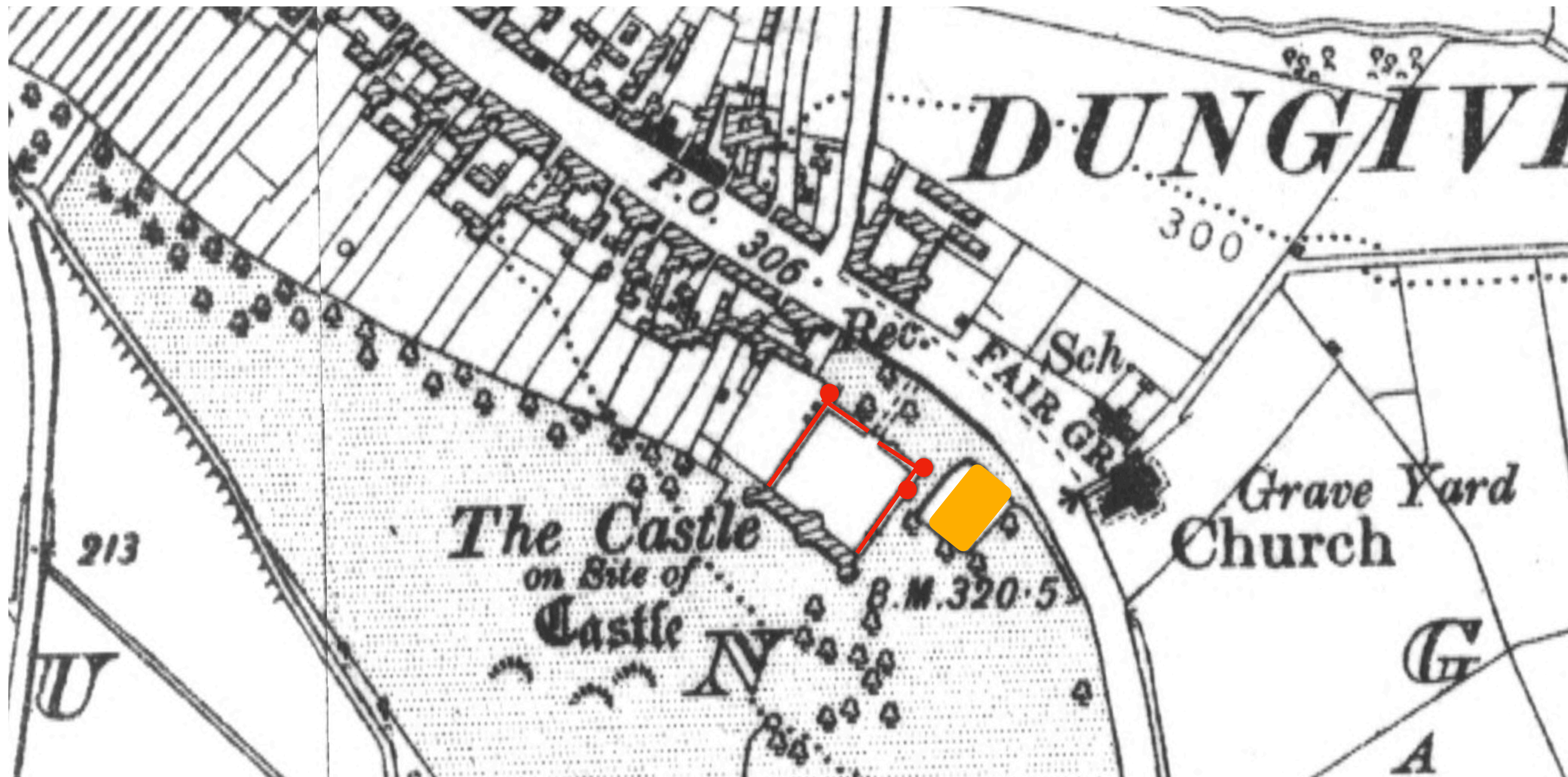
- Research into Forest Parks highlights the growth in use and popularity with the addition of Art and Architectural interventions and activities.
- See more on this in Section 9.
- Structure below right, is the Treetop Walk and viewing tower at Avondale House & Forest Park in County Wicklow.
- Following pages show considerations for adapting the Castle as the southern threshold to Dungan, an important piece of built heritage and a gateway to walking trails and countryside discovery.



