

# Donaghadee

## Town Centre Masterplan

Compendium of Appendices  
March 2015



ARDS  
BOROUGH  
COUNCIL

AECOM



Rev	Date	Details	Prepared by	Checked by	Approved by
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## APPENDIX A PLANNING AND ENVIRONMENTAL CONTEXT



# Donaghadee Town Centre Masterplan

Appendix A

Planning and  
Environmental Context

April 2015

UNITED  
KINGDOM &  
IRELAND





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**1. PLANNING AND ENVIRONMENTAL CONTEXT**

**1.1 Environmental Context**

The coastline around Donaghadee is designated as the Outer Ards Special Protection Area (SPA), RAMSAR and Area of Special Scientific Interest (ASSI).

Definitions:

*Special Protection Areas (SPAs) are designated under the European Commission Directive on the Conservation of Wild Birds (The Birds Directive). All European Community member States are required to identify internationally important areas for breeding, over-wintering and migrating birds and designate them as Special Protection Areas (SPAs). (NIEA)*

*The Ramsar Convention's mission is "the conservation and wise use of all wetlands through local, regional and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world".*

*The convention covers all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities.*

*Areas of Special Scientific Interest (ASSIs) are protected areas that represent the best of our wildlife and geological sites that make a considerable contribution to the conservation of our most valuable natural places.*

Obviously the importance of these natural heritage designations cannot be overstressed and will have a direct impact on the viability of Masterplan proposals, which may have the potential to affect the protected areas. Of most significance will be the proposals which directly affect the protected areas such as those for the harbour. The Masterplan will need to highlight the importance of these designations and the possible restrictions to development as appropriate.

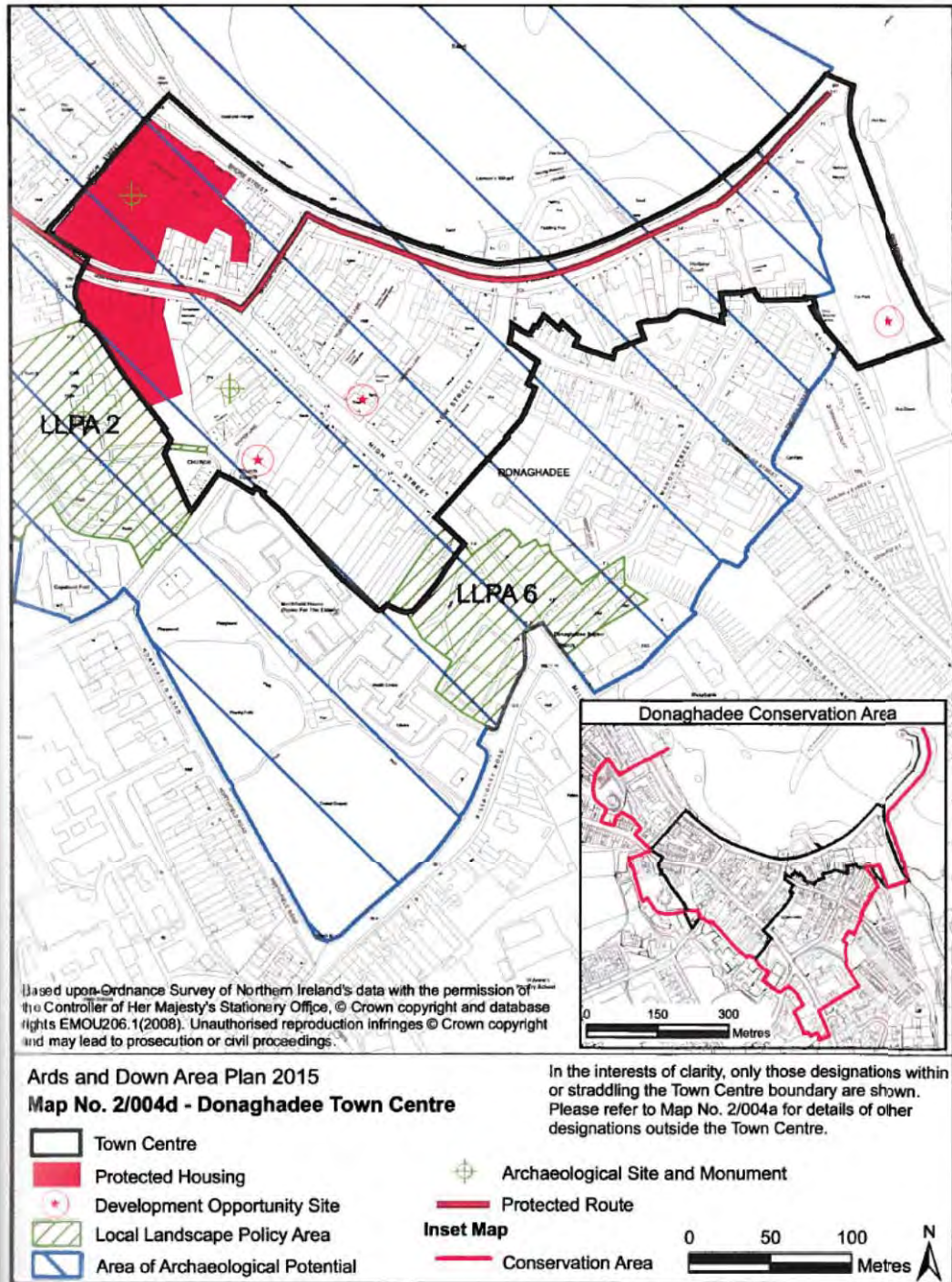
Donaghadee also has a wealth of built heritage assets including listed buildings, the listed harbour and historic monuments including the Moat. All of these designated sites will need to be considered in the context of the Masterplan and their protection emphasised where necessary. Obviously all projects and proposals identified in the Masterplan will require the necessary statutory consents, however it will be important for projects and proposals to consider their impact on built heritage at an early stage and indicate risks where necessary.

Map	Location
<b>Natural Heritage</b>	
Special Protection Area (SPA)	Appendix A - 1
RAMSAR	Appendix A - 2
Area of Special Scientific Interest (ASSI)	Appendix A - 3
<b>Built Heritage</b>	
Listed Buildings and Scheduled Monuments	Appendix A - 4

**1.2 Planning Context**

**1.2.1 Ards Down Area Plan 2015**

The map below is an extract from the Ards Down Area Plan 2015 illustrating the Town Centre and plan designations:



Source: Ards Down Area Plan 2015

### 1.2.2 **Proposal DE 23 Development Opportunity Sites**

Opportunity Sites have been identified, the development of which would further promote the vitality and viability of Donaghadee Town Centre. These comprise a mixture of under-utilised and vacant sites, some of which were previously used by local government. Due to the density of building and the configuration of streets within the Town Centre, the number of opportunity sites is limited, but the potential exists for re-development or replacement of some existing buildings.

