

HAVING YOUR SAY

STRATEGIC ISSUES PAPER

DONABATE

LOCAL AREA PLAN

2012 - 2018

OCTOBER 2011

 Donabate Portrane
Community & Leisure Centre

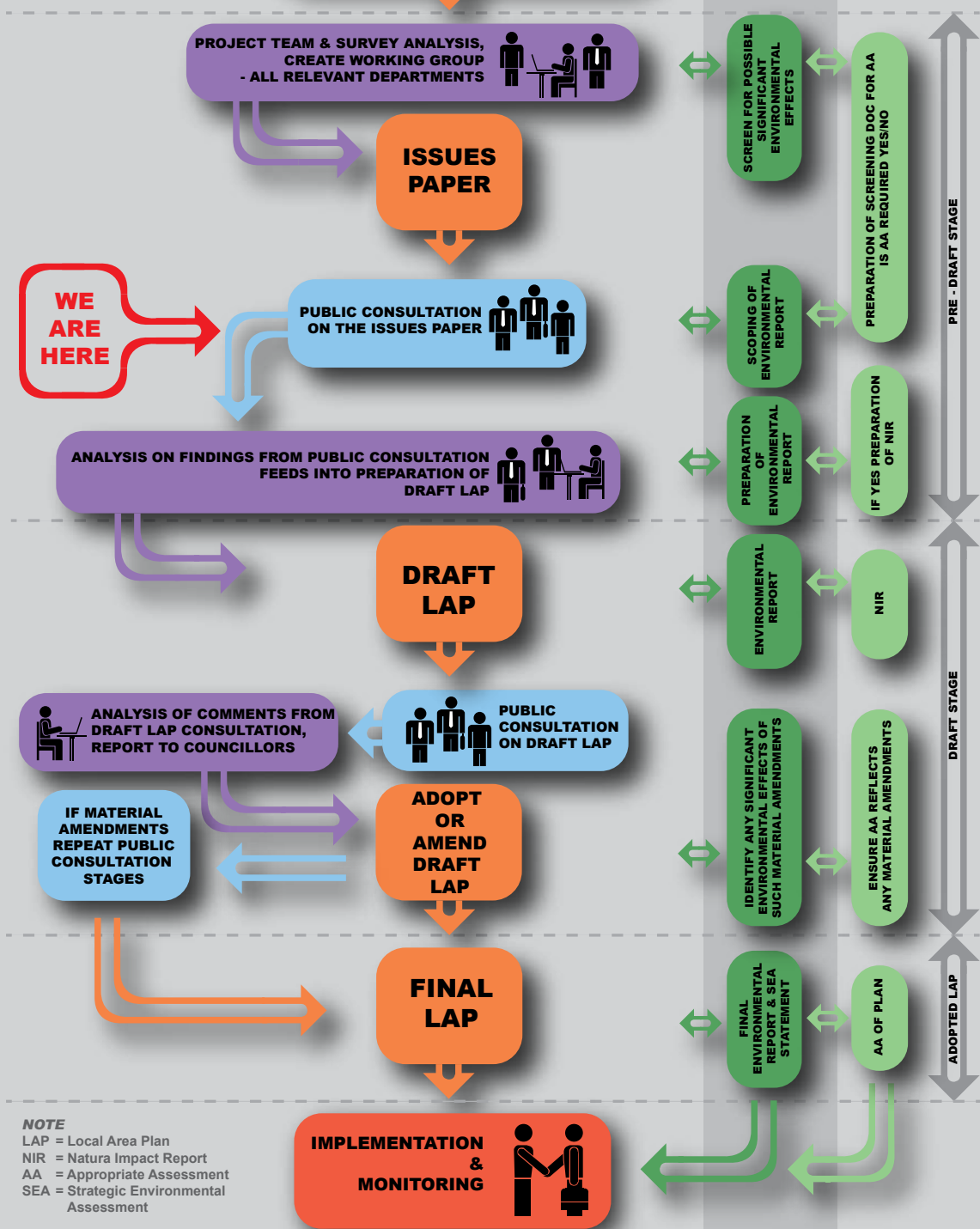
 Donabate
Portrane
Community &
Leisure Centre

Comhairle Contae Fhine Gall
Fingal County Council

 Donabate
Portrane
Community &
Leisure Centre

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**COUNTY DEVELOPMENT
PLAN
GUIDES LAP**



NOTE
 LAP = Local Area Plan
 NIR = Natura Impact Report
 AA = Appropriate Assessment
 SEA = Strategic Environmental Assessment

**IMPLEMENTATION &
MONITORING**

Fingal County Council is undertaking a review of the existing Donabate Local Area Plan (LAP) 2006. The new LAP will provide a 6 year statutory framework (2012-2018) which will inform and guide development in the area covered by the LAP.

The purpose of this new LAP is to provide an updated strategy on how the area should be developed and managed in a sustainable way to meet the needs of its residents. The LAP will focus in particular on the policies and mechanisms that deliver necessary physical, social and environmental infrastructure for the proper planning and sustainable development of the local area.

As part of the LAP process Fingal County Council is required to undertake two specific types of environmental assessment:

- A Strategic Environmental Assessment as required under the SEA Directive (2001/42/EC), as transposed into Irish Legislation
- A Habitats Directive Assessment (HDA) screening, as required under the Habitats Directive (92/43/EEC), as transposed into Irish Legislation

The findings and reports of these assessments will be published by Fingal County Council with the future draft LAP.

The LAP will:

- identify future development needs and will highlight opportunities and constraints associated with this development;
- outline future housing requirements and the manner in which it is to be provided,
- develop policies to encourage and support economic development,
- provide for the conservation of the natural and built heritage,
- ensure necessary supporting physical and social

- infrastructure is provided in a timely manner;
- support sustainable development practices, including public transport, sustainable urban drainage (SUDs), etc.
- inform and guide those planning on investigating in future commercial or residential development, infrastructure or services;
- be used as part of the assessment of development proposals and planning applications.

Why should you get involved?

When it comes to making a submission there is no such thing as a 'right' or 'wrong' submission. Local input is considered vital to the entire LAP process and we value what you have to say. We hope that this issues paper will initiate interest and debate resulting in constructive, positive and helpful feedback thus ensuring that the new LAP for Donabate reflects how those in the community and further afield see Donabate developing into the future. Submissions are not limited to the issues raised in this paper so please feel free to raise any other issue or area of interest/concern which you consider relevant.