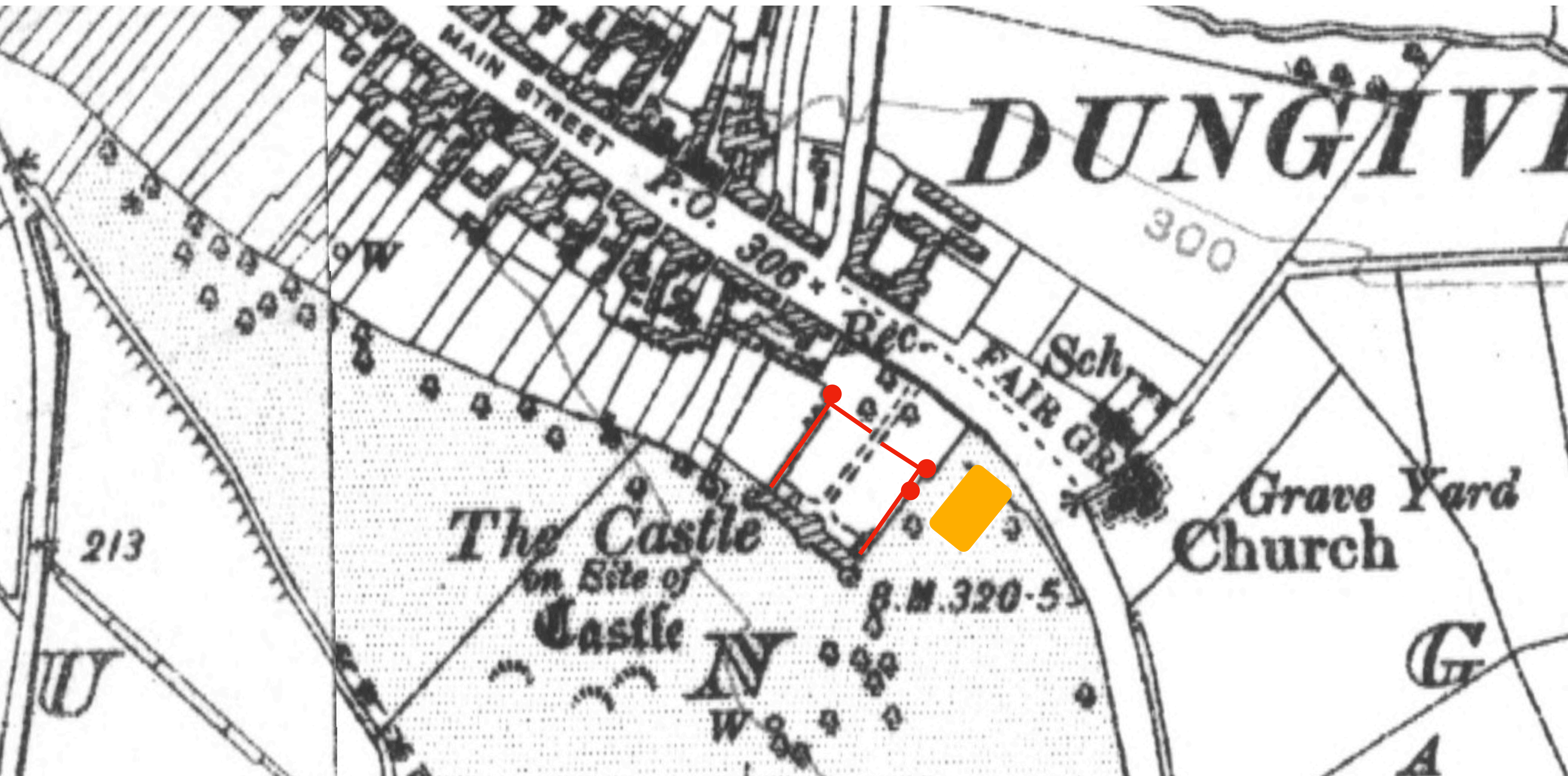


## Dungiven Castle — 1900 - 1907

Potential Adaption of Castle Grounds



Dungiven Castle — 1900 - 1907

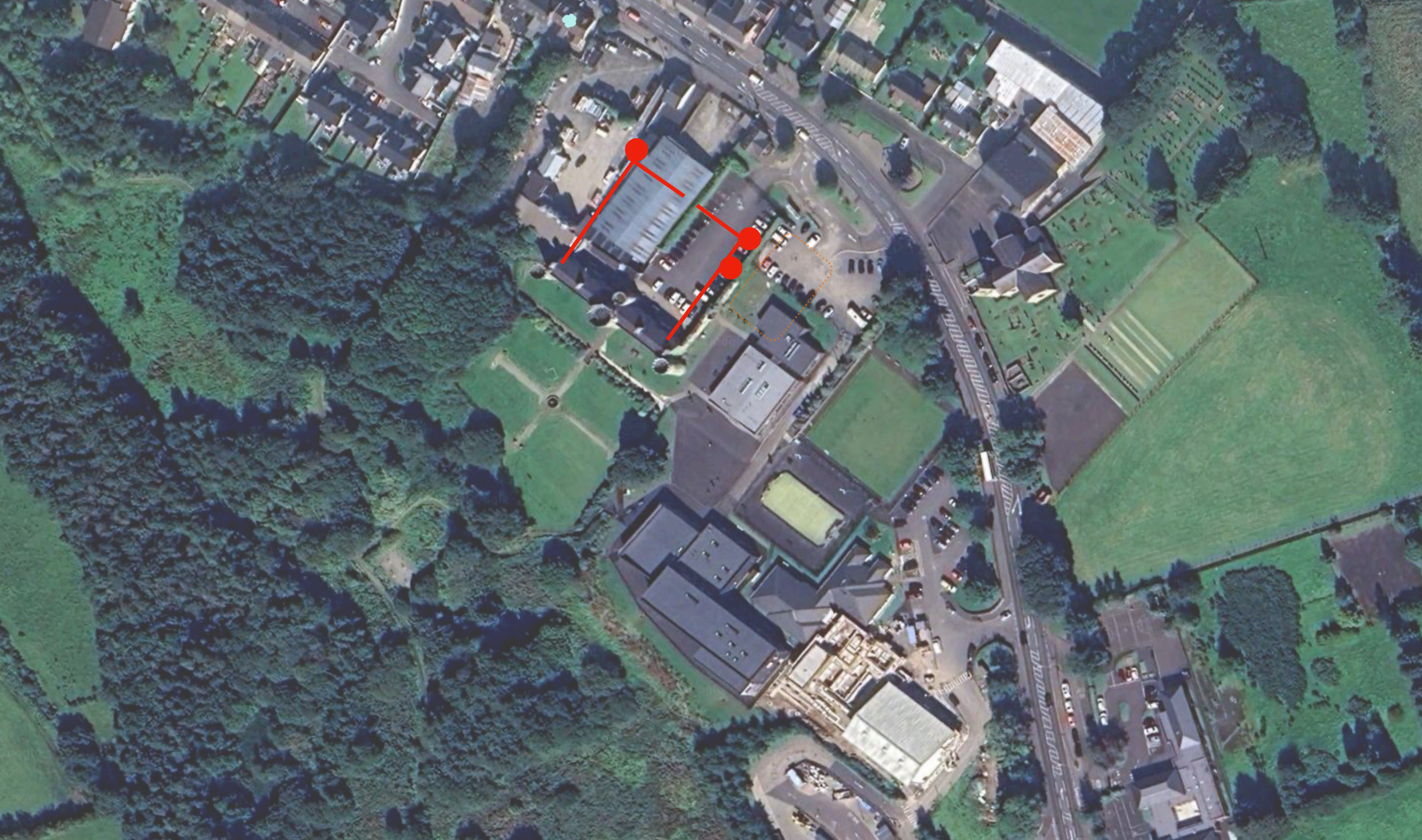


## Dungiven Castle — 1905 - 1957

Potential Adaption of Castle Grounds



## Dungiven Castle — 2024



## Dungiven Castle — 2024

Potential Adaption of Castle Grounds



# Dungiven Castle — 2024

Potential Adaption of Castle Grounds

- 1. New Semi-Enclosed Public Space / Village Square
- 2. Threshold between Village Square and Main Street
- 3. Parking to be used by Gaelscoil during school hours and the general public outside of those times.
- 4. Gaelscoil
- 5. School grounds
- 6. Access to Castle Gardens and future Loop Walks

# 5. Education Hub

## 1. Opportunities

- Longevity of school on site.
- Presence of Health Hub
- Future sports potential for the Gaelscoil.
- Gateway improvements at entrance to Dungiven from A6.
- Inward investment and increased footfall in the town.
- An audit of sports and amenity spaces available across Benbradagh and its surrounds will establish opportunities for meaningful shared access to contribute to long term operation of the Education Hub.
- Potential Consideration - Establishing an online live management strategy for shared facilities via Education Hub App which would ensure that schools take priority during school opening hours and facilities are available for community use outside of that.



**Dungiven Environmental Park**

**Source: Nick Bingham - GIS Assistant**

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Dungiven has an existing high provision of sporting facilities. However there is evidence at the time of writing that developed management of those facilities may contribute to more meaningful sharing of local sporting resources.

An audit of sports facilities would establish where there is need for enhanced provision or extended facilities, where there is an opportunity to share resources more frequently and where there is capacity for future growth or improvement. For example the local boxing club which carries out substantial community outreach, may develop a need for expansion in the future.

## Education & Sports Facilities

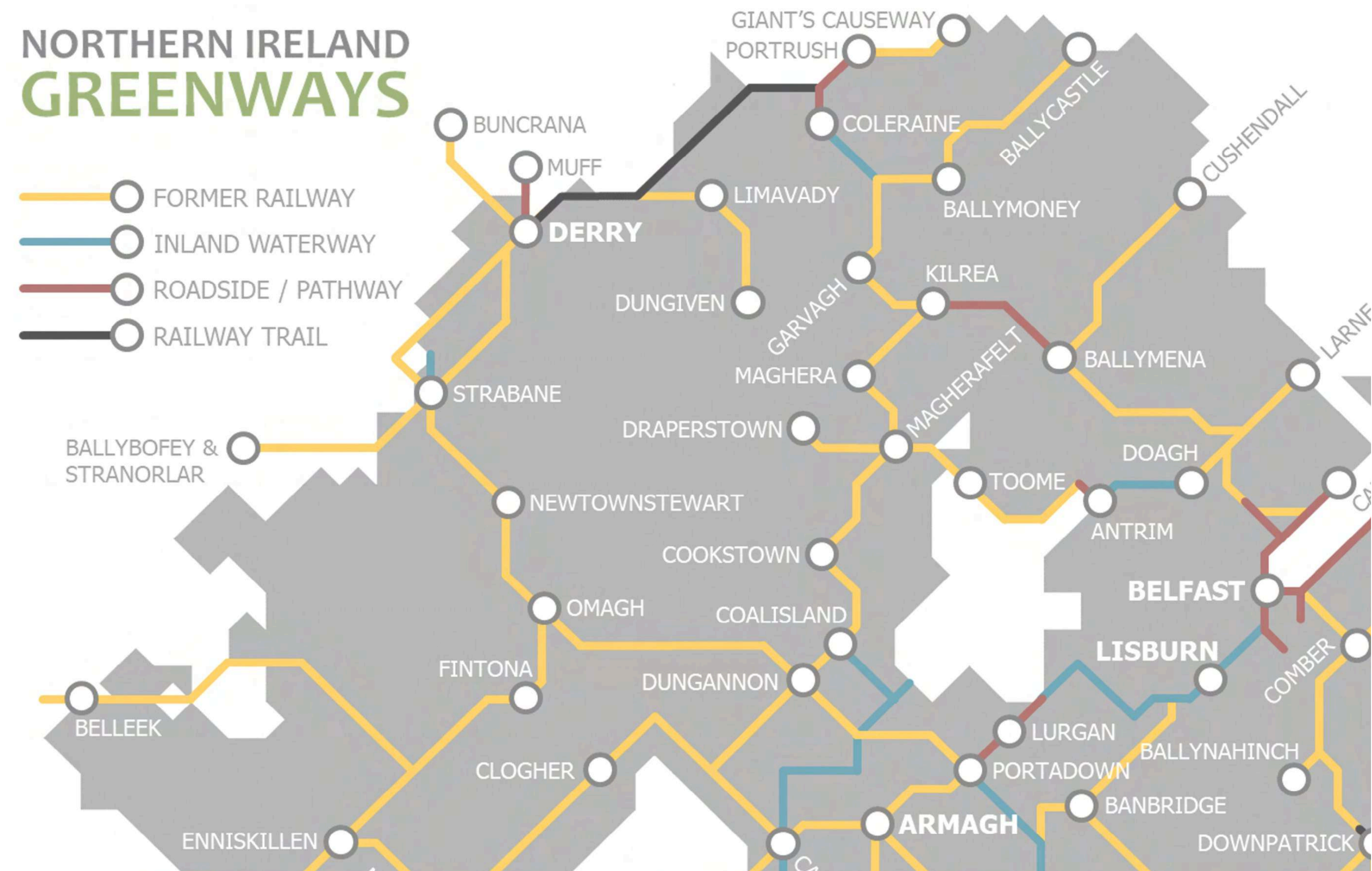
Audit of Sports Facilities across Benbradagh is required to establish meaningful shared resources.

## 6. Health Hub in new location

1. **Status update** - There are currently no plans for relocating the Health Centre at Dungiven.
2. **Current condition** - Currently the Health Centre in Dungiven is adjacent to the Gaelscoil, former Leisure Centre and recycling centre site.
3. **Current Relevance** - Consultation reports that the existing Health Centre is much loved and there is a strong desire to retain it within the town. Given potential school/castle needs, there may be value in considering alternative locations within the town to create a long-term base, which other regeneration elements could be configured around.
4. **Priority** - Long term, based on funding.
5. **Additional Design Considerations** -
  - Consolidation of Health Centre provision with pharmacy and dentist/physiotherapy facilities as part of a mixed use development towards the northern edge of town could potentially protect the longer term sustainability of Dungiven's local healthcare service.
  - Relocation of the Health Centre could also improve the longevity of the Gaelscoil at the site in and adjacent to Dungiven Castle by allowing extension of the school facility into the Health centre site.



# NORTHERN IRELAND GREENWAYS



## 7. DFI Projects (to be updated)

- Traffic Calming Schemes
- Parking
- Storm Drainage on Main St. Commenced
- Dungiven Greenway - utilising historic railway lines.
- Safe Cycling strategies generally across Dungiven and its surrounds would motivate more people to utilise that form of transport on a daily basis and encourage a tourist industry associated with that activity.
- Safe Pedestrian routes which could combine with the cycle network could be facilitated with solar powered, energy efficient lighting.