Development proposals within the Conservation Area will be required to comply with the guidelines contained in the Donaghadee Conservation Area booklet.

- High Street

On the site at present is the former Town Hall, a three-storey, five-bay listed building and a yard area, which is currently used as storage by the Council. This building dominates the central area of High Street. Any development of the site would be required to respect the status of the listed building and the Conservation Area.

- Church Square

This is a small area of under-used land lying behind High Street and accessed by Church Lane.

- Railway Street

The site is to the east of Railway Street and is currently in use as a car park. This is under-used and is also close to another large car park to the south. Railway Street is a run-down area of the Town. The introduction of a commercial/residential development would extend the retail floorspace within the Town and bring life to this part of Donaghadee.

### 1.2.3 **Proposal DE 24 Town Centre Housing**

The following areas of Town Centre Housing are designated in accordance with Policy HOU 3 in Volume 1 of the Plan and as indicated on Map No. 2/004d, Donaghadee Town Centre Map:

- Part of Moat Street
- Union Street
- Schoolhouse Brae
- Part of Shore Street

### 1.2.4 **Local Landscape Policy Areas (LLPAs)**

#### **LLPA 2 Donaghadee Parish Church, Moat Farm and surrounding lands**

- Listed church and surrounding graveyard and grounds comprising its setting;
- Church occupies prominent position with its spire towering above buildings on Moat Street and is an important townscape feature;
- Archaeological interest – the modern church sits on the site of an earlier medieval church;



- Important tree groups surrounding church read with the significant numbers of trees and wooded character of this part of the town which is historically connected to the Manor House;
- Listed farm buildings and surrounding stone barns, farm complex and mature trees and vegetation to rear protected by Tree Preservation Order;
- Prominent landform and localised hill – Scott’s Hill adjoins development limit; and
- Important belt of mature trees bordering Newtownards Road is significant in landscape terms and forms a good entrance feature into the town.

**LLPA 5 Donaghadee Motte**

- Scheduled historic monument – motte/earthworks erected by Anglo-Norman settlers;
- Listed tower in style of a small castle on top of motte is a prominent local landmark and townscape feature and its setting comprises the scheduled area;
- Dramatic feature on skyline viewed from the sea and within the town; and
- Public access to area maintained as open space.

**LLPA 6 Listed buildings and gardens**

- Series of associated listed buildings and their surroundings;
- Listed Manor House and adjoining outbuildings onto High Street;
- Original stone walled garden of listed Manor House with castellated entrance still in productive use;
- Two listed dwellings onto High Street with landscaped garden adjoining – a surviving remnant of the larger landscaped gardens of Manor House which linked High Street with Cannyreagh Road and beyond;
- Listed Baptist Church (formerly Admiral Leslie Hall) and its grounds; and
- Church sits elevated above Manor Street with significant bank with mature trees along the north western boundary.

Manor House and its walled garden within this LLPA are also designated as part of a Historic Park, Garden and Demesne (supplementary site) under Proposal DE 18.

**LLPA 8 “The Commons” and coastline**

- Attractive stretch of coastline affording views out to sea; and
- Valuable area of local amenity importance with extensive public walkways, and including both passive and active recreational areas.

**1.2.5 Proposal DE 19 Area of Archaeological Potential**

- An Area of Archaeological Potential is designated in accordance with Policy CON 5 in Volume 1 of the Plan as indicated on Map No. 2/004a, Donaghadee Settlement Map and Map No. 2/004d, Donaghadee Town Centre Map.

- The area identified reflects the area of medieval and post medieval settlement where, on the basis of current knowledge, it is likely that archaeological remains will be encountered in the course of development.

### 1.3 Donaghadee Conservation Area

Donaghadee has been variously described as 'The Port of Newtownards' and 'the Dover of Ireland'.

Steeped in history and with a rich legacy of building abounding in architectural quality, it is largely a product of the Plantation of Ulster, although its origins are Anglo-Norman.

Its architecture reflects the occasional medieval and Jacobean remnants with a core of late Georgian buildings and predominance of late Victorian and Edwardian buildings.

A Conservation Area Design Guide was prepared by DOE in 1994 and will be important for guiding projects and proposals in the Masterplan.

### 1.4 Review of Previous Planning Reports

#### 1.4.1 *Donaghadee Town Strategy 2003 – Farningham McCreddie Partnership*

The strategy was commissioned by Ards Borough Council in 2003 to provide an overview of the town's principle characteristics, needs, issues and priorities. This would go towards helping produce a framework that would assist Donaghadee in becoming "a vibrant and quality town for locals and visitors alike".

Following a comprehensive overview of the consultation and SWOT analysis, the strategy identified 7no. priority action areas to be taken forward for physical implementation. These are listed below along with an assessment of the development to date:

##### 1) Development of lands at Manor Street and Railway Street.

2003 report recommendations: It was envisaged that this site could act as the regeneration catalyst for the town and possibly include the regeneration of the harbour. The scheme was envisaged to consist of mixed use development comprising community, leisure, tourism, a potential hotel and residential development. It was recommended that a site Masterplan was prepared for the comprehensive development of the site.

Progress to date: To date a small portion of the site has been developed as the local community centre with associated car parking. With the Ulsterbus depot leaving the site, a large development opportunity site still remains. It is our understanding that a comprehensive development Masterplan has not been undertaken to date.

##### 2) Development of the harbour, seafront and marina

2003 report recommendations: A working group to be established to assist with regeneration of the harbour due to difficulties surrounding funding and regulations. This project was envisaged as a long term aspiration. In the short term, improvement of the streetscape at the sea front and implementation of a building improvements scheme were seen as short term goals.

Progress to date: To date there has been no visible progress on the development of the harbour. The proposed public realm scheme will address the streetscape issues identified and should assist in creating a vibrant seafront environment. The built quality along The Parade is in good condition.

##### 3) Development of the Town Hall and Co-Op site

2003 report recommendations: It was anticipated that the Co-Op supermarket wanted to expand their operations in Donaghadee and that they were looking at alternative sites outside of the Town Centre. The preferred option would be for the store to remain on New Street and expand to the rear into the ground belonging to the Town Hall. It was then hoped that this could release funds for the redevelopment of the hall.

Progress to date: The Co-Op supermarket is still located on New Street; however, the expansion of the store has not yet taken place.

#### 4) Traffic Management

2003 report recommendations: A review of the current traffic volumes passing through the town was to be undertaken as a pre-cursor to establish a need for improvements of a by-pass. Also pedestrian crossing improvements should be made at the junctions between New Street, Bridge Street and The Parade.

Progress to date: As far as we understand, a study on the traffic volumes through the town has not taken place to date. The improvements to the junctions between New Street, Bridge Street and The Parade have been made to increase pedestrian safety in the area. The by-pass has not been developed.