Your Role

The preparation of a Local Area Plan has two phases:

- A Pre-Draft and
- Draft phase

Presently we are at the 'pre-draft' stage which is followed by the preparation and publication of a Draft LAP. At both stages, the planning authority undertakes public consultation exercises and invites your comments.

If you are interested in the development of the Donabate area and wish to contribute to the shaping of its future, please make a written submission to the Planning Authority at this before the 15th of December 2011.

Watch out for.....

For further information check out the council website:

www.fingalcoco.ie/Planning/PlanningItemsOnDisplay/

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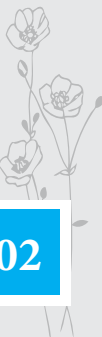
Fingal County Council is starting the review of the Local Area Plan for Donabate in order to provide a statutory framework for the proper planning and sustainable development for the town of Donabate and in particular, for the four tracts of undeveloped residential lands (zoned Objective RA – ‘to provide for new residential communities in accordance with approved local area plans and subject to the provision of the necessary social and physical infrastructure’) on the western, northern, eastern and southern sides of the town. These lands comprise of:

- c.65.6 hectares of land to the south of the town and to the north of the Broadmeadow Estuary at Corballis;
- c.56.7 hectares of development land at Ballymastone to the east of the town;
- c.5.5 hectares which form a linear strip to the north of the village known as Rahillion and;
- c.16 hectares to the west of the town on the northern side of Turvey Avenue.

The first *Donabate Local Area Plan* was adopted on 20th June 2006. However, over the last five years there has been relatively limited development in Donabate, with the major landbanks of Corballis, Ballymastone, Rahillion and Turvey remaining undeveloped. Despite an active construction sector nationally, and within Fingal, a number of critical infrastructural constraints existed within Donabate preventing significant development, namely wastewater treatment and the adequacy of the road network. These two issues have been generally addressed with the construction of a new waste water treatment plant at Portrane and with the grant of planning permission by An Bord Pleanála for the proposed

Donabate Distributor Road (ABP Ref 06F.HA0031). However, these are not the only issues requiring resolution if Donabate is to grow in a sustainable and well planned manner. The provision of social, community and recreational infrastructure, protection and enhancement of Donabate town centre, conservation of the Broadmeadow and Rogerstown Estuaries (both Natura 2000 sites) and ensuring that growth occurs at a pace which allows any new residential community integrate into the established residential community of Donabate are some of the key issues which require to be addressed within any new LAP.

The plan review and preparation process will be guided by a wide range of considerations, such as public and stakeholder consultation, the key issues and needs identified by local communities and businesses, employment activities and opportunities, services and infrastructure available and required, heritage and environmental issues, statutory requirements including the new policies and objectives set out in the Fingal County Development Plan 2011-2018. This Consultation Document highlights key issues/ questions that may need to be considered in preparing a new Local Area Plan for Donabate.



/ KEY ISSUES/QUESTIONS /

What is your vision for Donabate?

What should the LAP target specifically to help achieve this vision?
How can character be enhanced and developed to ensure a real sense of place for existing and new residential areas?

Based on progress to date, what do you recognise as positive achievements in the Donabate Area?

What are the main features of Donabate that contribute to its character and make it an attractive place to live, work and visit?

What are the failings to date in your opinion on delivering progress in the Donabate Area and what are your concerns for future development?

Are the original objectives for this area as identified in 2006 still relevant and how should they be strengthened, modified or evolved based on your experiences?



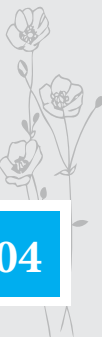
A Local Area Plan sets out a vision for the area it covers, specifies the nature, extent and quality of development needed to achieve that vision, while seeking to protect and enhance the environment and amenities. It is a positive policy document intended to manage and influence change in our local surroundings, aiming to highlight opportunities and identify what needs to happen, to ensure that the opportunities are realised for the area. Through the public consultation process a vision can be formulated, which represents the overarching aim for Donabate into the future (as reflected in the Plan).

The vision for the Donabate area in 2006 was to strengthen the existing urban centre and to create coherent, sustainable and high quality new residential areas with a definitive sense of place, functionally and physically connected to existing development in Donabate. An opportunity was presented to develop a modern sustainable form of development well connected to the city centre through public transport and uniquely located close to rural areas and coastal amenities.

The existing strong identity of Donabate was to be reinforced with the successful integration of the new community and existing communities in the area. The objectives of the first plan sought to provide a high quality mixed type housing at varying densities across the LAP lands, accessibility to public transport, the creation of a hierarchy of local streets for good permeability throughout the area, along with a viable mix of commercial and community uses and high quality public open space and amenities. Strong emphasis was placed on the desire to see residential development occur in tandem with the provision of the necessary community and physical infrastructure.

The overarching Development Strategy for Donabate as set out in the Fingal County Development Plan 2011-2017 seeks to:

‘Protect and enhance the natural amenities and heritage of the peninsula by consolidating future development within well defined town boundaries. Promote the development of a vibrant town core by providing a high quality living environment for the existing and future population and providing for the development of the necessary community, commercial, cultural, social facilities in tandem with new residential development’.





/ KEY ISSUES/QUESTIONS /

How should the LAP address the needs of the existing and future population of the Donabate area?

What are the important age categories that the LAP should address when analysing social infrastructure (e.g. community and recreational facilities) and the provision of services?

How can we develop the zoned land banks for residential and other developments in a way that is beneficial to consolidation of the area?

What steps should be taken to manage the impact of population growth?

Donabate is designated as a Moderate Sustainable Growth Town in the Metropolitan Area in both the Regional Planning Guidelines for the Greater Dublin Area 2010-2022 (RPG's) and the Fingal County Development Plan 2011-2017. The role of a Moderate Sustainable Growth Towns is to strengthen the edges of the Metropolitan Area by acting as district service centres, with high quality linkages and facilitating increased development at nodes on public transport corridors.

From the table below the census population figures for the years of 1996 and 2002 reveal a very substantial increase from 1,868 to 3,854 persons. It is evident that a significant upward trend in the population of the town has continued since 2002, albeit at a slower rate. It is estimated that the current population of the town is now 6,230.

	1996	2002	2006	2011
POP	1,868	3,854	5,499	*6,230
Increase	-	1,986	1,645	731
% Change	-	106.3%	42.6%	13.3%

Source: CSO

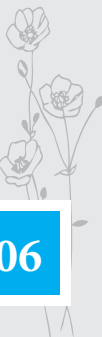
*based on house counts carried out in June 2011 and an average household size of 2.8 persons.

