



Fingal County Council
Comhairle Contae Fhine Gall



Donabate

Local Area Plan

June 2006

Donabate

Local Area Plan

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EXECUTIVE SUMMARY

This local area plan sets out the optimal development strategy for the proper planning and sustainable development of the undeveloped residentially zoned lands at Donabate. The lands in question are circa 144 hectares (356 acres) in area.

An Environmental Report, prepared in conjunction with the LAP, as required under the Planning and Development (Strategic Environmental Assessment) Regulations 2004, accompanies this Local Area Plan.

Donabate Peninsula is bound on the north and south sides by the Rogerstown and Malahide estuaries respectively and by the coast to the east. Both estuaries are designated nature conservation areas and legally protected. Access to the peninsula is from the M1 via Hearse Road and Turvey Avenue. The northern main rail line runs through the centre of Donabate town. The M1 and a designated green belt separate Donabate from Swords. A distance of circa 3 km separates the development boundaries of Donabate and Swords. Lands surrounding Donabate town are zoned 'GB' 'HA' and 'OS'. The rural hinterland surrounding the town is mainly in agricultural and recreational uses [there are 5 golf courses and two Demesnes at Newbridge and St. Ita's].

The LAP lands are circa 144 hectares (356 acres) in area. These LAP lands are zoned for residential development and are currently in agricultural use. They comprise four separate tracts of land to the west [Turvey]; north [Rahillion]; east [Ballymastone] and south [Corballis] of Donabate.

The subject lands are zoned 'RS1', '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'.

In addition to residential development there will be a need to provide for other uses including local shops and services, schools, public open space within the LAP lands and to ensure that these are provided in tandem with phased residential development.

The key principles and main elements of the proposed development strategy for the LAP lands are as follows:

Number of new residential units: The overall number of residential units to be constructed will be consistent with the National Spatial Strategy and with the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 which identifies Donabate as a moderate growth town. The Plan provides for a maximum of 5000 new residential units across the LAP lands for the period to 2019. The target average net density across the LAP lands will range between 14-20 units per acre (except at Rahillion where the net density is likely to be circa 11 per acre) in accordance with the DOE Residential Density Guidelines. The higher density development will be located in the 'Urban Quarter' Character Areas within the Corballis and Ballymastone lands and on some of the adjoining lands.

Distinctive Character Areas: providing for a number of distinctive Character Areas within the LAP lands at Corballis and Ballymastone. The parameters for development within the distinct Character Areas are stated in section 7.0 of the LAP.

A hierarchical road network: providing for a high degree of permeability to ensure that vehicle flows are well distributed and that access to residential areas is available by more than one route.

Design of the main distributor road [with rail crossing] linking The Hearse and Portrane roads: this road shall be specifically designed to appropriately reflect the different Character Areas it travels through with particular regard to the 'Urban Quarter' Character Area in Ballymastone.

Green Network: developing direct, attractive pedestrian and cycle routes overlooked by residential development within the LAP lands and connecting the LAP lands to the existing town centre, railway station, existing residential areas, Newbridge and St. Ita's Demesnes and Malahide Estuary.

'Urban Quarter's: Providing for two, well defined 'Urban Quarter's at Corballis and Ballymastone incorporating mixed use local service areas and higher density residential development.

Clustering of local service, educational and recreational facilities: Providing for the clustering of local service, educational and recreational facilities at Corballis and Ballymastone, within walking distance of the majority of residents. Three school sites [2 primary and 1 post primary], 2 local service areas [providing for retail, office and other services] and two large designated Class 1 public open space areas are proposed as part of the LAP.

Public Open Space: Extending and consolidating existing recreational facilities and specifically providing for circa 63 acres of designated Class 1 public open space. The proposed development will in addition, generate a demand for approximately 26 acres of Class 2 public open space.

Cemetery: Providing for an extension to the existing cemetery.

Urban Design Strategy : An urban design strategy which promotes the distribution of taller buildings in a pattern that reinforces the urban design hierarchy of primary routes, local service areas and key public spaces and lower buildings within the transitional zonal areas and adjoining existing development.