#### 5) Car Parking Strategy

2003 report recommendations: The perception was that main Town Centre car park located at Railway Street was too remote from the Town Centre. To address this, it was proposed to introduce a signage scheme directing potential users to the site. The longer term strategy was to share parking with the large church car parks, introduce a dedicated trader car park and introduce parking on the green space behind the war memorial.

Progress to date: The directional signage to the Railway Street car park has been implemented. As far as we can understand, there have been no further developments in terms of sharing car parking with the churches. A trader car park is still an aspiration but a suitable site has not yet been identified. In terms of the area behind the war memorial, this has now been included as part of the public realm scheme so it is unlikely that car parking will be developed at this site in the future.

#### 6) Vacant/Derelict Buildings and Gap Sites

2003 report recommendations: It was concluded that the amount of gap sites was reducing the environmental quality and legibility of the Town Centre, however very limited guidance or direction was offered on potential uses of these vacant or derelict sites.

Progress to date: Some of the vacant sites have been redeveloped by natural market forces however new vacancies and derelictions have occurred.

#### 7) Signage and Heritage Trail

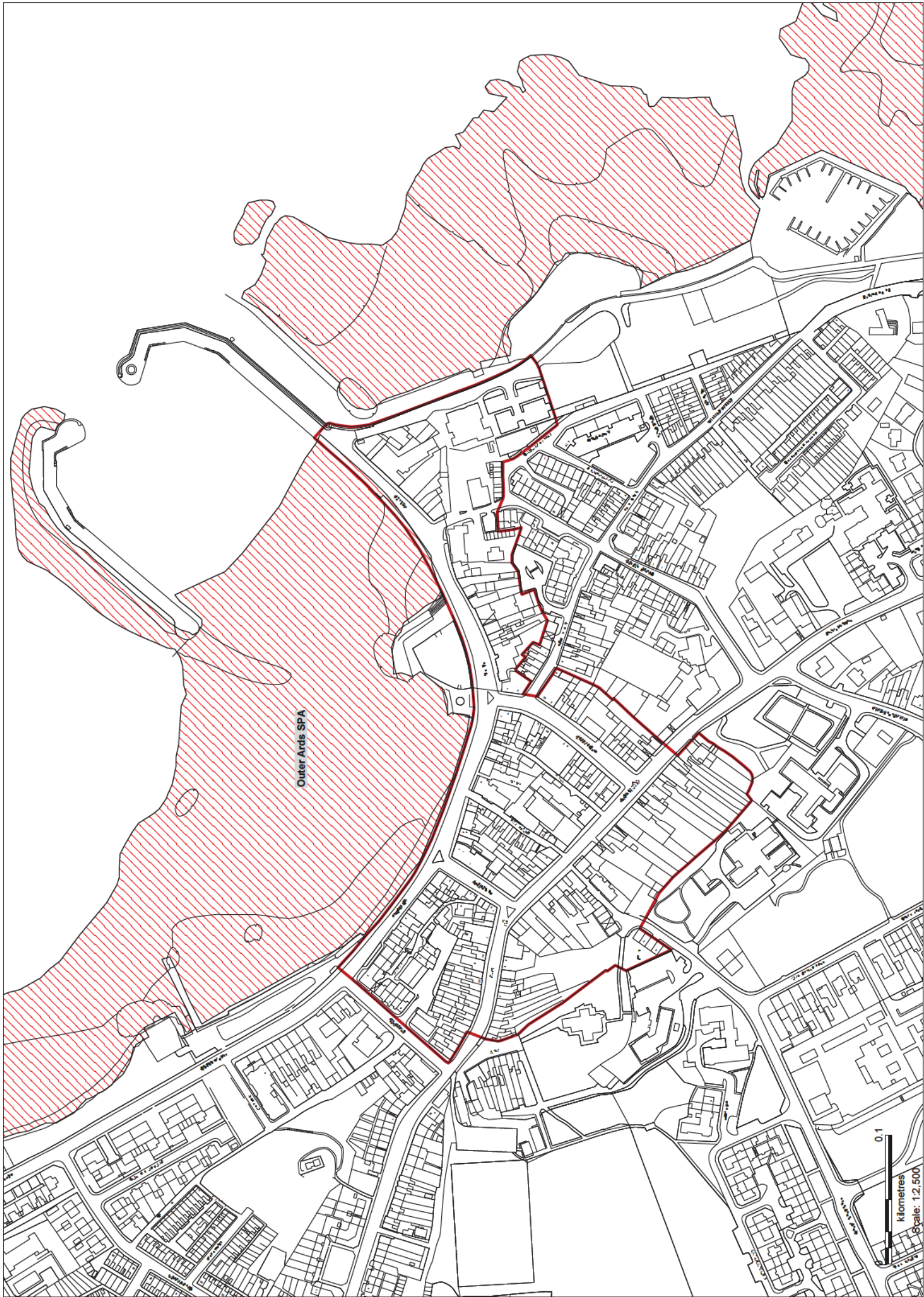
2003 report recommendations: Development of a high quality signage and interpretation scheme to point visitors in the direction of local attractions, listed and historic buildings. A heritage trail should also be available for visitors to undertake around the Town Centre.

Progress to date: A heritage trail has been established by Ards Borough Council although this is a printed media based product. It does not appear that a signage scheme has been implemented to date.

The report suggested a variety of options for the future development of Donaghadee, but there have been a low level of projects taken forward to the implementation stage. This lack of

progress has resulted in the regeneration of Donaghadee stalling in recent years, up until the announcement of the public realm scheme and the commissioning of the Town Centre Masterplan. The top 3 priority areas noted within this report remain undeveloped due to a number of factors.