Current Situation

As of June 2011 outstanding planning permissions exist for 172 additional residential units in Donabate with a further 55 units under construction. As provided for in the County Development Plan 2011-2017, the undeveloped residentially zoned lands (RA and RS) can provide for a maximum additional 3,151 residential units deliverable up to 2017. However, given the current housing market trends it is unlikely that this figure will be realised during the plan period. Furthermore the future LAP will examine the appropriate phasing to

ensure that development occurs in tandem with required infrastructural provision.

While the 2006 Donabate LAP provided for approximately 5,000 homes on the RA zoned LAP lands none of these units were realised despite the unprecedented housing boom in Fingal. One of the main reasons for the limited housing growth on the Donabate LAP lands related to the infrastructural constraints facing the area namely the inadequate foul drainage and road infrastructure to cater for the additional residential development. These issues have now been addressed with the construction of the upgraded Portrane Waste Water Treatment Plant which is due to come into operation in February 2012 and the granting by An Bord Pleanála for Phase 1 of the Donabate Distributor Road in July 2011.





/ KEY ISSUES/QUESTIONS /

What housing types and densities are appropriate for the LAP lands in Donabate generally?

What is the best way to accommodate the future housing needs of Donabate, to ensure that the needs of different groups of people i.e. elderly, mobility impaired and first time buyers can be adequately catered for?

Are live-work units (e.g. dwellings with artists' studios or crafts workshops) a viable option in the area? Where and how should they be provided?

How can innovative and contemporary designs be encouraged and realised in Donabate?

How should we seek to integrate the established residential areas with the new development areas being created?

What contributes to an attractive residential layout and best creates a distinctive character and sense of place in the area?

What are the examples of good housing and urban design in Donabate?

Developing Sustainable New Residential Communities

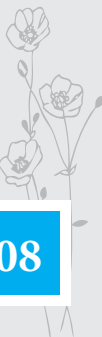
The Regional Planning Guidelines and the Fingal County Development Plan 2011-2018 aim to secure the sustainable growth of key towns such as Donabate. This means ensuring the facilitation of new sustainable residential neighbourhoods in a sequential manner, as outlined in the Department of the Environment, Community and Local Governments Guidelines for Planning Authorities entitled '*Sustainable Residential Development in Urban Areas*', and delivering a quality of life in terms of amenity, convenience and safety. It also means that new neighbourhoods should integrate into the established surroundings and promote social inclusion, while providing a good range of community and support services in appropriate, accessible locations.

New neighbourhoods should also be connected, legible, attractive, well designed with a variety of adaptable dwelling types/sizes and densities, providing a sense of place and a high quality public realm. The proposed LAP is an opportunity to enhance the character and identity of Donabate. The future development of the residentially zoned LAP lands opens up opportunities to create a new urban landscape through the creation of a new built form and an enhanced environment. The principles of good urban design and the future built form are fundamental elements to creating; maintaining and enhancing a sense of place, ensuring that Donabate remains an attractive place to live, work and visit.

New residential areas also provide the opportunity to minimise car-based transport demand by providing a mix of appropriate uses at the right location, prioritising walking, cycling and public transport and working towards reducing car dependency.

All planning applications for new development will be required to comply with the development management standards for residential and commercial development as the Fingal County Development Plan, 2011-2017. The LAP will also consider a hierarchy of heights and appropriate densities in response to the character of the plan area and having regard to the established residential areas, community uses in the town and any negative impact on the sensitive landscape surrounding Donabate.

The Plan can also stipulate design criteria particular to Donabate. These can reflect the special character and unique setting of Donabate and seek to integrate new development with the established character of the town.





/ KEY ISSUES/QUESTIONS /

What retail uses are appropriate in the LAP lands in order to ensure that they do not detract from the existing town centre?

How can future development support the continued enhancement of existing town centre facilities?

How can the Donabate LAP support new businesses and different types of employment?

How can we enhance the visitor experience of architectural heritage/natural heritage sites?

Do we need more information points and interpretation/educational services and, if so, where would be appropriate?

How can the tourism potential of the Donabate area be maximised?

Is the existing Donabate Urban Centre Strategy relevant/helpful?

The primary retail area in Donabate is the town centre which has developed successfully in recent years. The town centre is also an important focus for a range of commercial, service and community activities. This is reinforced through the Donabate Urban Centre Strategy 2010 which provides detailed guidance and policy on the future enhancement of area. The development of retail and non-retail services in the town centre and any proposed new local neighbourhood centres needs to be carefully planned and managed in order to protect and enhance the town's vitality and viability.

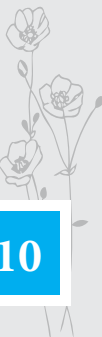
Given the scale of the residentially zoned LAP lands an appropriate level/form of retail provision will be necessary. However, it is important this be of a scale and function which will not detract from the existing urban core. It is a priority of the Council to protect and reinforce the town's retail, commercial and service function as it is critical to maintaining a vibrant, diverse and effective town centre. Encouraging high quality designs and facilitating an appropriate mix of uses as provided for in the Urban Centre Strategy helps to ensure that the town centre provides a suitable focus for creating sustainable communities.

In terms of employment it is envisaged that Donabate will continue to have a strong role as a commuter location within Dublin Metropolitan Area. It is important that there are positive objectives to provide for and support the development of local, appropriately scaled businesses within Donabate town to ensure a local employment base.

At present the employment opportunities within the town are somewhat limited however this may change in the future with an increase in population and the

resultant need for local services provision. To facilitate local employment provision consideration may need to be given to the design of dwellings with additional space for home-office use and also the provision of small business units.

As a tourist destination, Donabate being an attractive coastal community with a number of excellent golf courses is well placed to take advantage of, and benefit from, the important contribution that tourism can make to a local economy. There is significant potential for the growth of tourism and its associated job opportunities within the town and the surrounding hinterland. Newbridge House, Gardens and Demesne are one of the main features within the town. The Donabate Peninsula is also a great destination for those with an interest in wildlife with Rogerstown Estuary being a notable location for bird watching enthusiasts.





/ KEY ISSUES/QUESTIONS /

What type of community facilities and local services are currently needed in Donabate (including the new residential communities)?

Do the current community facilities cater for all sectors of the Donabate population, for example, the young and elderly populations of Donabate?

Are there adequate schools in the area and are they easily accessible to the people that they serve?

Are there adequate health and childcare facilities in Donabate that are easily accessible to all?