◀ NI Greenways Proposal Map

▼ North Somerset Council - Sample Green Infrastructure Action Plan



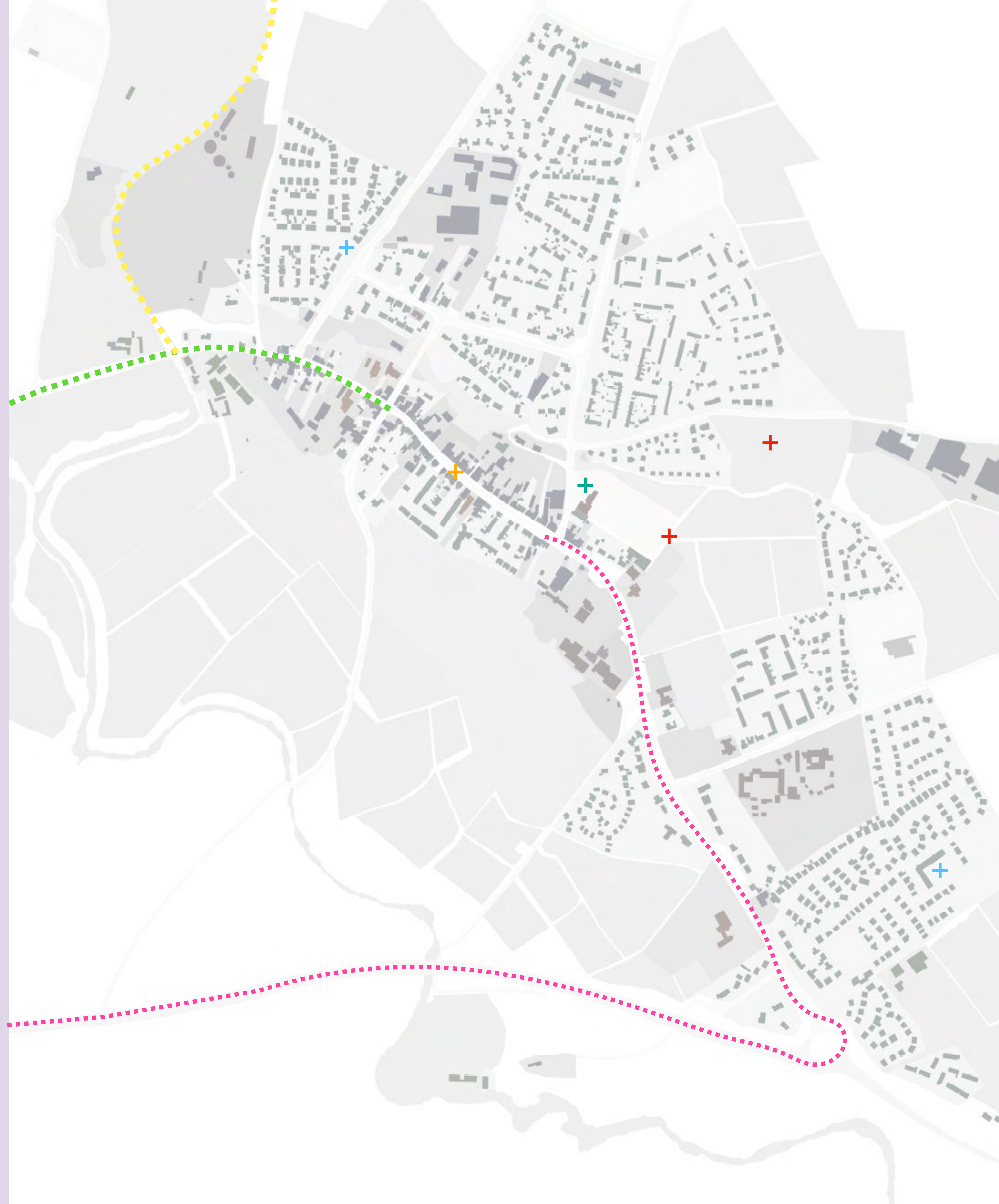
◀ Waterford Greenway

## 8. Community Projects

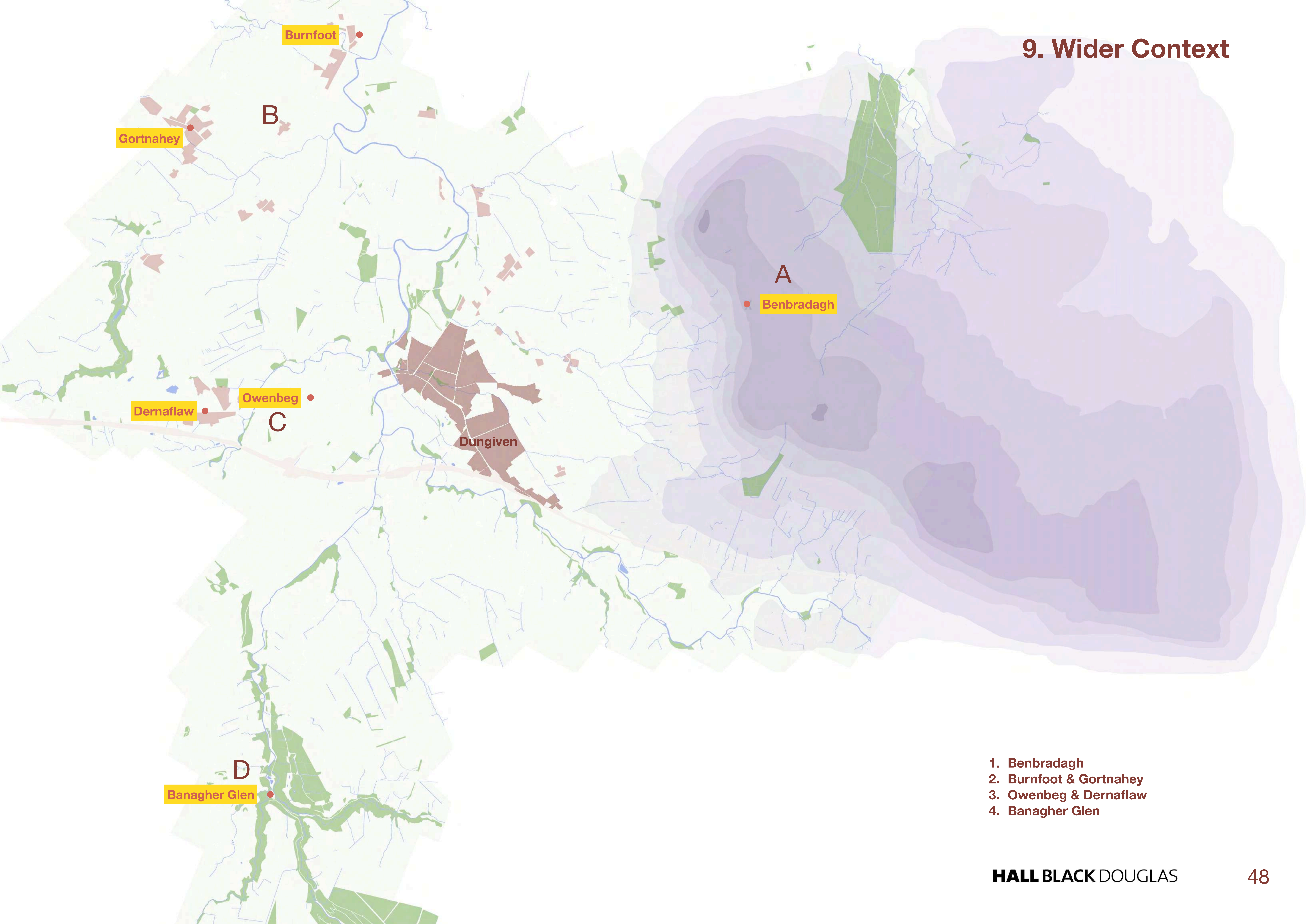
- Projects**
- + Pitches - Haas Road GAA Pitches & Clubhouse Facilities  
- 4G Pitch St. Patricks/St.Canices
  - + St. Canice's GAC Clubhouse Improvements
  - + Playparks - Abbeyfields/Tracey's Way/ Glenroe  
- Lackagh Park / Station Rd
  - ⋯ Walking/ Fishing Trail to Burnfoot along River
  - ⋯ Wellbeing route to and around Owenbeg
  - + Museum of History (location to be identified)
  - ⋯ Community Bus/ Taxi Owenbeg Park & Ride Link