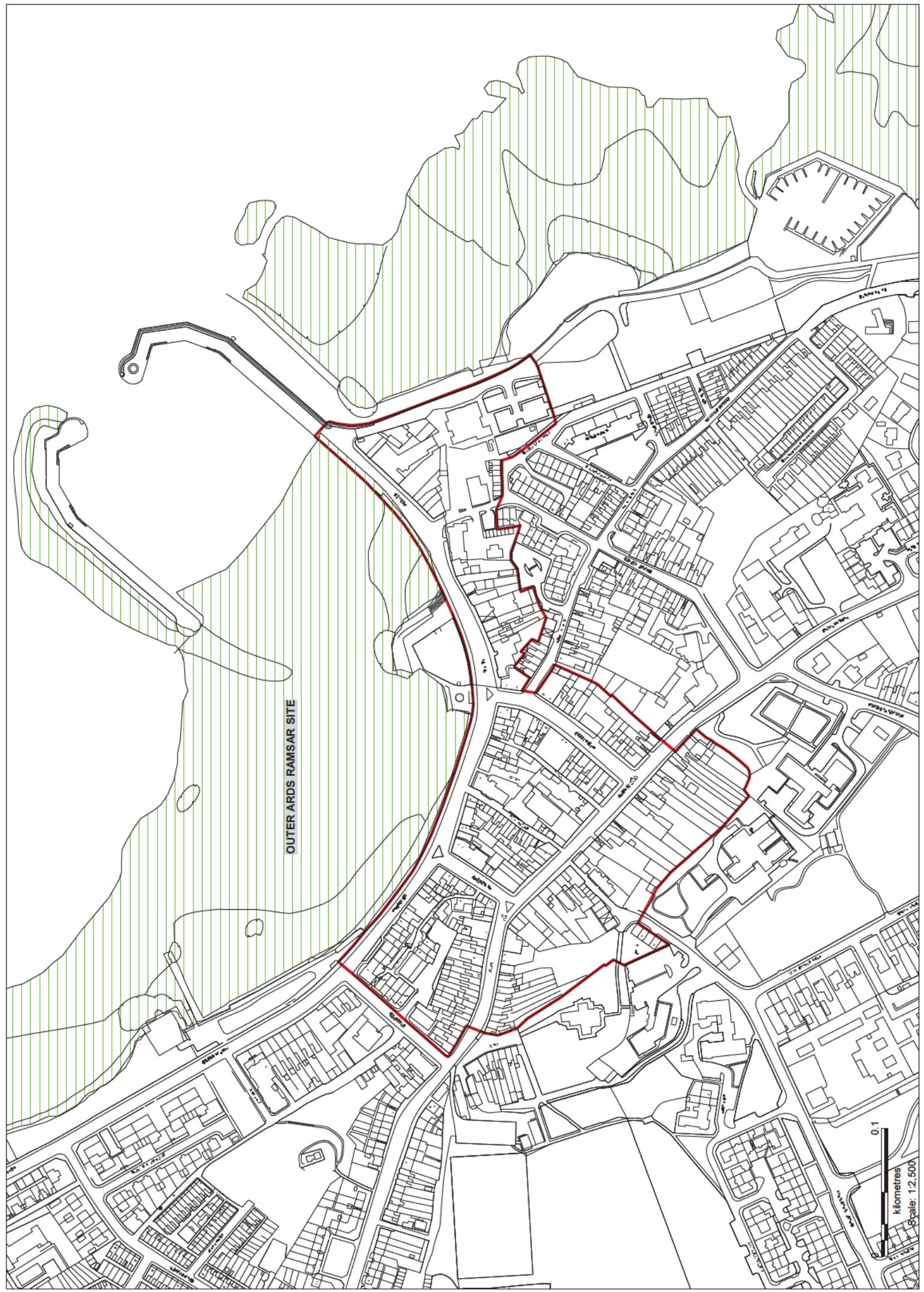




Outer Ards SPA

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Kilometres  
Scale: 1:2,500

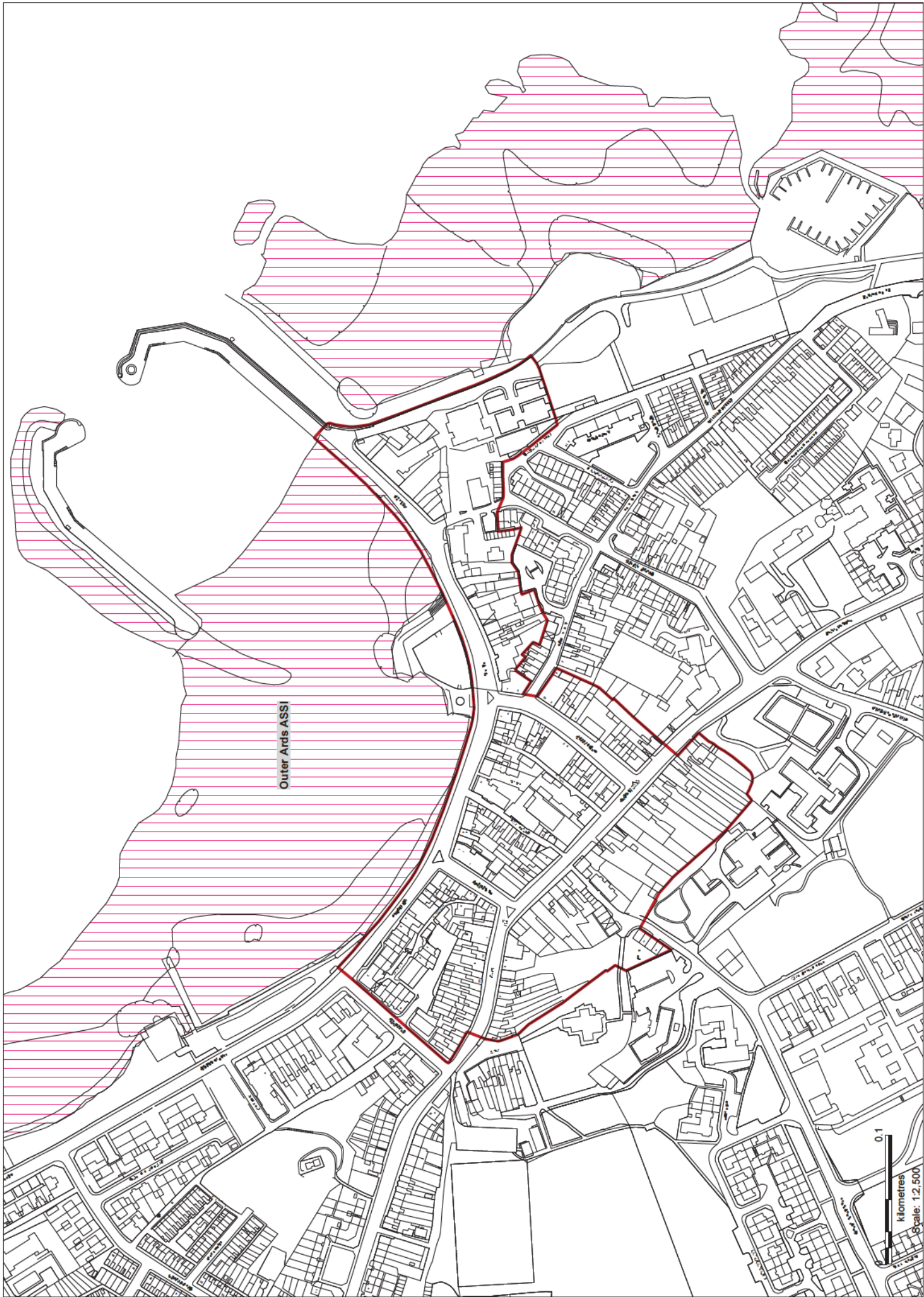




OUTER ARDS RAMSAR SITE

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kilometres  
Scale: 1:2,500





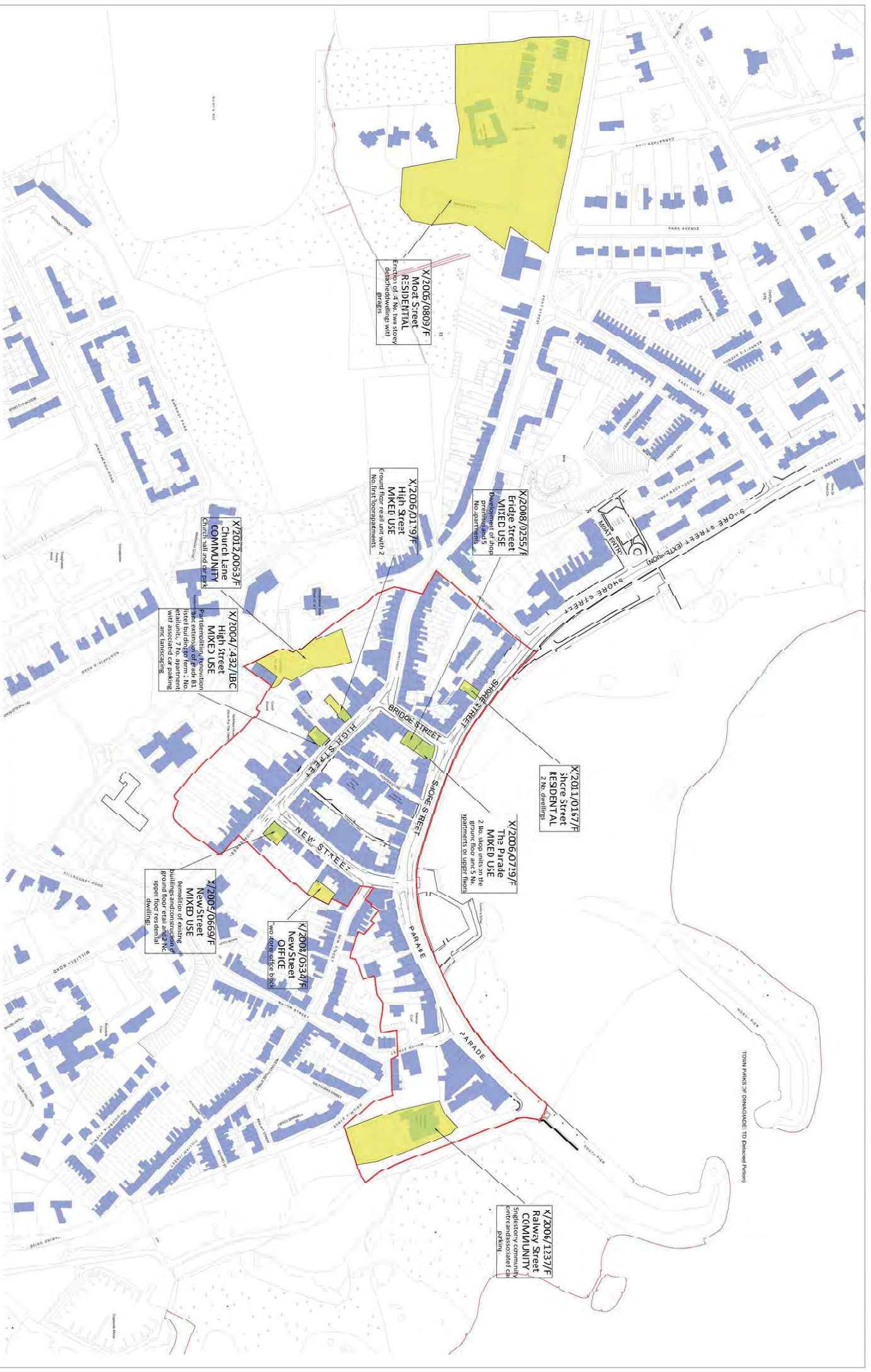
Outer Ards ASSI

0.1  
Kilometres  
Scale: 1:2,500









TOWN PARKS OF DONAGRADE (TO Proposed Plans)

X/2006/1337/F  
Rainey Street  
COMMUNITY  
building and associated car  
parking

X/2011/0187/F  
Shore Street  
RESIDENTIAL  
2 No. dwellings

X/2006/0719/F  
The Pirate  
MIXED USE  
2 No. also units in the  
apartments on upper floors

X/2018/0255/F  