Where should we locate nursing homes and residential care facilities?

Can you identify other possible locations appropriate for community facilities?

Well developed community facilities and amenities can ensure a good quality of life and social interaction for all residents of the town and its hinterland. These amenities can include childcare and educational facilities, nursing homes and health centres, libraries, facilities for older people, places of worship and community halls.

The Regional Planning Guidelines for the Greater Dublin Area require Planning Authorities to adopt objectives that provide for the social, community and cultural needs of all persons and communities through the provision of well dispersed and easily accessible social and community infrastructure. These objectives are key contributory factors in ensuring the delivery of a high quality of life.

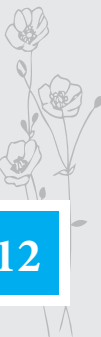
In terms of educational facilities the town is currently well served by schools, both primary and post-primary, in the form of:

St. Patrick's Boys and Girls National Schools which form part of College Court on the Portrane Road, Donabate Community College and the Donabate Portrane Educate Together National School which have recently relocated to the newly constructed state of the art campus at Ballisk.

It is the responsibility of the Planning Authority to reserve sufficient lands to accommodate community and educational facilities. It is envisaged that any future requirements for schools which may arise on foot of the development of the LAP lands will be delivered under the successful Fingal Schools Model. This is an arrangement between the Council and the Department of Education & Skills designed to achieve the dual targets of fast tracking

the early delivery of school sites and the provision of community facilities as part of the school building programme. There have been a number of such multi-use facilities successfully delivered at various locations throughout the County which fulfil the various needs of different sectors of the population.

The town has well established community facilities in the form of the Donabate Portrane Community and Leisure Centre which is a state of the art leisure facility and includes a gym, coffee shop, Montessori and provides classes and activities for both adults and children. In addition it boasts a world class astroturf pitch. There are also a number of crèche and Montessori schools at key locations throughout the town. The town currently has two Churches which provide for the religious needs of the community.





/ KEY ISSUES/QUESTIONS /

Is there an adequate quantity and quality of play, open space and recreational facilities in Donabate?

Are there deficiencies in the existing open spaces within the Plan area and if so, where could new parks/open spaces and recreational areas be located?

How can the Plan utilise and enhance existing amenity areas in the town and provide for both passive and active recreation?

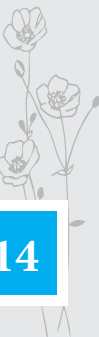
How do you think the Plan can provide opportunities for good connectivity for recreational walking and cycling purposes? Is there any specific location that you feel this Plan can address this issue?

Recreational facilities and open spaces are important amenities which contribute to the character of an area and can include passive and active recreational areas, formal landscaped and natural areas.

Public open space is one of the key elements in defining the quality of a neighbourhood environment, in relation to passive and active amenity, and its ecological and environmental aspects and in this regard Donabate currently benefits from a number of valuable amenity spaces, most notably Newbridge Demesne. Covering an area of c. 150ha., Newbridge Demesne is characterised by sports, (playing pitches) recreation and leisure facilities, a children's playground along with other visitor attractions including Newbridge Traditional Farm. There are also a number of excellent golf courses which are open to the public and which enjoy a beautiful coastal setting including the 18 hole Corballis Golf Links which is operated by Fingal County Council and which is the only public links course in the country.

Other important amenities include the natural amenities of the Rogerstown and Malahide Estuaries and their associated beaches. The quality of these natural heritage areas spaces enhance and contribute to the character and visual amenities of the area.

An expanding population generates increased demand for the provisions of services and amenities and it is of the utmost importance that these are provided in tandem with new development. One of the key issues of this Local Area Plan review is to address the delivery of these essential facilities as new communities are created.





/ KEY ISSUES/QUESTIONS /

How do we make sure that development respects our natural heritage, promotes biodiversity and does not lead to the loss of, or damage to, our natural heritage?

How do we best protect and manage the environmental resources available to deliver environmental, social and economic benefits and services to the local area?

How can the development process highlight the natural assets of the local area to a better extent?

What types of new routes and connections would best facilitate access to the Rogerstown and Malahide estuaries in a sustainable and sensitive manner?

What types of uses, activities or initiatives would enhance and protect the biodiversity value of the estuary areas, whilst facilitating access and involvement by the local community?

What greening initiatives should be considered for the area and incorporated in new developments?

The term Green Infrastructure is used to describe the interconnected networks of land and water all around us that sustain environmental quality and enrich our quality of life. This includes the nature conservation areas, parks, open space, rivers, floodplains, wetlands, woodlands, farmland and coastal areas which surround and are threaded through our towns and urban areas. The principles of Green Infrastructure planning are central to sustainable land use and development. Green Infrastructure is a 'quality of life' issue as it contributes to the protection of both the urban and rural environments - for people, for biodiversity and for our ecosystems.

The Fingal Development Plan 2011-2017 and the Fingal Biodiversity Action Plan both seek to establish wildlife corridors and green networks across the county. The challenges we are now facing is how to balance the development of compact urban areas, through the intensification of mixed-use areas built around the public transport system, with more sustainable forms of development in order to encourage approaches which effectively work with nature.

Natural heritage in Donabate includes a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity, landscape character, visual amenity, recreational activities, public health and investment potential of the town. There are a number of designated sites of both national and international importance adjacent to Donabate:

- Malahide Estuary is a Natura 2000 site (Designated as a Special Protection Area; Candidate Special Area of Conservation), Proposed Natural Heritage Area and Ramsar site (sites designated pursuant to the Ramsar Convention).

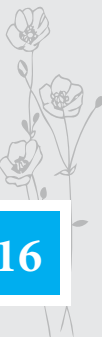
- Rogerstown Estuary is a Natura 2000 (Designated as a Special Protection Area; Candidate Special Area of Conservation), Proposed Natural Heritage Area and Ramsar site (sites designated pursuant to the Ramsar Convention). It is also a statutory Nature Reserve.

Accordingly the estuaries are protected under national laws, EU Directives and International Conventions. In formulating policies and objectives for the new Plan, Fingal County Council must comply with the EU Habitats and Birds Directives as well as national legislation such as the European Communities (Natural Habitats) Regulations, 1997 and the more recent Planning and Development (Amendment) Act 2010 and Environment (Miscellaneous Provisions) Act 2011.

The Fingal County Development Plan also identifies Ecological Buffer Zones to protect the ecological integrity of the nationally and internationally designated sites by providing suitable habitat for key species such as birds, by providing for compatible land-uses around the designated sites. It is envisaged that around the estuaries the buffer zones can provide for recreational uses, are important for coastal flood protection and for climate change adaptation.