### Current condition & Considerations

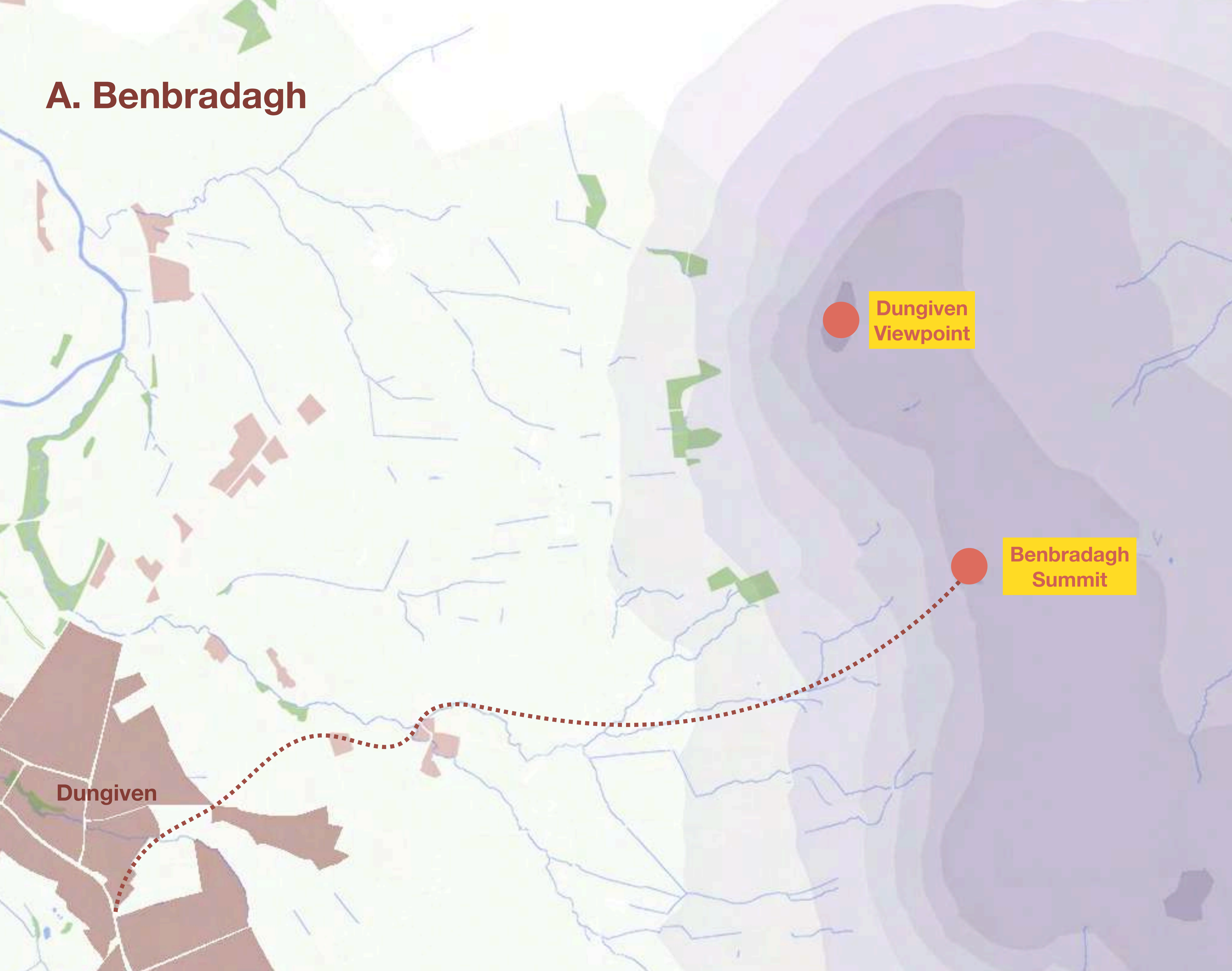
- + This Masterplan Review proposes an overall audit of Dungiven's Sports Facilities and a review of the current and anticipated near-future need.
- + No current planning applications in place at the time of writing. Further stakeholder engagement to determine the potential for GAC clubhouse improvements in support of social spaces/ hospitality and an arts venue.
- + Abbeyfields have developed a playpark within a green area of the residential development. Further investigation would be required to determine the shared usage by Tracey's Way and Glenroe.
- + No play parks have been developed in Lackagh Park/ Station Rd area. Two potential locations subject to ownership, site conditions, funding and management arrangements would be to the front of Lackagh Park along Ballyquin Road or adjacent to the bungalows of Holmlea Park.
- ⋯ Well used fishing locations in Burnfoot set the scene for an enhancement of the local fishing experience along the river towards Dunigiven, with the potential to extend the existing Boyd's River Walk towards Dungiven.
- ⋯ Pedestrian access is provided to Owenbeg on a footpath along Foreglen Road. However the natural assets of the adjacent countryside are not being best utilised in terms of this walking route contributing to health and wellbeing. A countryside loop separate from the main road should be considered.
- + Community consultation specific to the documentation of Dungiven's heritage value and the appropriate location for a Museum of History for Dungiven should be carried out as a medium to long term priority.
- ⋯ In terms of the physical constraints. Owenbeg future Park & Ride is well connected for vehicular traffic via the new A6 and Feeny Rd - Foreglen Rd. A new Community Service shuttle bus would maintain the use of the park & ride for less-abled people or during periods of poor weather when the pedestrian and cycle routes were not appropriate.



## 9. Wider Context



## A. Benbradagh

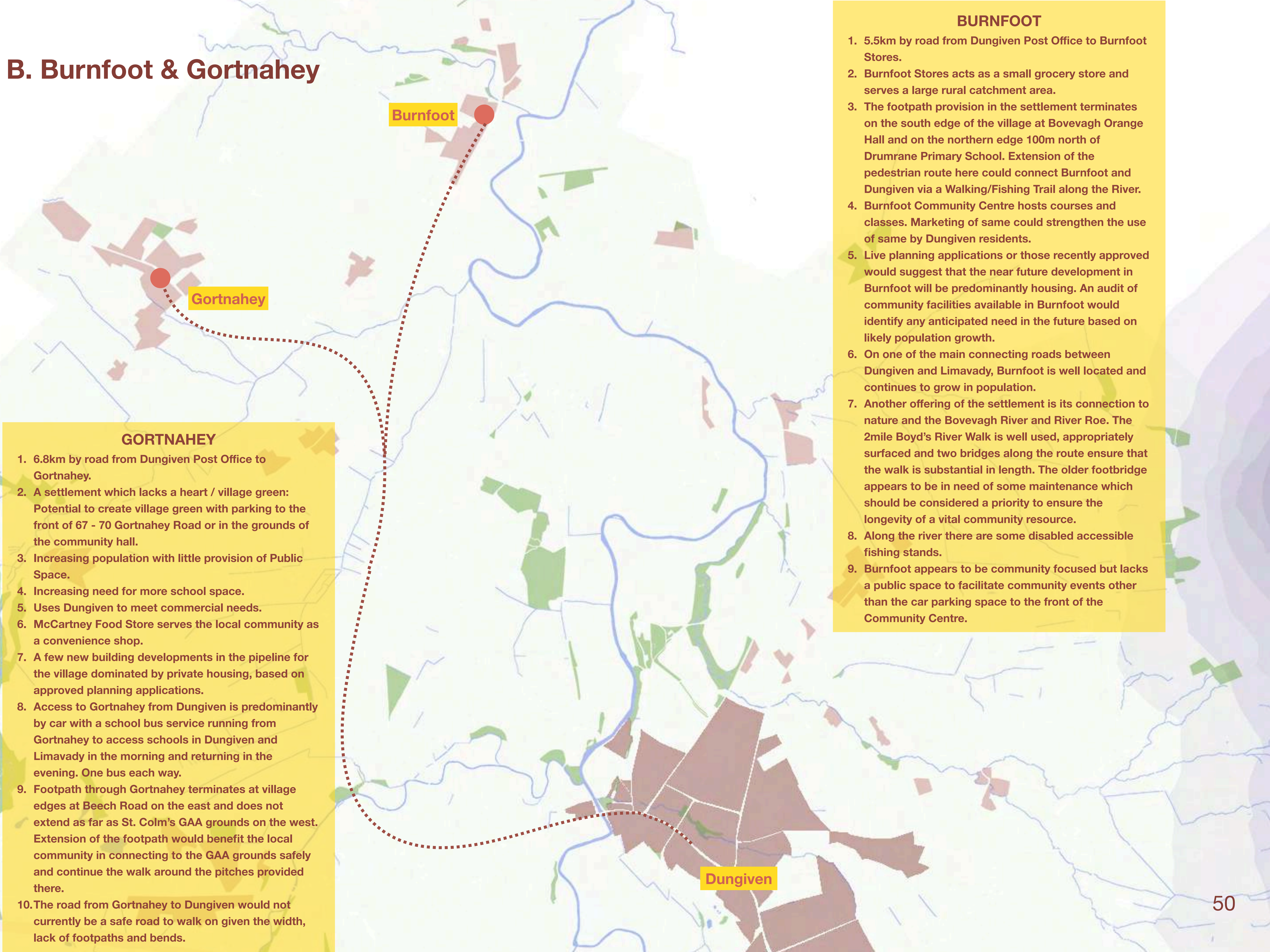


### BENBRADAGH

1. An important natural asset for Dungiven which should be protected and nurtured to achieve its full potential in terms of recreational uses and the protection of ecology and biodiversity.
2. 4.8km by road from Dungiven Post Office to Benbradagh Summit.
3. Stunning views across the rural hinterland towards Dungiven and beyond and a natural context which supports extensive flora and fauna.
4. The primary path leading to the summit is largely surfaced with tarmac. For most of the route it has grass verges to allow for pedestrians to step safely to one side if vehicles are passing. This route is part of the Ulster Way.
5. A gravel and grass path runs between Benbradagh Summit and Dungiven Viewpoint.
6. The route would benefit from rest points with seating to make it more accessible to those who have reduced mobility.
7. Signage and wayfinding information would enrich the route and connect the visitor to important and scenic aspects of the built and natural landscape, such as the easily recognisable Wild Atlantic Way signage which draws attention to significant aspects of the countryside.
8. Marketing and information as well as wayfinding strategies which connect back to Dungiven are an important and urgent consideration for the town to promote access to the summit and to place Benbradagh within the tourist offering of the town.
9. Improvements to the promotion of Benbradagh and other nature walks around Dungiven would financially benefit the town with improved economy provided by occasional visitors and regular walkers, hand gliders, cyclists and natural lovers.