Bridge Street  
MIXED USE  
development of first  
floor and 5 No.  
apartments

X/2005/0809/F  
More Street  
RESIDENTIAL  
87 units  
development with  
87 units

X/2016/0119/F  
High Street  
MIXED USE  
Ground floor retail unit with 2  
No first floor apartments

X/2012/0053/F  
Church Lane  
COMMUNITY  
Church, hall and car park

X/2004/432/IBC  
High Street  
MIXED USE  
Part demolition, renovation  
and extension of grade B1  
residential, 7 No. apartment  
with associated car parking  
and landscaping

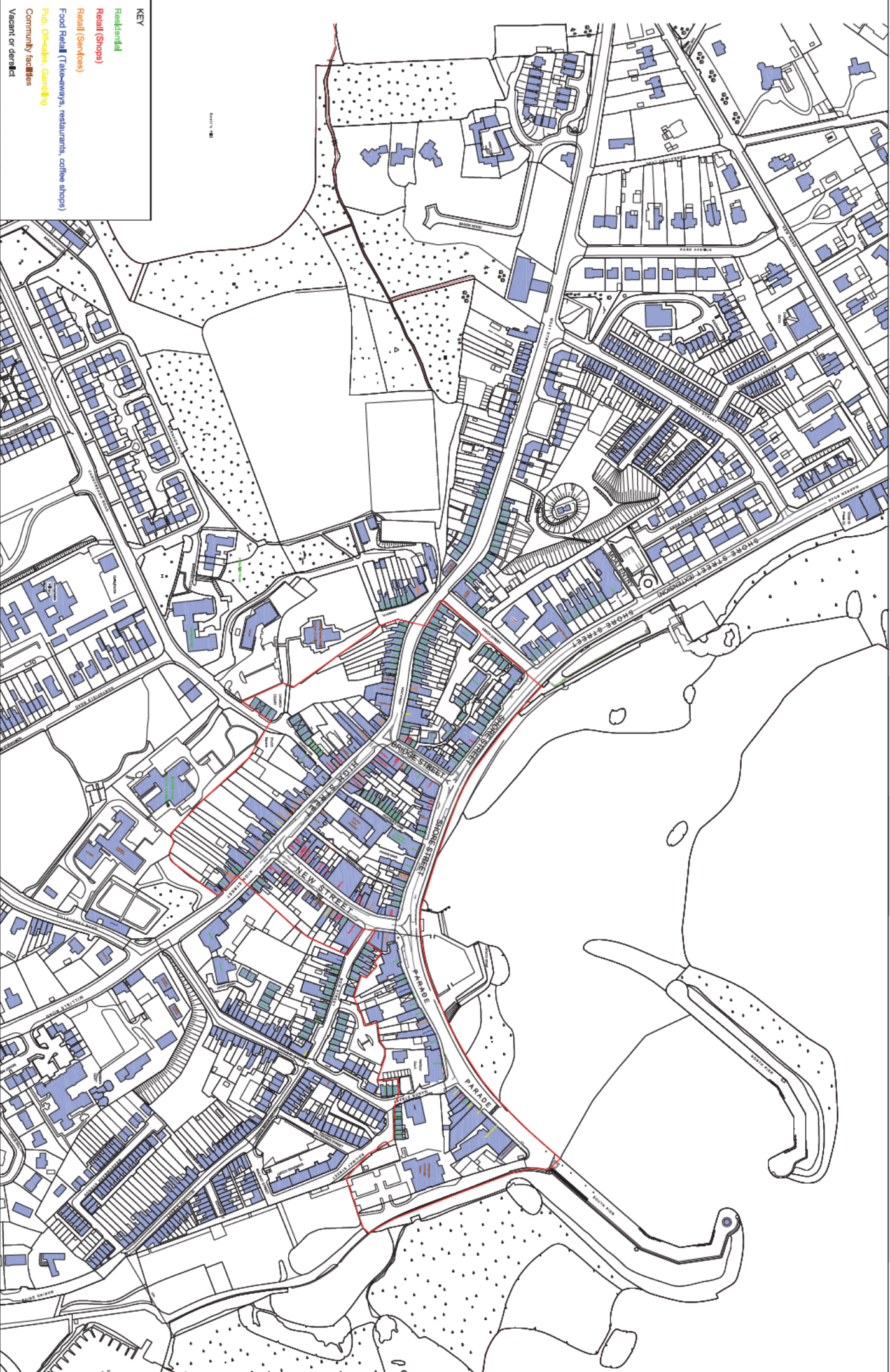
X/2005/0669/F  
New Street  
MIXED USE  
demolition of existing  
building and construction of  
ground floor retail and 1 No.  
upper dwelling