In addition, Newbridge Demesne plays an important biodiversity role. Taking into account the protected status of the estuaries and the existing amenity of Newbridge Demesne we must now seek to ensure that these areas can be enhanced and protected in any future development.

In terms of landscape, the Fingal Development Plan 2011-2017 classifies landscapes according to their



Green Infrastructure, Biodiversity & Landscape

landscape types, values and sensitivity. The Rogerstown and Malahide estuaries enjoy an Estuary Character Type which is categorised as having an exceptional value, recognised by the EU designations (SAC & SPA) that apply to each in addition to national designations such as proposed Natural Heritage Areas. The aesthetic quality of the estuaries is also rated as outstanding. The landscape sensitivity designations in Donabate, particularly on lands adjacent to the estuaries, are determined as being highly sensitive to development.

In overall terms the landscape, natural environment, and biodiversity are a valuable resource, which can be vulnerable to the effects of new development. In this regard, it is imperative to focus on maintaining and improving these resources and ensure that development is planned and managed so that it does not result in diminishing these natural assets.







/ KEY ISSUES/QUESTIONS /

What aspects of the built heritage in Donabate do you consider important and which should be protected from inappropriate development?

How can a balance be achieved between protecting our built heritage and at the same time providing for the development and future needs of the town?

How can the Donabate LAP contribute to the protection and appreciation of protected structures and archaeological sites?

How can we make local heritage more visible and accessible?

Is there anything, which you feel is worthy of protection in Donabate which is currently not protected?

Structures and places acquire character and special interest over time through their continued existence and familiarity. The built heritage includes both architectural and archaeological heritage and Donabate has a number of significant elements of both that form part of the history, heritage and character of the town.

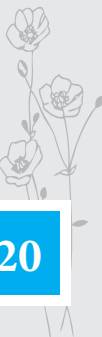
The Fingal County Development Plan incorporates the Record of Protected Structures (RPS), which protects structures which are considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, technical interest or value. There are a wealth of protected structures located on/or adjacent to the residentially zoned lands which are subject to the LAP. Specifically,

- No. 502 a Railway Bridge, Corballis Road Kilcrea
- No. 505, a Vernacular House & Former Forge at Hearse Road
- No. 503 an earthwork site at Corballis Road (also a Recorded Monument).
- No. 504 Corballis House & Out offices
- No. 517 off Beverstown Road which is identified as an archaeological site that potentially was a harbour.
- No. 518 a Windmill (in ruins) off Beverstown Road, Rahillion.

Nos. 517 & 518 are also afforded the dual protection of being listed National Monuments under Section 12 of the National Monuments (Amendment) Act, 1994.

Donabate also has two designated Architectural Conservation Areas (ACAs), which seeks to protect the special character of the demesne landscapes in the area.

Specifically, Newbridge Demesne to the west of the town and St. Ita's Demesne to the southeast enjoy ACA status. Significant works to a Protected Structure or to the exterior of a building/structure within an ACA require planning permission. Buildings of local significance which retain traditional features also contribute to local distinctiveness and identity. However, the sustainable renovation, reuse, extension and, where appropriate, sympathetic development of existing buildings/structures which are designated as Protected Structures can help to ensure that the built heritage can be enjoyed and continued to be used into the future.



The background image shows a paved road with white lane markings. On the left, there is a stone wall topped with a metal fence. A sign on the fence reads 'Port Reochran PORTRANE R126'. The scene is outdoors with trees and a clear sky.

/ KEY ISSUES/QUESTIONS /

What transport objectives should be included in the Plan? Which objectives should take priority?

What improvements could be made to public transport links and how could linkages to the train station at Donabate be improved?

What measures are needed to create a safe, good quality and attractive streets for people to move around, socialise and to do business?

How can the use of public transport, cycling and walking be promoted and the use of the private motor car be reduced?

How can walking, cycling and facilities for the elderly and mobility impaired be improved?

Where should access points to the LAP lands, from the town centre and surrounding residential areas be reserved and where can existing linkages be improved?

Donabate is close to a number of nationally important transport links including the M1, Dublin-Belfast Railway Line, Dublin Port and Dublin Airport. The existing road network of Donabate consists of two major roads, the R126 (Hearse Road) from Swords/M1 in the southwest and the R126 Portrane Road in the northeast. These roads connect near Donabate Train Station at the humpback bridge, the only crossing point over the Dublin-Belfast Line. Improving transport linkages, better use of the existing rail and bus network along with alternative ways of travelling such as cycling and walking will be encouraged through the plan which will help to promote a more sustainable way of living. New residential communities will be closely linked to and integrated with the existing town.

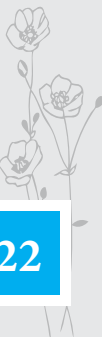
An infrastructural requirement of the 2006 Donabate LAP was that, with the exception of 300 units on the northern side of Balcarrick Road and development of lands at Rahillion and Turvey, the new distributor road between the Hearse Road and the Portrane Road would be completed before the development of the lands at Corballis or Ballymastone can take place. In July 2011 An Bord Pleanála granted permission for Phase 1 of Donabate Distributor Road which will comprise of the construction of a distributor road at Donabate town approximately 4 kilometres in length, construction of a new bridge over the Dublin to rail line; and the provision of associated pedestrian and cycle facilities. When completed, this road will form a by-pass around the town centre thereby significantly easing traffic congestion.

Ease of movement into and out of an area has many benefits, such as fostering economic competitiveness, reducing greenhouse gases and noise pollution,

promoting healthier lifestyles and providing maximum transport efficiency with the least environmental impact. The new LAP will continue to promote integrated land use and transportation planning to further support and encourage more sustainable modes of travel. This includes ensuring that the design and layout of new developments provide permeability, linkages and connectivity to their surrounding areas, thereby minimising local trips by the private car.

An important consideration is the relationship between public transport infrastructure and planned future development. A *Greater Dublin Area: Draft Transport Strategy 2011-2030* has been prepared by the National Transport Authority. This strategy identifies the extension of DART services to Balbriggan including Donabate as a key objective. Importantly, emphasis is also placed on the integration of land use and transport planning through increasing the density of development proximate to enhanced public transport. Similarly, the Regional Planning Guidelines for the Greater Dublin Area also seek that public transport provision is supported by appropriate residential density in new housing developments.