## B. Burnfoot & Gortnahey



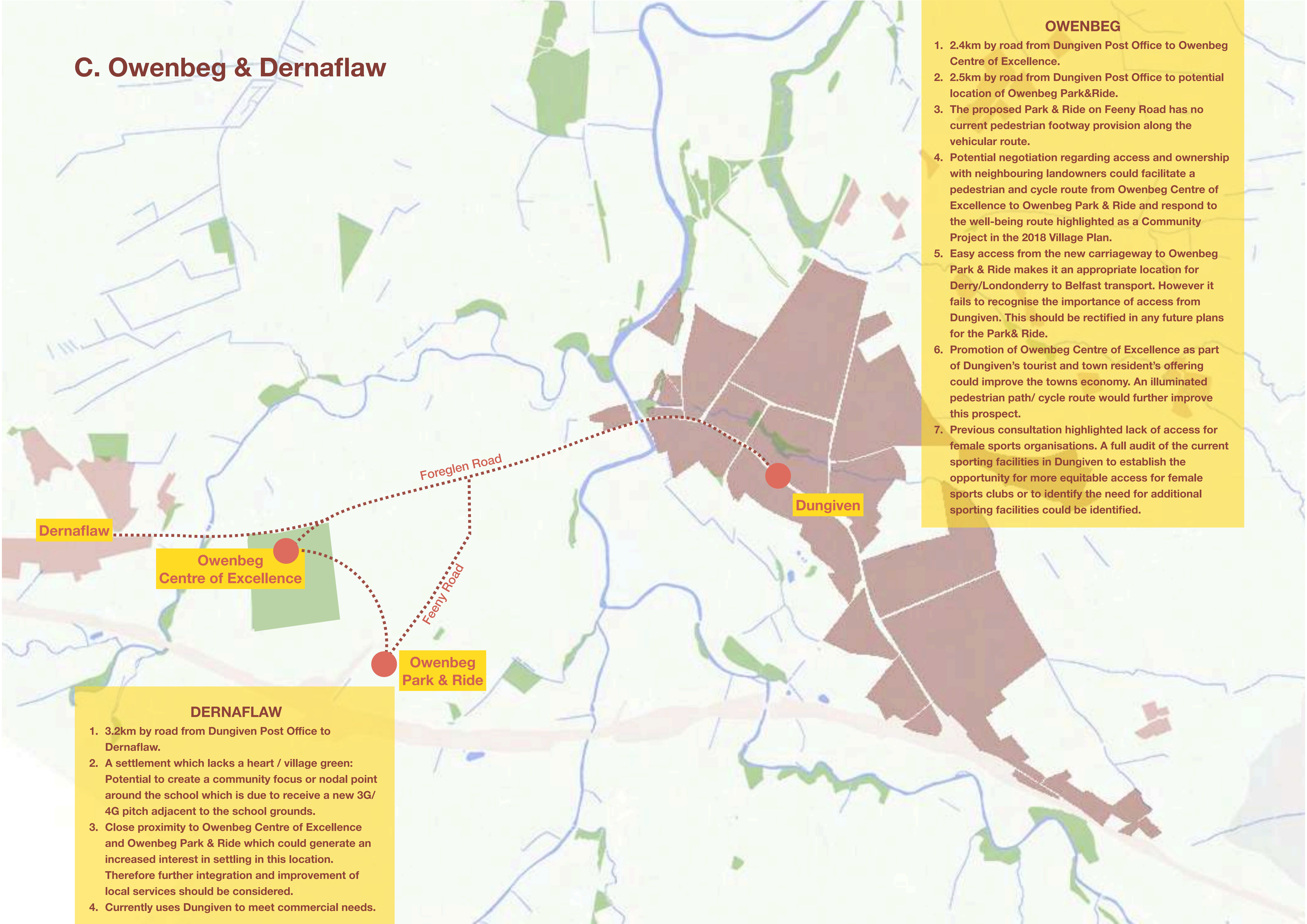
### GORTNAHEY

1. 6.8km by road from Dungiven Post Office to Gortnahey.
2. A settlement which lacks a heart / village green: Potential to create village green with parking to the front of 67 - 70 Gortnahey Road or in the grounds of the community hall.
3. Increasing population with little provision of Public Space.
4. Increasing need for more school space.
5. Uses Dungiven to meet commercial needs.
6. McCartney Food Store serves the local community as a convenience shop.
7. A few new building developments in the pipeline for the village dominated by private housing, based on approved planning applications.
8. Access to Gortnahey from Dungiven is predominantly by car with a school bus service running from Gortnahey to access schools in Dungiven and Limavady in the morning and returning in the evening. One bus each way.
9. Footpath through Gortnahey terminates at village edges at Beech Road on the east and does not extend as far as St. Colm's GAA grounds on the west. Extension of the footpath would benefit the local community in connecting to the GAA grounds safely and continue the walk around the pitches provided there.
10. The road from Gortnahey to Dungiven would not currently be a safe road to walk on given the width, lack of footpaths and bends.

### BURNFOOT

1. 5.5km by road from Dungiven Post Office to Burnfoot Stores.
2. Burnfoot Stores acts as a small grocery store and serves a large rural catchment area.
3. The footpath provision in the settlement terminates on the south edge of the village at Bovevagh Orange Hall and on the northern edge 100m north of Drumrane Primary School. Extension of the pedestrian route here could connect Burnfoot and Dungiven via a Walking/Fishing Trail along the River.
4. Burnfoot Community Centre hosts courses and classes. Marketing of same could strengthen the use of same by Dungiven residents.
5. Live planning applications or those recently approved would suggest that the near future development in Burnfoot will be predominantly housing. An audit of community facilities available in Burnfoot would identify any anticipated need in the future based on likely population growth.
6. On one of the main connecting roads between Dungiven and Limavady, Burnfoot is well located and continues to grow in population.
7. Another offering of the settlement is its connection to nature and the Bovevagh River and River Roe. The 2mile Boyd's River Walk is well used, appropriately surfaced and two bridges along the route ensure that the walk is substantial in length. The older footbridge appears to be in need of some maintenance which should be considered a priority to ensure the longevity of a vital community resource.
8. Along the river there are some disabled accessible fishing stands.
9. Burnfoot appears to be community focused but lacks a public space to facilitate community events other than the car parking space to the front of the Community Centre.

## C. Owenbeg & Dernaflaw



### OWENBEG

1. 2.4km by road from Dungiven Post Office to Owenbeg Centre of Excellence.
2. 2.5km by road from Dungiven Post Office to potential location of Owenbeg Park&Ride.
3. The proposed Park & Ride on Feeny Road has no current pedestrian footway provision along the vehicular route.
4. Potential negotiation regarding access and ownership with neighbouring landowners could facilitate a pedestrian and cycle route from Owenbeg Centre of Excellence to Owenbeg Park & Ride and respond to the well-being route highlighted as a Community Project in the 2018 Village Plan.
5. Easy access from the new carriageway to Owenbeg Park & Ride makes it an appropriate location for Derry/Londonderry to Belfast transport. However it fails to recognise the importance of access from Dungiven. This should be rectified in any future plans for the Park& Ride.
6. Promotion of Owenbeg Centre of Excellence as part of Dungiven's tourist and town resident's offering could improve the towns economy. An illuminated pedestrian path/ cycle route would further improve this prospect.
7. Previous consultation highlighted lack of access for female sports organisations. A full audit of the current sporting facilities in Dungiven to establish the opportunity for more equitable access for female sports clubs or to identify the need for additional sporting facilities could be identified.

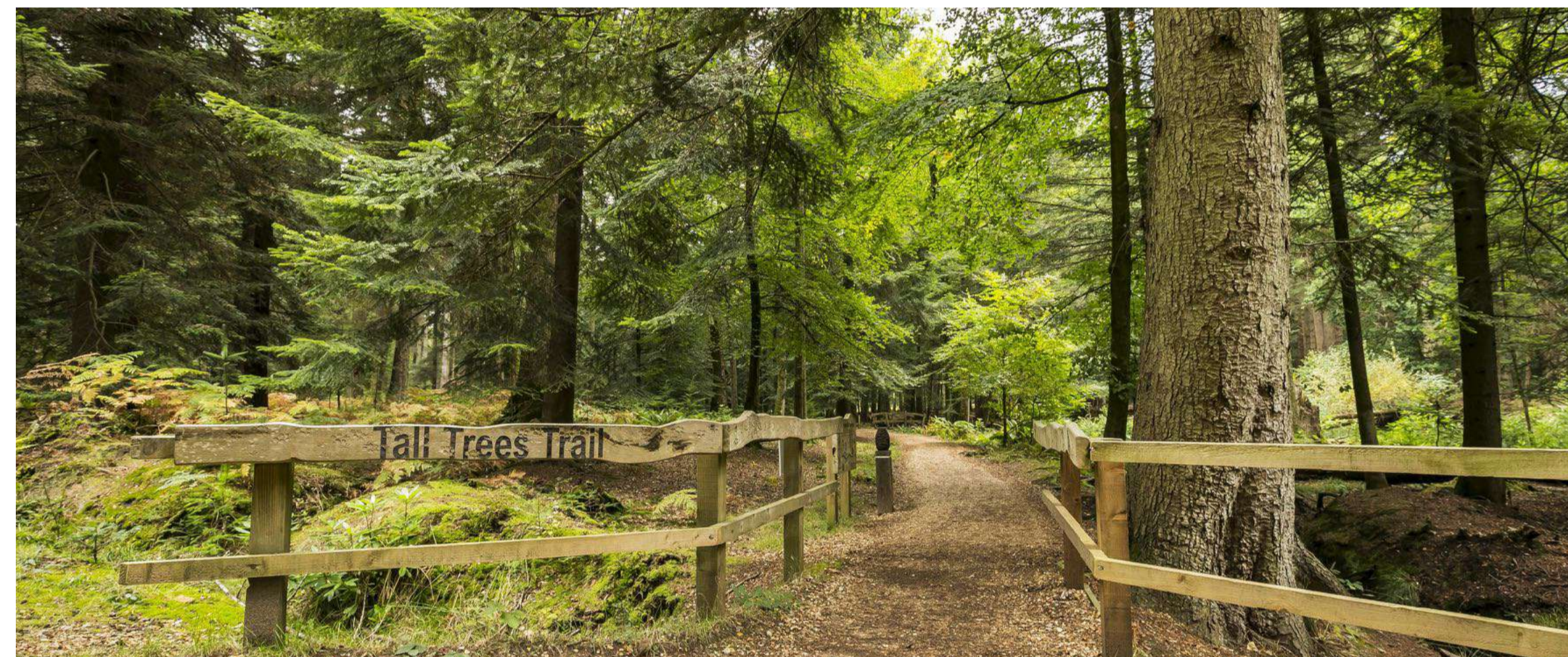
### DERNAFLAW

1. 3.2km by road from Dungiven Post Office to Dernaflaw.
2. A settlement which lacks a heart / village green: Potential to create a community focus or nodal point around the school which is due to receive a new 3G/ 4G pitch adjacent to the school grounds.
3. Close proximity to Owenbeg Centre of Excellence and Owenbeg Park & Ride which could generate an increased interest in settling in this location. Therefore further integration and improvement of local services should be considered.
4. Currently uses Dungiven to meet commercial needs.