X/2008/0534/F  
New Street  
OFFICE  
two floor office block

NOTES		Information		Planning History	
<p>1. The drawings are intended to be used for information purposes only. It is not intended that they should be used for any other purpose without the prior written consent of the author.</p> <p>2. The drawings are intended to be used for information purposes only. It is not intended that they should be used for any other purpose without the prior written consent of the author.</p>		<p>Department for Social Development</p> <p>Donagrade Masterplan</p>		<p>URS Architects &amp; Environmental Limited</p> <p>100-102, Market Street, Belfast, BT1 1JG</p> <p>Tel: 028 2633 3333</p> <p>www.urs.com</p>	
<p>CONSTRUCTION RISKS</p> <p>1. The drawings are intended to be used for information purposes only. It is not intended that they should be used for any other purpose without the prior written consent of the author.</p>		<p>MAINTENANCE / CLEANING</p> <p>1. The drawings are intended to be used for information purposes only. It is not intended that they should be used for any other purpose without the prior written consent of the author.</p>		<p>EXPLORATION RISKS</p> <p>1. The drawings are intended to be used for information purposes only. It is not intended that they should be used for any other purpose without the prior written consent of the author.</p>	
<p>SAFETY HEALTH AND ENVIRONMENTAL INFORMATION ESO</p>					







**KEY**

- Residential
- Retail (Shops)
- Retail (Services)
- Food Retail (Take-aways, restaurants, coffee shops)
- Pubs, Off-licences, Gambling
- Community facilities
- Vacant or derelict

<p>NOTES</p> <p>1. It applies to the boundaries as shown. It is intended that the map be used as a guide only. It is not intended to be used as a legal document. It is not intended to be used as a legal document. It is not intended to be used as a legal document.</p>	
<p>DATE: 15/03/2011</p>	<p>SCALE: 1:5000</p>
<p>Information</p> <p>Department for Social Development</p>	
<p>Donaghadee Masterplan</p>	
<p>Shop Names, Uses and Vacancy</p>	
<p>Project Name: Donaghadee Masterplan</p>	<p>Client: Department for Social Development</p>
<p>Project No: 11/001</p>	<p>Project Manager: [Name]</p>
<p>Project Lead: [Name]</p>	<p>Project Engineer: [Name]</p>
<p>Project Designer: [Name]</p>	<p>Project Checker: [Name]</p>
<p>Project Approver: [Name]</p>	<p>Project Date: 15/03/2011</p>
<p>URS</p>	







## APPENDIX B SOCIO-ECONOMIC CONTEXT



# Donaghadee Town Centre Masterplan

Appendix B

Socio-economic Context

April 2015

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**1. SOCIO-ECONOMIC PROFILE**

This socio-economic profile for Donaghadee seeks to provide an overall demographic context in order to create a profile for the area. This in turn will provide an important foundation, informing the basis of the development framework.