We would like to hear your views on the future provision of public transport, additional car parking provisions, creation of new links to the centre of Donabate Town, the existing train station and existing strategic transport corridors in and around the area, as well as the future provision of walkways and expanded provision of cycle tracks to serve the town.





/ KEY ISSUES/QUESTIONS /

What are the main infrastructure problems that should be considered in the Draft Local Area Plan?

What measures should be included in the Plan to ensure that waste is reduced and disposal of waste is better managed? Is there a need for additional recycling areas?

What are the energy networks and telecommunication needs within the Plan area?

Is there water supply or water quality issues experienced in Donabate at present?

How can sustainable drainage systems be further encouraged and utilised within Donabate?

How can the Donabate LAP encourage energy conservation and energy efficiency and the provision and development of alternative sources of renewable energy?

Do you see Donabate becoming a 'green hub' and if so how do you see this being achieved?

The sustainable growth of Donabate is dependent on the satisfactory provision of service infrastructure, utilities, energy, and communication networks. There is a need to plan for all of these elements so as to ensure that there is adequate availability to support future sustainable development. The phasing of development in tandem with the provision of necessary infrastructure and utilities will also be critical to the future sustainable development of the town.

Wastewater Disposal

The original Donabate Local Area Plan was prepared and adopted by Fingal County Council in 2006. However, the development potential of the plan lands has not been realised partially due to foul water capacity constraints. The new Wastewater Treatment Plant which will serve Donabate, Portrane and Lusk and Rush to the north is due for completion in February 2012. Furthermore, the pumping station at the junction of the Portrane and Ballisk Road is almost complete. Once completed this infrastructure will ensure that sewage generated is pumped to and disposed of at a modern wastewater collection and treatment plant which complies with the E.U. Urban Waste Water Directive.

While the new treatment plant and pumping station will be up and running in the first quarter of 2012 the sewer network in Donabate will still require to be expanded and upgraded with this likely to take place in tandem with future developments.

Surface Water Disposal and Sustainable urban Drainage Systems (SuDs)

Surface water must be disposed of in a controlled and sustainable manner. Traditional drainage practices rely

on the conveyance of surface water run-off through pipes to local streams and watercourses. This can lead to a variety of problems such as flooding, soil erosion and the contamination of watercourses by pollutants (such as detergents, pesticides and herbicides). Sustainable urban Drainage Systems (SuDs) aim curb these practices and instead to maintain or restore a more natural drainage regime on site, so that the impact of development on downstream flooding and water quality is minimised.

Examples of potential SuDs measures include permeable surfaces, rainwater harvesting, green roofs, filter drains, constructed wetlands and retention ponds (where appropriate). The implementation of SuDS will be obligatory in new developments within the LAP.

Water Supply and Quality

The availability of a water supply of sufficient quality and quantity is essential for public health purposes and sustainable growth. Similarly water conservation is also essential to prevent the unnecessary loss of this precious resource. Presently, the water supply serving Donabate comes from the Liffey at its abstraction point at Leixlip and the existing network is adequate to meet the anticipated development needs for the lifetime of the Plan.

The EU Water Framework Directive 2000/60/EC requires member states to ensure that all their waters (including surface and groundwater) achieve at least 'good status' by 2015 and to ensure that the current status does not deteriorate in any waters. The Eastern River Basin Management Plan has been prepared and recognises the need to integrate water protection measures with land use planning at regional and local level.



Utility, Infrastructure and Communications

Waste Management

The Waste Management Plan for the Dublin Region 2005-2010 (currently under review) provides policy guidance on waste management in Fingal. Best practice in terms of waste management recommends that as much waste as possible is dealt with through reduction, reuse and recycling, with as little as possible remaining to be disposed of to landfill. A sustainable waste management system is necessary to attract commercial and industrial development and for promoting tourism opportunities within the town and this will be supported by the Local Area Plan.

Energy Infrastructure and Telecommunications

Developments require adequate power, energy and telecommunications services, including electricity, gas supply, telephone services and broadband, which are provided by a number of different service providers. Local Area Plan policies and objectives will seek to facilitate the continuous development of same at appropriate locations, subject to proper planning and sustainable development considerations.





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/ KEY ISSUES/QUESTIONS /

How is climate change impacting on Donabate? How will it impact in the future?

How should the interface between the sea and land be treated within the LAP lands?

How can the coastline be better protected, yet utilised sustainably?

How can renewable energy sources be better promoted in Donabate?

Are there energy initiatives that could be introduced into Donabate and facilitated through the LAP?

What areas in Donabate town, if any, have experienced flooding?

What have been the causes of flooding?

What measures should be included in the LAP to deal with flood risk and assessment?

The impacts of climate change, partly due to man-made actions present very serious global risks and threaten the basic components of life, including health, access to water, food production and the use of land.

The way in which towns such as Donabate develop into the future can have a huge impact at local level on reducing the impacts of climate change. This can include measures such as:

- promoting reduced travel demand by integrating land use and transportation,
- encouraging passive solar design and energy efficient buildings,
- facilitating an increase in the modal share of sustainable modes of travel,
- promoting waste reduction,
- the re-use of existing building stock and adopting appropriate treatments of the land and sea interface to deal with the impacts of climate change, such as rising sea levels.

Renewable energy encompasses the energy flows that occur naturally and repeatedly in the environment such as the sun, wind, fall of water and the oceans. Geothermal energy, plant material and combustible or digestible agricultural, domestic or industrial waste may also be regarded as renewable sources of energy. In the context of an urban area such as Donabate, it may be appropriate to investigate the potential for the use of renewable energy sources and the incorporation of energy efficiency measures into the Donabate LAP such as:

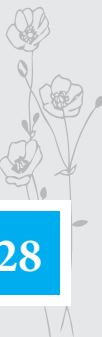
- a requirement that development utilises renewable energy supply systems to meet an agreed minimum percentage of the buildings space and water heating requirements or alternatively;

- the use of measure such as the installation of a District Heating System which works like a domestic central heating system only on a larger scale.

Flooding is a natural process of the hydrological cycle that can happen at any time, in a wide variety of locations and can be caused by prolonged, intense and localised rainfall. Development, if not managed appropriately, can exacerbate the natural flooding process. The Department of the Environment and the OPW have published *The Planning System and Flood Risk Management: Guidelines for Planning Authorities 2009*, which require Planning Authorities to ensure that, where relevant, flood risk is a key consideration in preparing a LAP.