## D. Banagher Glen



Jerry's House, Arts Forest Park Dunfanaghy



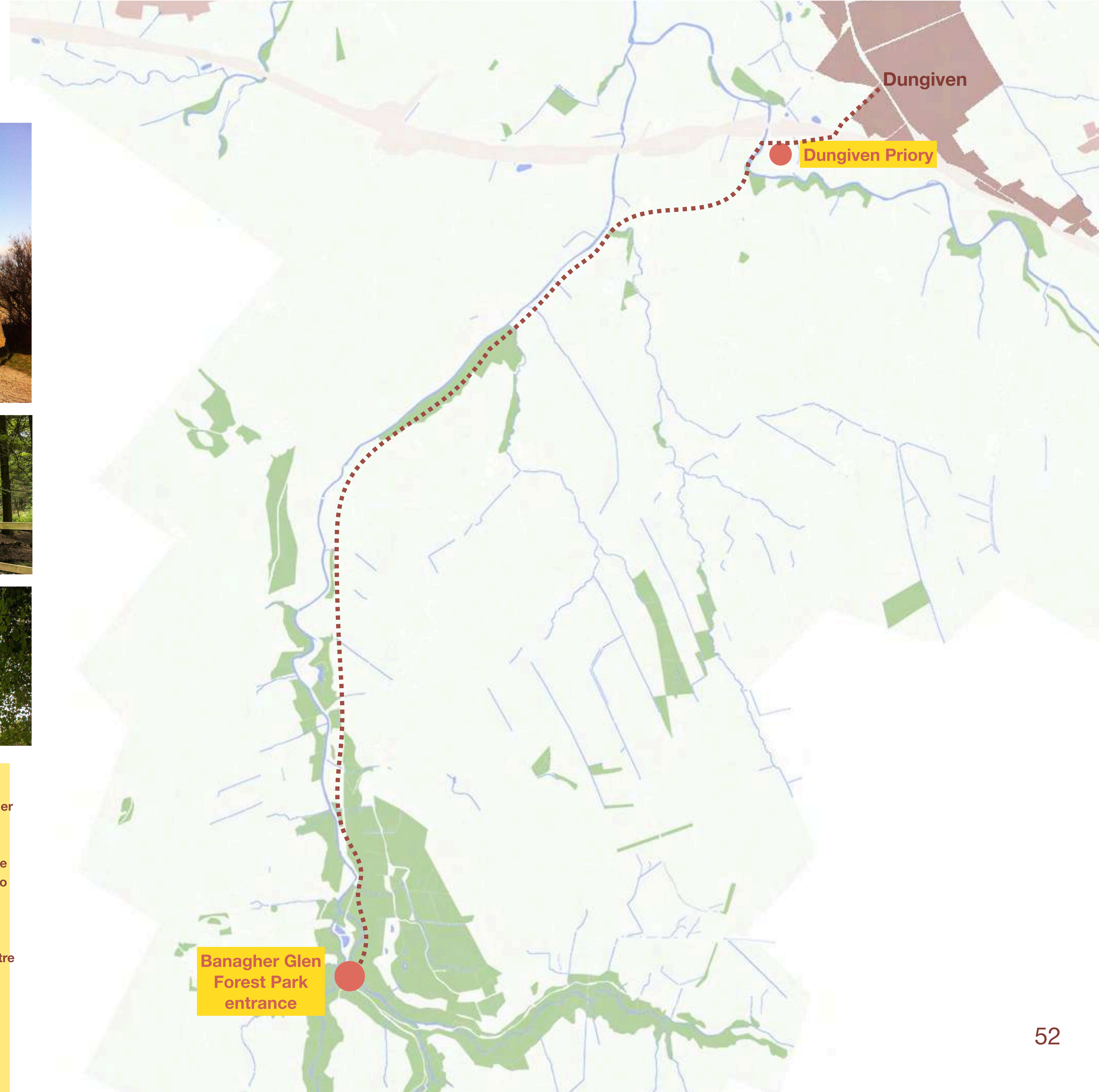
Blackwater Forest Park, England



Wendover Forest

### BANAGHER GLEN

1. 5.7km by road from Dungiven Post Office to Banagher Glen entrance gate.
2. Parking facilities and a tourist hub providing visitor information and toilet facilities would invite more use of this valuable natural resource in close proximity to Dungiven town centre.
3. A walking route/ cycle lane that leads directly to Banagher Glen as an extension to the current proposed connecting path from Dungiven town centre to Dungiven Priory would strengthen the town's connection to the Glen and beyond.
4. The following pages give further information on the improvements to the path around the Priory.
5. New Art / Architecture and promotion of activities across the Forest Park would enhance its use.



Priory Loop

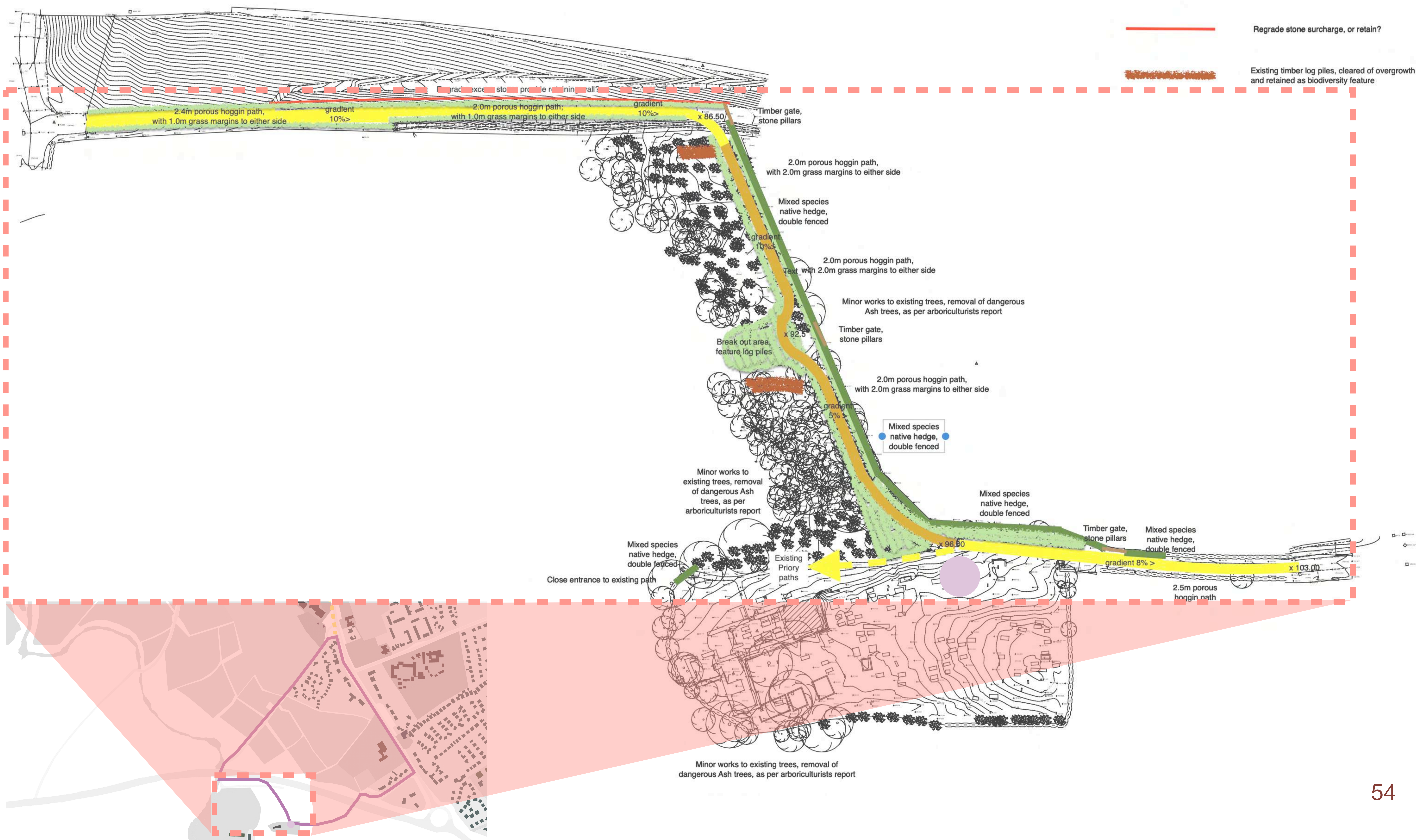


Dungiven Priory

# D. Banagher Glen\_Priory Loop

LEGEND

-  Permeable bitmac path, 2.4m approx
-  2.0m Cellweb or similar reinforced hoggin path to Root Protection area
-  2.0m approx meadow grass margins cleared of shrubs
-  DAERA detail hedge, mixed native species, 2.0m wide, fenced both sides
-  Regrade stone surcharge, or retain?
-  Existing timber log piles, cleared of overgrowth and retained as biodiversity feature