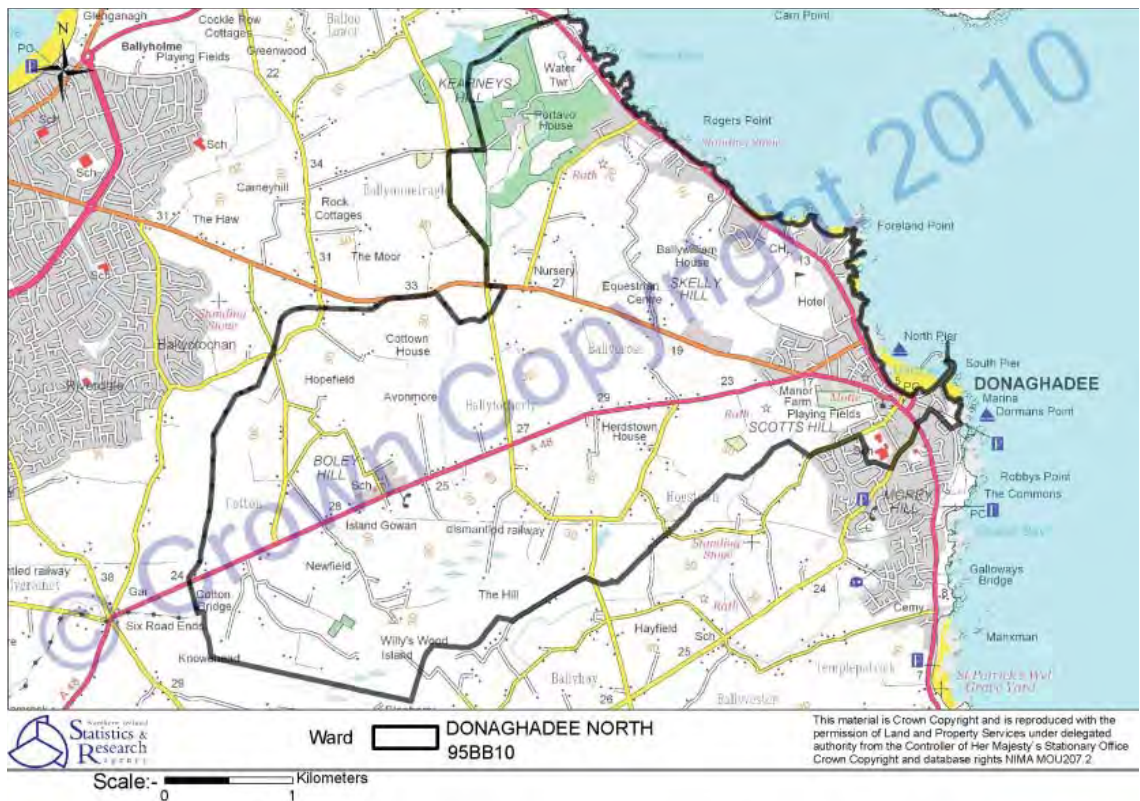
**1.1 Wards and Super Output Areas**

Super Output Areas were developed by NISRA to improve the reporting of small area statistics. These are aggregates of 2001 Census Output Areas (OAs) and are a relatively small scale unit, containing an average of just more than 2,000 people.

There are two wards for Donaghadee (Donaghadee North and Donaghadee South), however, there are four Super output areas (Donaghadee North 1 & 2, Donaghadee South 1 & 2) which take into account the environs of the settlement and provide more detailed and accurate data.

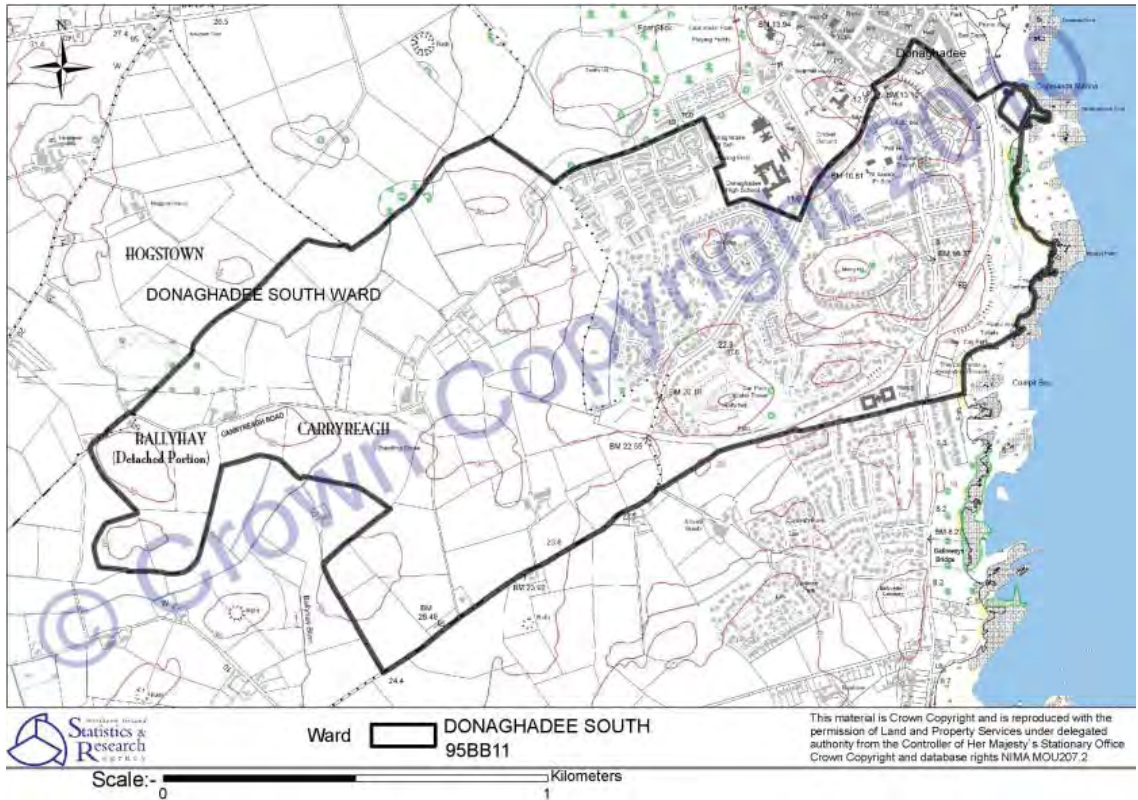
**1.2 Rationale**

A desktop survey of the NISRA data for the relevant output areas for Donaghadee was carried out. Analysis of this data has identified key points which will contribute to the overall development framework.



Donaghadee North Ward boundary





Donaghadee South Ward boundary



Donaghadee North 1 SOA boundary





Donaghadee North 2 SOA boundary



Donaghadee South 1 SOA boundary





Donaghadee South 2 SOA boundary

**1.3 Key Statistics**

Statistic	Donaghadee North 1 SOA	Donaghadee North 2 SOA	Donaghadee South 1 SOA	Donaghadee South 2 SOA	Total/ Overall Ave.
Usually resident population	1690	1637	1408	1547	6282/1570.5
Households (average size)	874 (1.90)	635 (2.54)	621 (2.27)	717 (2.09)	2847/ 711.75 (2.2)
Demography	<p>13.49% were aged under 16 years and 26.92% were aged 65 and over;</p> <p>46.86% of the usually resident population were male and 53.14% were female; and</p> <p>48 years was the average (median) age of the population.</p>	<p>16.55% were aged under 16 years and 22.97% were aged 65 and over;</p> <p>49.73% of the usually resident population were male and 50.27% were female; and</p> <p>49 years was the average (median) age of the population.</p>	<p>20.31% were aged under 16 years and 17.26% were aged 65 and over;</p> <p>49.43% of the usually resident population were male and 50.57% were female; and</p> <p>42 years was the average (median) age of the population.</p>	<p>12.22% were aged under 16 years and 30.58% were aged 65 and over;</p> <p>47.64% of the usually resident population were male and 52.36% were female; and</p> <p>51 years was the average (median) age of the population.</p>	<p>15.64% under 16</p> <p>24.43% 65+</p> <p>48.41% Male</p> <p>51.58% Female</p> <p>47.5 years</p>