In response to the requirements of the EU Floods Directive (2007) Fingal County Council, along with Meath County Council and the Office of Public Works (OPW) have commissioned consultants to undertake a catchment based flood risk assessment and management study of 19 rivers and streams (Fingal East Meath Flood Risk Assessment and Management Study (FEM-FRAMS)). The FEMFRAMS study will provide a detailed analysis of the flood risks along the Fingal coastline. Draft Flood Risk areas for both fluvial and coastal flooding are shown on www.fingaleastmeathframs.ie

As part of the preparation of the Local Area Plan for Donabate, Fingal County Council will include policies & objectives to support the reduction of the impacts of climate change, energy conservation and greater use of renewable energy sources/technologies as well as identifying measures to minimise the potential for flooding in the area.





/ KEY ISSUES/QUESTIONS /

What are the most important parts of Donabate's environment?

What do you think are the big environmental issues (strengths and threats) facing Donabate?

Strategic Environmental Assessment & Appropriate Assessment

Strategic Environmental Assessment

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. SEA is based on decision making at a strategic level. There are a number of steps involved in this process, including the following;

- Preparation of an environmental report where the likely significant environmental effects are identified and evaluated;
- Consultation with public and environmental authorities (Environment Protection Agency, Department of Environment, Heritage and Local Government and Department of Communications, Energy and Natural Resources);
- Incorporation of the findings of the report and the outcome of the consultations in deciding whether to adopt or modify the Draft Development Plan;
- Publication of the decision on the adoption of the plan and outline how SEA influenced the outcome;

The environmental report is the core of the SEA process. The environment report will contain the likely significant effects on the environment of implementing the plan which must be identified, described and evaluated in the report. In determining the effects on the environment the following will be considered:

- Population
- Biodiversity
- Human health
- Flora/Fauna
- Soil

- Water
- Climate Factors
- Material Assets
- Cultural Heritage

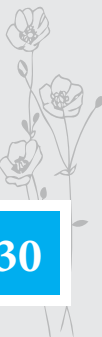
The interaction of all of the above will also be taken into account.

Given the environmental sensitivities of Donabate and its environs, Fingal County Council has decided to undertake a SEA as part of this plan. In this regard, the Draft LAP will be accompanied by an 'Environmental Report' evaluating the potential impacts of the proposed plan on the environment. This Report will be available to view at the same time as the draft plan. Any comments in relation to the preparation of the SEA are welcome.

EU Habitats Directive 'Appropriate Assessment'

'Appropriate Assessment' (AA) is a process which comprises the assessment, based on scientific knowledge, of the potential impacts of the plan on the conservation objectives of any Natura 2000¹ site and the development, where necessary, of mitigation or avoidance measures to preclude negative effects. This is understood to include Natura 2000 Sites not situated in the area encompassed by the Draft Plan or scheme but could potentially be impacted upon through 'ex-situ' impacts which may include a study area up to 15km. The impacts assessed must include the indirect and cumulative impacts of the plan, considered with any current or proposed activities, developments or policies which may impact on the site. It informs plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into plan making. The most recent legislation in this area includes the Planning and

¹Natura 2000 sites are sites subject to European designations, normally known as SAC (Special Area of Conservation) and SPA (Special Protection Area). These are protected under the Habitats Directive of 1992 (EU directive 92/43/EEC)



Strategic Environmental Assessment & Appropriate Assessment

Development (Amendment) Act 2010 and Environment (Miscellaneous Provisions) Act 2011.

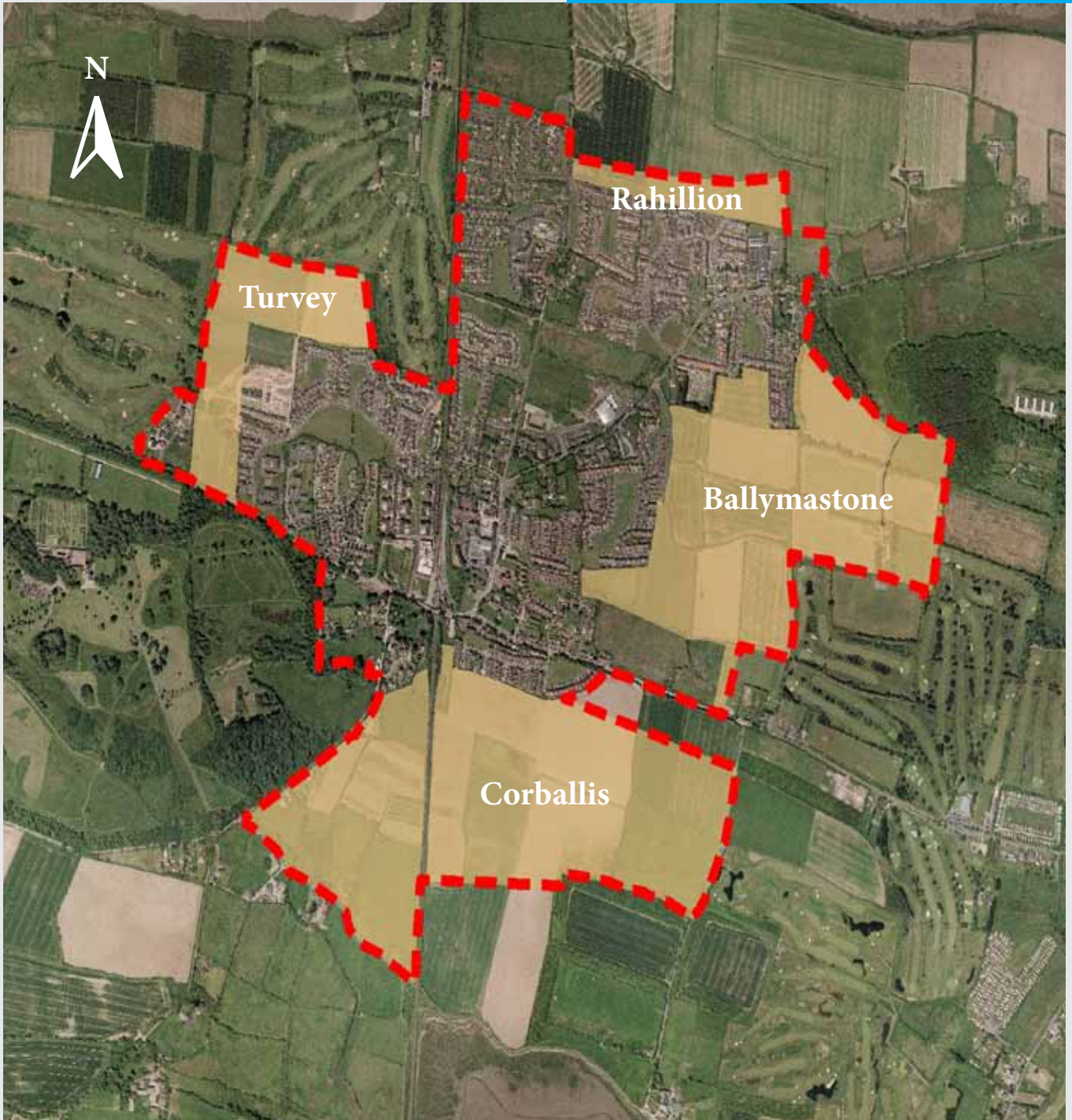
Generally a full Appropriate Assessment comprises of a number of stages:

- Stage 1** Screening to identify the likely impacts on a Natura Site by a Plan/Project either alone or in combination with other plans/projects;
- Stage 2** Consideration of the impact on the integrity of the Natura Site of the Plan/Project, either alone or in combination with other plans/projects; where there are adverse impacts, an assessment of the potential mitigation of those impacts.
- Stage 3** Assessment of alternative solutions of achieving the objectives of the project or plan that avoid adverse impacts on the integrity of the Natura 2000 site
- Stage 4** Where no alternative solutions exist and where adverse impacts remain an assessment of compensatory measures where, in the light of an assessment of imperative reasons of overriding public interest (IROPI), it is deemed that the project or plan should proceed.

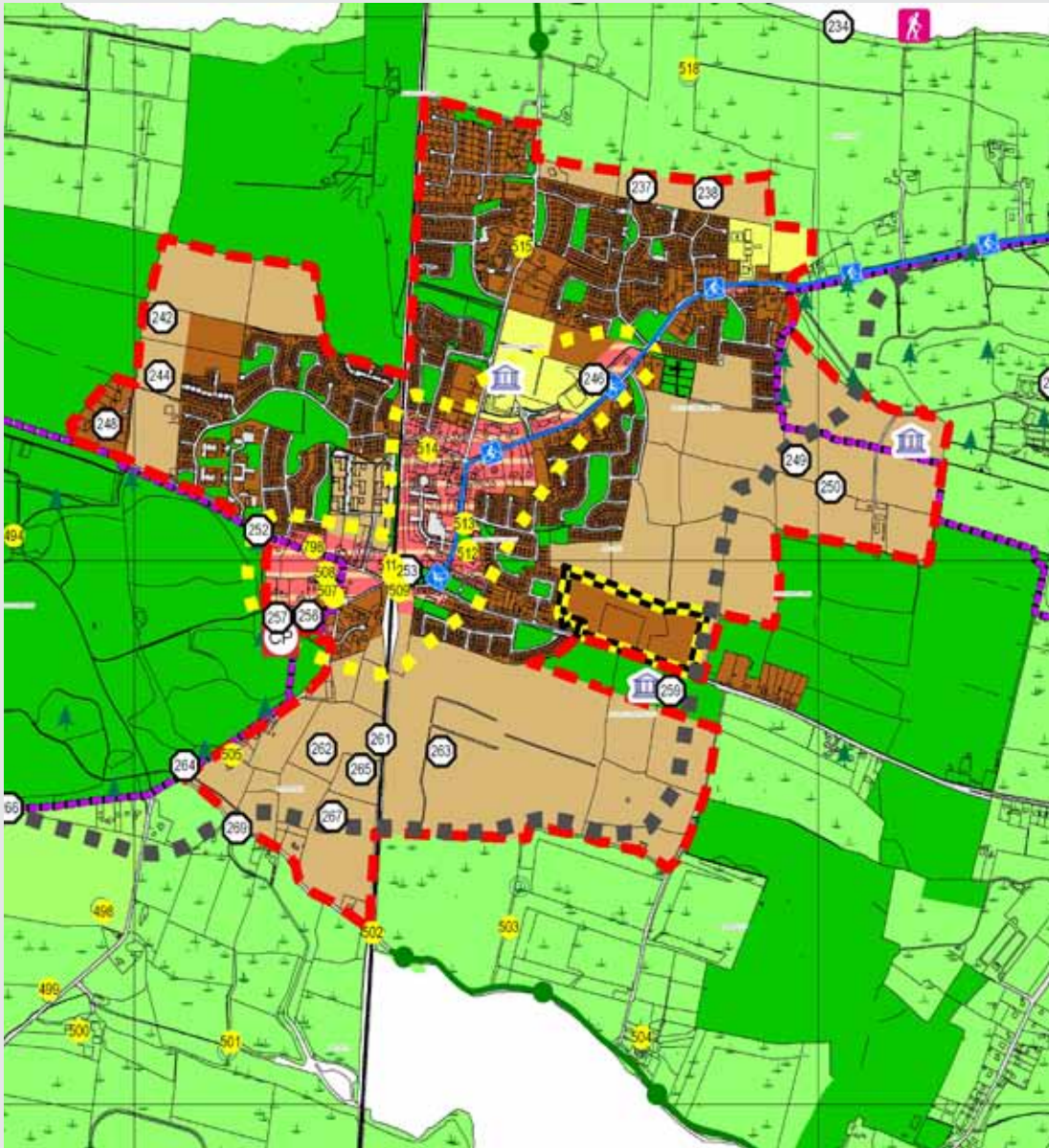
impacts. Second, mitigation measures should be applied, if necessary, during the AA process to the point where no adverse impacts on the site(s) remain. If the plan is still likely to result in impacts on European sites, and no further practicable mitigation is possible, then it must be rejected. If no alternative solutions are identified and the plan is required for imperative reasons of overriding public interest (IROPI test) under Article 6(4) of the Habitats Directive, then compensation measures are required for any remaining adverse effect.

The Habitats Directive promotes a hierarchy of avoidance, mitigation and compensatory measures. First, the plan should aim to avoid any impacts on European sites by identifying possible impacts early in the plan-making process and writing the plan in order to avoid such





Extract from Fingal Development
Plan 2011 - 2017



Your submissions may be made in the following ways listed below:

- By post to
Senior Executive Officer,
Planning and Strategic
Infrastructure Department,
Fingal County Council,
County Hall,
Main Street,
Swords,
Co. Dublin.

OR

By email to devplan@fingalcoco.ie

Only submissions that are signed, addressed and received by the **15th December 2011** can be accepted.

All submissions received during this period will be considered by the Council in the drafting of the new Local Area Plan.