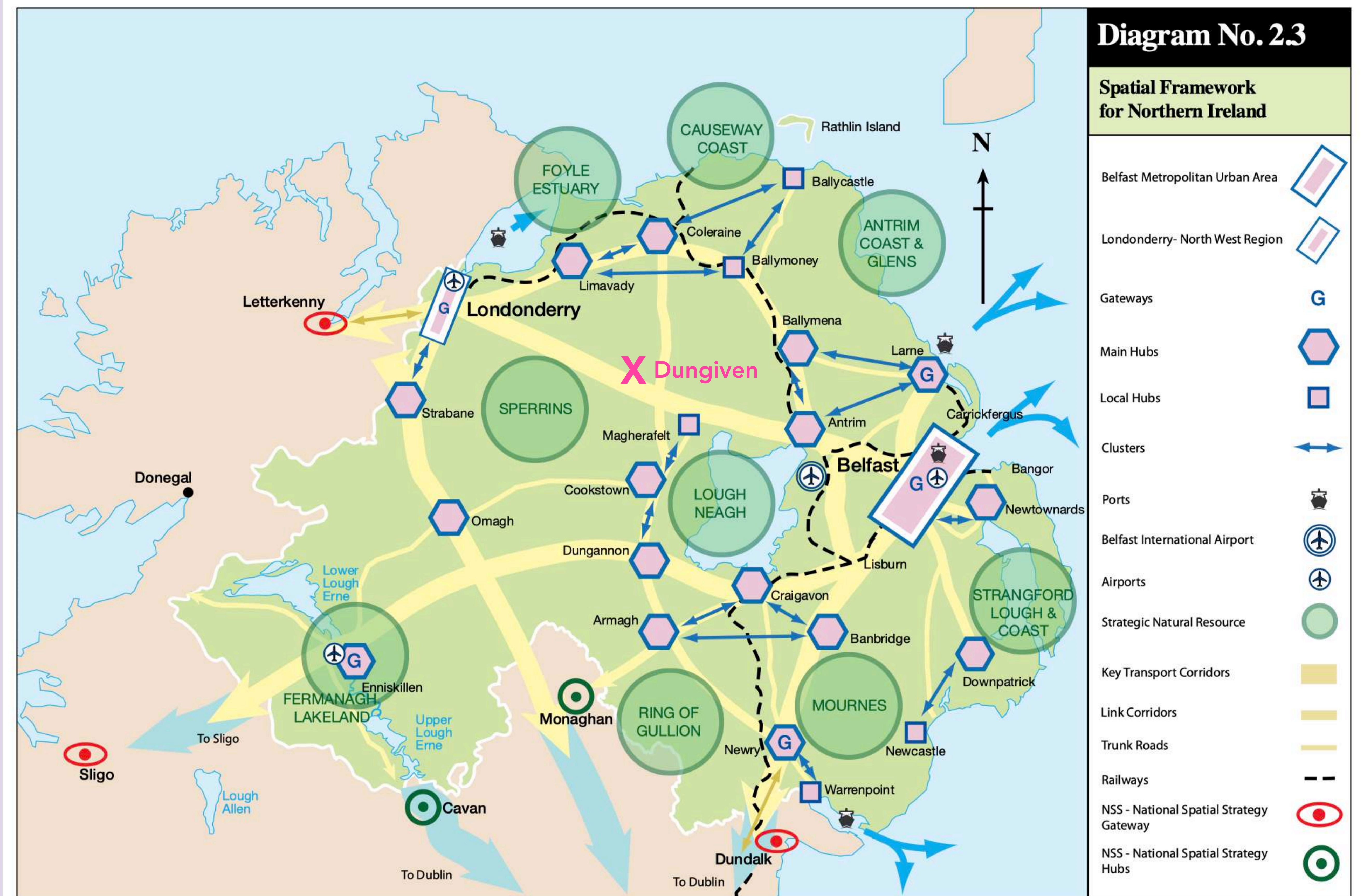
# 10. Dungiven Town

- As we collectively develop the Village Plan 2024, it is important to reflect on Dungiven's future when it reaches the levels of population to exceed its village status and become a town.
- Dungiven's current population, at the time of writing would officially designate it as an Intermediate Settlement.
- The list below sets out an agenda for consideration of Dungiven Town and what issues will need to be considered at that stage.

1. Improved Accessibility for Rural Communities
2. Urban **Housing** Strategy
3. Wider Context Housing Strategy
4. Protection of Natural Assets
5. Recreation and Wellbeing
6. Primary & Secondary Education Provision
7. Adult Education provision
8. Vacancy Monitoring
9. Community Events Facilitation
10. Town Square
11. Provision of local services (library, bank, etc)

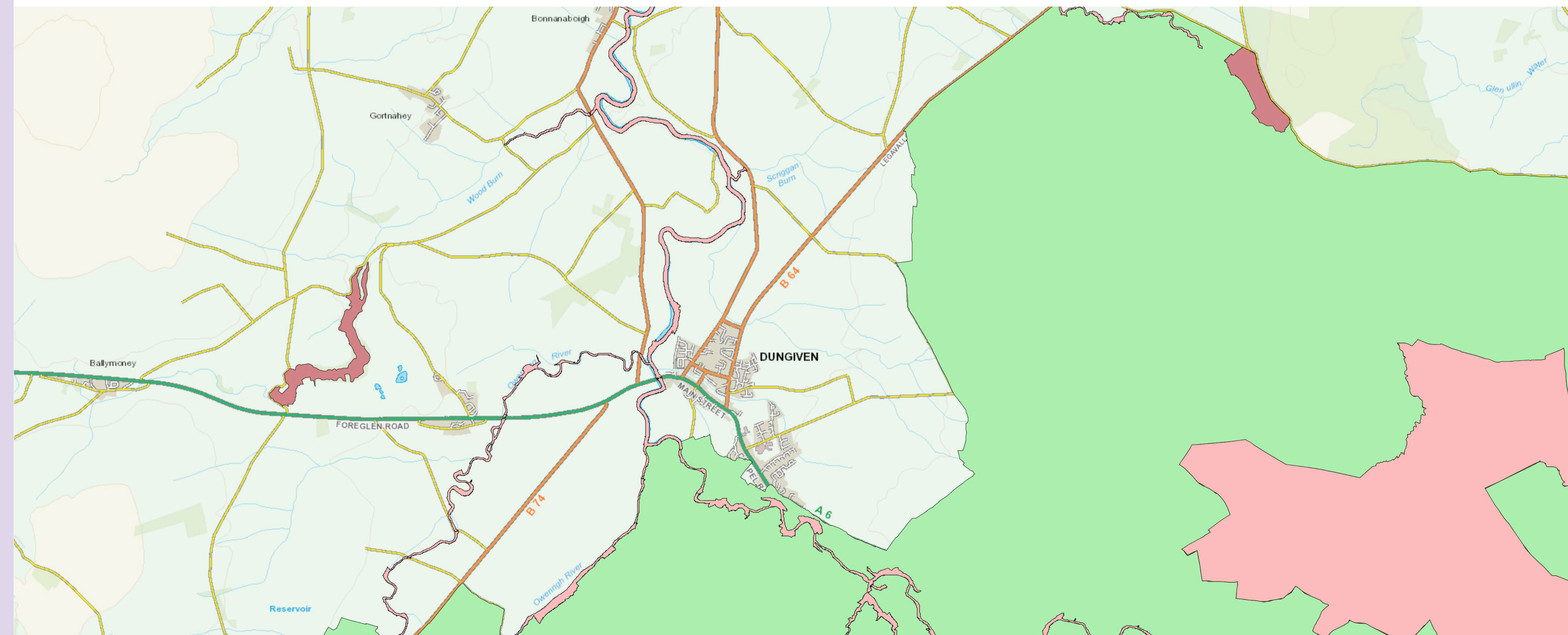
**Regional Development Strategy 2035**, a statutory document prepared under the Strategic Planning (Northern Ireland) Order 1999, indicates the primary focus for meeting future development challenges must be Economy, Society and Environment.

- **ECONOMY** - The development of Dungiven's Business Hub and the aspiration to provide more of the same across the village will gradually change the local economy and impact the village centre condition. Careful monitoring of this would ensure that positive measures are in place which support economic development.
- **SOCIETY** - Recent years have seen rising populations in Villages and Intermediate Settlements. In Dungiven, this has seen an increase in young people returning to live locally after third level education.
- **ENVIRONMENT** - Meaningful protection of the natural assets of Benbradagh, Bredagh Glen, the local Waterways and Natural Forested areas will enhance Dungiven's future in line with the RDS 2035.



▲ **X Dungiven** holds an important location on the RDS 2035 map (above) which is in an area not currently considered a hub or part of a cluster. It therefore has the future potential to be a prominent focus for future development given its proximity to primary infrastructure routes and its adjacency to Derry / Londonderry and Limavady.

▼ Any plans for future growth in line with a Dungiven focused housing strategy for the village and its surrounds will need to ensure it puts measures in place for protecting its local natural assets, as seen below with the Area of Outstanding Natural Beauty shaded in green and the Special Areas of Conservation or Scientific Interest shaded in pink and brown.



# What's Next ?

## 1. Potential Funding Strategies

Public Funding can substantially improve and enhance the existing condition of Dungiven but it is unlikely to be capable of investment to fulfil the village's full potential. Public-private partnerships for future Development would be worth considering across the Benbradagh area.

## 2. Destination Dungiven

Marketing and online strategies for promoting the existing natural and built assets of Benbradagh should be considered a high priority. Forest Parks across Europe have developed methods to promote their facilities in a way that makes these accessible to a wide audience, via foraging trail maps, child and adult focused climbing activities and Art/Scupture/Architectural interventions.