Statistic	Donaghadee North 1 SOA	Donaghadee North 2 SOA	Donaghadee South 1 SOA	Donaghadee South 2 SOA	Total/ Overall Ave.
Ethnicity, identity, language and religion	95.74% were from the white (including Irish Traveler) ethnic group;	99.57% were from the white (including Irish Traveler) ethnic group;	98.86% were from the white (including Irish Traveler) ethnic group;	99.22% were from the white (including Irish Traveler) ethnic group;	98.34%
	8.46% belong to or were brought up in the Catholic religion and 79.70% belong to or were brought up in a 'Protestant and Other Christian (including Christian related)' religion; and	6.54% belong to or were brought up in the Catholic religion and 84.24% belong to or were brought up in a 'Protestant and Other Christian (including Christian related)' religion; and	3.69% belong to or were brought up in the Catholic religion and 86.22% belong to or were brought up in a 'Protestant and Other Christian (including Christian related)' religion; and	5.69% belong to or were brought up in the Catholic religion and 85.26% belong to or were brought up in a 'Protestant and Other Christian (including Christian related)' religion; and	6.09%
	73.25% indicated that they had a British national identity, 6.45% had an Irish national identity and 32.01% had a Northern Irish national identity.	77.64% indicated that they had a British national identity, 8.37% had an Irish national identity and 28.47% had a Northern Irish national identity	82.17% indicated that they had a British national identity, 2.91% had an Irish national identity and 28.55% had a Northern Irish national identity.	75.37% indicated that they had a British national identity, 5.56% had an Irish national identity and 32.19% had a Northern Irish national identity.	83.85%
Health	26.45% of people had a long-term health problem or disability that limited their day-to-day activities;	17.53% of people had a long-term health problem or disability that limited their day-to-day activities;	24.50% of people had a long-term health problem or disability that limited their day-to-day activities;	31.03% of people had a long-term health problem or disability that limited their day-to-day activities;	24.87%
	75.56% of people stated their general health was either good or very good; and	85.46% of people stated their general health was either good or very good; and	73.58% of people stated their general health was either good or very good; and	69.88% of people stated their general health was either good or very good; and	76.12%
	13.55% of people stated that they provided unpaid care to family, friends, neighbours or others.	15.52% of people stated that they provided unpaid care to family, friends, neighbours or others.	12.14% of people stated that they provided unpaid care to family, friends, neighbours or others.	15.97% of people stated that they provided unpaid care to family, friends, neighbours or others.	14.29%



Statistic	Donaghadee North 1 SOA	Donaghadee North 2 SOA	Donaghadee South 1 SOA	Donaghadee South 2 SOA	Total/ Overall Ave.
Housing and accommodation	59.15% of households were owner occupied and 36.50% were rented;	88.50% of households were owner occupied and 10.87% were rented;	55.39% of households were owner occupied and 40.42% were rented;	80.20% of households were owner occupied and 17.15% were rented;	70.81%
	32.84% of households were owned outright;	49.13% of households were owned outright;	22.54% of households were owned outright;	43.65% of households were owned outright;	37.04%
	20.94% of households were comprised of a single person aged 65+ years;	10.08% of households were comprised of a single person aged 65+ years;	12.88% of households were comprised of a single person aged 65+ years;	21.62% of households were comprised of a single person aged 65+ years;	16.38%
	6.52% were lone parent households with dependent children; and	3.94% were lone parent households with dependent children; and	12.08% were lone parent households with dependent children; and	5.02% were lone parent households with dependent children; and	6.89%
29.18% of households did not have access to a car or van.	5.35% of households did not have access to a car or van.	29.15% of households did not have access to a car or van.	18.97% of households did not have access to a car or van.	20.66%	
Housing and accommodation	59.15% of households were owner occupied and 36.50% were rented;	88.50% of households were owner occupied and 10.87% were rented;	55.39% of households were owner occupied and 40.42% were rented;	80.20% of households were owner occupied and 17.15% were rented;	70.81%
	32.84% of households were owned outright;	49.13% of households were owned outright;	22.54% of households were owned outright;	43.65% of households were owned outright;	37.04%
	20.94% of households were comprised of a single person aged 65+ years;	10.08% of households were comprised of a single person aged 65+ years;	12.88% of households were comprised of a single person aged 65+ years;	21.62% of households were comprised of a single person aged 65+ years;	16.38%
	6.52% were lone parent households with dependent children; and	3.94% were lone parent households with dependent children; and	12.08% were lone parent households with dependent children; and	5.02% were lone parent households with dependent children; and	6.89%
29.18% of households did not have access to a car or van.	5.35% of households did not have access to a car or van.	29.15% of households did not have access to a car or van.	18.97% of households did not have access to a car or van.	20.66%	
Qualifications	25.31% had a degree or higher qualification; while	35.29% had a degree or higher qualification; while	14.26% had a degree or higher qualification; while	19.96% had a degree or higher qualification; while	23.71%
	40.22% had no or low (Level 1*) qualifications.	28.48% had no or low (Level 1*) qualifications.	48.93% had no or low (Level 1*) qualifications.	42.12% had no or low (Level 1*) qualifications.	39.94%

Statistic	Donaghadee North 1 SOA	Donaghadee North 2 SOA	Donaghadee South 1 SOA	Donaghadee South 2 SOA	Total/ Overall Ave.
Labour Market	63.99% were economically active, 36.01% were economically inactive;	64.45% were economically active, 35.55% were economically inactive;	62.95% were economically active, 37.05% were economically inactive;	60.76% were economically active, 39.24% were economically inactive;	63.04%
	57.98% were in paid employment; and	59.44% were in paid employment; and	54.06% were in paid employment; and	54.56% were in paid employment; and	56.51%
	4.41% were unemployed.	2.55% were unemployed.	6.26% were unemployed.	3.19% were unemployed.	4.10%

#### 1.4 Multiple Deprivation Measures

The Northern Ireland Multiple Deprivation Measure (NIMDM) 2010 provides information on seven types of deprivation and an overall measure of multiple deprivation for small areas.

Super Output Areas (SOA) are ordered from most deprived to least deprived on each type of deprivation and then assigned a rank. The most deprived SOA is ranked 1, and as there are 890 SOAs, the least deprived SOA has a rank of 890. The deprivation rankings for the Donaghadee Super Output Areas are given in the table below.

Multiple Deprivation Measure	Donaghadee North 1 SOA	Donaghadee North 2 SOA	Donaghadee South 1 SOA	Donaghadee South 2 SOA
Multiple Deprivation Measure	433	759	257	523
Income Deprivation	424	760	256	555
Employment Deprivation	536	776	335	516
Health Deprivations and Disability Deprivation	570	824	410	405
Education Skills and Training Disability	437	800	98	484
Proximity to Services Deprivation	371	207	294	295
Crime and Disorder	107	847	435	677
Living Environment	89	604	301	259

#### 1.5 Summary

The following key points can be highlighted:

- The total resident population of the Donaghadee Super Output Areas is 6282, with a total of 2847 households of an average size of 2.2 people.

- There is a clear disparity between several of the SOA's, Donaghadee South 1 SOA is ranked as one of the most deprived areas in Northern Ireland, in contrast to Donaghadee North 2 SOA which is one of the least deprived areas in Northern Ireland. This is particularly clear with regards to education skills, with a rank of 98 and 800 respectively.
- The four SOA's rank similarly in terms of proximity to services, and are all considerably deprived in this respect.