## 3. Long term focus

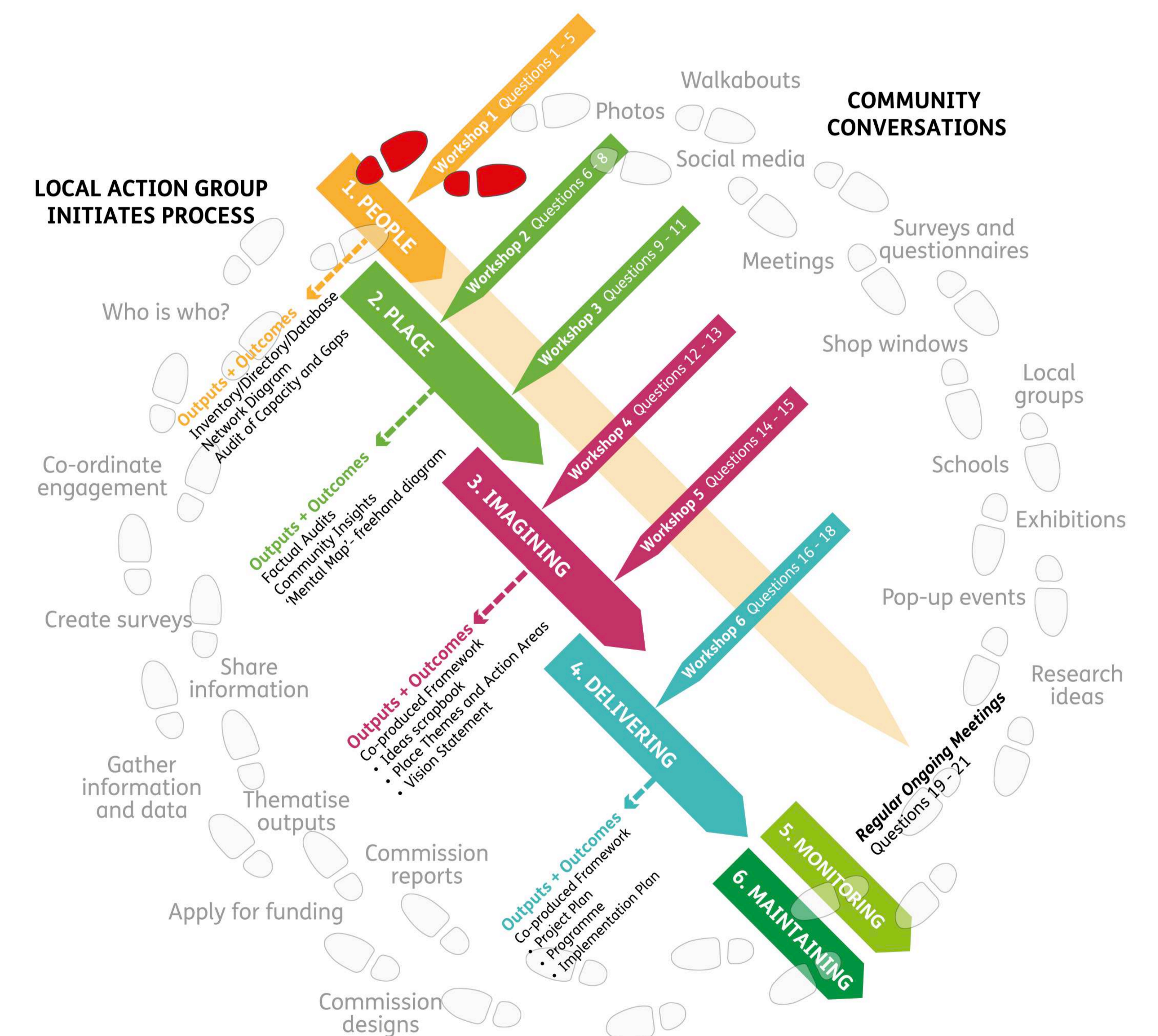
'The city is a map of the city' Ciaran Carson. A place which has multiple layers of occupancy and activity is an ever-changing and evolving environment. In addition to the Benbradagh Masterplan remaining a live document requiring review and updating to ensure it meets long term local provision of residential, commercial, educational, cultural, healthcare and amenity requirements, Dungiven & Benbradagh area will need to adapt to changing environmental policy demands. In particular to develop Climate Resilient Strategies to ensure the area as a whole creatively draws from renewable energy sources where possible and considers village wide energy production, storage and reductions. Dungiven & Benbradagh could potentially look towards a climate resilient self-sustaining future with a long term focus in place.

## 4. Cohesive Vision

A socially, environmentally and financially sustainable future for Benbradagh/ Dungiven requires a cohesive vision which is based on a foundation of local knowledge incorporating all aspects of the community and the wider context of Benbradagh as part of the village solution. Any future development should be aware of the broader vision and respond accordingly to contribute to its success.

## 5. Community Engagement

The success of Benbradagh's future is in the support and collaboration of its people. Dunigiven has active residents who participate in local improvements and who seem to be invested in Benbradagh's future. Support from Public Bodies to recognise the strength in bottom up regeneration and how to facilitate an all-inclusive approach will be critical to the ongoing success of Dungiven & Benbradagh's community activities to build on its social capital.



Living High Streets Action Plan - Best carried out by community leaders/ local action group.

# Priority

- 1. Digital Hub
- 2. Public Realm
- 3. Connecting Path & Natural  
Regeneration
- 4. Castle & Castle Gardens
- 5. Education Hub
- 6. Health Hub
- 7. DFI Projects
- 8. Community Projects
- 9. Wider Context
- 10. Dungiven Town

- High Priority
- Medium Priority
- Low Priority

# Priorities

1. **Digital Hub** - High Priority - Short Term
2. **Public Realm** - High Priority - Short Term
4. **Castle & Castle Gardens** - High Priority - Short Term

3. **Connecting Path & Natural Regeneration** - Medium Priority - Short Term

5. **Education Hub** - Medium Priority - Medium to Long Term
7. **DFI Projects** - Medium to High Priority - Short to Medium Term

8. **Community Projects** - Medium to Low Priority - Medium Term

6. **Health Hub** - Medium to Low Priority - Long Term

9. **Wider Context** - Medium Priority - Medium - Long Term

10. **Dungiven Town** - Medium - Low Priority - Long Term

 Short Term 0-3 years

 Medium Priority 3-6 years

 Low Priority 6-10 years

Table J: Possible Dungiven Regeneration Projects

	Project	Rationale	Delivery
	<b>Growth Deal</b>		
1	<b>Digital Hub</b>	<ul style="list-style-type: none"> <li>A digital hub could facilitate training, raising skills and higher value jobs (e.g. more professional, digital, tech &amp; finance) that could otherwise be lost to the area. It would also transform a derelict Main Street building fronting onto Main Street and bring more footfall into the town centre.</li> <li>A site has been agreed and planning permission was sought in February 2022. Land owned by GCDL. Existing Café to remain in situ, with neighbouring derelict building to be transformed. Both buildings expanded to create one homogenous building/hub.</li> <li>The proposed hub site is near library, GCDL base and parking; and has main street frontage and presence. Scope for interior fit-out, external branding &amp; part of network. Aim to facilitate satellite offices, start-ups, hybrid, and remote workers; along with those on 'working staycations'.</li> </ul>	Short-Medium
2	<b>Public Realm</b>	<ul style="list-style-type: none"> <li>The town's public realm is 25 years old. The new bypass presents a unique one-off opportunity to reimagine the town centre's appearance, aesthetic, and usage. Up to 15,000 vehicles a day could be removed from the town centre, with a new park n ride facility on the outside of the town.</li> <li>One option is for a durable natural stone paving (similar to public realm improvements elsewhere in the borough), either in principal or more decorative purposes.</li> <li>An alternative is that one side of the street's parking bays are removed (wholly or temporarily) and the street widened. This then offers the opportunity for seating (shop specific and/or open to all), parklets (e.g. top right), bike racks, smart furniture, play areas, trees, natural greenery/cloisters.</li> <li>The reduced vehicular traffic would allow the Main Street to be closed more easily, and possibly made one-way in the longer term. The goal is to be instantly and obviously more distinctive, fun, natural and functional. Creating more lively streets and visitor destinations.</li> </ul>	Short-Medium
3	<b>Circular Connecting Path</b>	<ul style="list-style-type: none"> <li>A circular 'Round Roe' path, which connects all the key nodes within the town (e.g. school, cultural centre, park, hubs, sports/play facilities, churches). Ancillary routes (red) would link onto key housing and transport connections.</li> <li>A colourful outdoor path that is a signature attraction in its own right. Open to all, it could include luminous and solar powered sections, fairy trails, sensory play area &amp; community gardens, along with seating.</li> <li>It would use existing parking, toilets (a new changing places toilet would be added close to parking) &amp; amenities available at the nodes; and could be accessed at any point. There is no start or end point. Open to walkers, cyclists, and runners, going in any direction.</li> </ul>	Short-Medium
	<b>Wider Regeneration</b>		
4	<b>New Civic Square &amp; Access to Castle Gardens</b>	<ul style="list-style-type: none"> <li>Two neighbouring industrial sites facing onto the Main Street and adjacent to Dungiven Castle, would be acquired to create large multi-purpose site (car-park, events etc) and new attractive access to Dungiven Castle Park</li> <li>Site 'shared' between Gaelcholáiste Dhoire (the post-primary Irish Medium school in possession of the Castle and nearby land) and the local community; who would have access to school kitchen, toilets, small room, utility connections to run events &amp; activities</li> <li>Long-term, if suitable alternative capacity found, the Castle itself may even be freed up for potential visitor accommodation</li> </ul>	Medium
5	<b>Expanded Health Hub in New Location</b>	<ul style="list-style-type: none"> <li>The health centre is constricted within its current site. The health centre could potentially be moved. Possibly becoming the anchor tenant in a new expanded health hub at the bottom of the town, helping to kick-start regeneration there. The health hub would concentrate key health services, social prescribing and ancillary provision in the area.</li> <li>It could be based on a similar example in Clough (Co. Down), and/or aspects of healthy living centres, well-being hubs, or 'Health Hub' (Loughrea, Co. Galway) which focuses on holistic therapies. Possible Centre of Excellence.</li> <li>Developing the hub would transform health provision and help guarantee a long-term GP presence in Dungiven. It would generate regular footfall to the bottom of the town. Delivery options could include health build and own, or built by GCDL, and then leased out to provide long-term sustainable income.</li> <li>If the recycling centre was also moved, this would allow more space for more shared educational facilities (e.g. for other schools, community use) and/or enhanced Castle Garden Access/Facilities.</li> </ul>	Long-Term
6	<b>Enhanced Castle Gardens Access &amp; Amenities</b>	<ul style="list-style-type: none"> <li>The Castle Gardens could be joined up, with improved access, amenities, and awareness. The Gardens are largely unknown to those outside the town, with no signage. They could hold some form of natural themed theatre, arts, or visitor attraction and/or play facilities. Any improvement to Castle Gardens would be popular among locals but would need a dedicated masterplan to guide any proposed major development and link in with neighbouring schools/community.</li> </ul>	Medium - Long-Term

Excerpt from Dungiven Regeneration Village Plan 2024 above and overleaf highlighting the priority Dungiven Village Projects for the short, medium and long term.





Cover Image Ref: [www.curiousireland.com](http://www.curiousireland.com)