Landscape: Promoting appropriate forms of development, minimising adverse visual impacts within the landscape. Promoting layered / tiered development which works with the 'grain' of the landscape at Corballis with the higher buildings and denser development generally located on the lower reaches of the site and lower buildings on the rising ground levels north of the 'Urban Quarter' at Corballis.

Strategic Landscape Mitigation Measures: Providing for strategic landscape mitigation measures at Corballis.

Biodiversity: A number of measures are proposed to protect and enhance biodiversity.

SuDS Strategy: Providing for sustainable urban drainage systems within the LAP lands.

Archaeological Heritage: Providing for archaeological assessment and a targeted mitigation strategy for the LAP lands.

Existing Residential Amenity: Ensuring the protection of the residential amenities of existing housing which adjoin the subject lands by minimising visual intrusion, overlooking and overshadowing.

Specific mechanisms are proposed for the implementation of the LAP and they are as follows:

Master Plans: In advance of the submission of planning applications or proposals for planning consents Master Plans shall be prepared and agreed with the Planning Authority for the Corballis and Ballymastone lands. The Master Plans shall comply with the provisions of this LAP.

Distributor Road: The Design of the distributor road which is a key component in the urban design strategy for the expanding town, shall be prepared in tandem and in conjunction with the preparation of the Master Plans for the Corballis and Ballymastone lands.

In addition: [1] Strategic Landscape Plans for the LAP lands at Corballis and Ballymastone and [2] A Landscape Plan and Recreational Strategy for each of the designated Class 1 public open space areas shall be prepared in tandem and in conjunction with the preparation of the Master Plans.

Phasing Arrangements

It is envisaged that development of the plan lands will take place over a period of approximately 13 years at least. It is an objective of the Planning Authority to ensure that the provision of local services areas, schools and designated Class1 public open space areas shall take place in a timely manner with phased residential development. Specific phasing arrangements are proposed in the LAP to ensure that the key non - residential elements including the distributor road, the local service areas, the Class 1 public open space areas at Corballis and Ballymastone and schools are delivered to serve the developing community.

INTRODUCTION

This Local Area Plan sets out the optimal development strategy for the proper planning and sustainable development of the undeveloped residentially zoned lands at Donabate. The lands in question are circa 144 hectares (356 acres) in area. An Environmental Report, prepared in conjunction with the LAP, as required under the Planning and Development (Strategic Environmental Assessment) Regulations 2004, accompanies this Local Area Plan. The adopted Local Area Plan shall remain in force for a period of six years.

1.0 PLANNING CONTEXT

1.1 National Spatial Strategy

The National Spatial Strategy 2002-2020 sets out a vision for balanced regional development throughout the country, with the focus on sustainable social, economic and physical development. Donabate is located within the Dublin & Mid East Region and is located adjacent to the M1, which is a designated Strategic National Transportation Corridor.

1.2 Regional Context

The Regional Planning Guidelines for the Greater Dublin Area [2004-2016] provide a robust sustainable planning framework for the GDA within the context of the Planning and Development Act 2000 and the National Spatial Strategy 2002-2020. They provide a long term strategic planning framework for the development of the Greater Dublin Area in the 12-year period up to 2016 within the NSS vision for 2020. The strategy laid down in the RPG's is based upon the implementation of the principles of the NSS, the SPGGDA and the DTO's Platform for Change.

The RPG's distinguish the Metropolitan area from the Hinterland area with distinct development strategies for the Metropolitan and Hinterland areas. Donabate is identified as a moderate growth town within the Metropolitan Area.

It is envisaged that development within the Metropolitan Area will be consolidated with a much-enhanced multi-modal transport system. Towns outside Dublin City are to be consolidated with increased residential densities particularly in proximity to public transport corridors and are to be separated by local green belts.

1.3 Transport 21

The Government announced a 10 year National Transport Plan on November 2nd 2005: This Plan provides for the electrification of the northern main rail line as far as Balbriggan and the construction of Metro North linking Dublin City Centre with Swords via Dublin airport.

1.4 Residential Density - Guidelines for Planning Authorities, 1999

The Planning Authority is obliged to have regard to the Residential Density Guidelines in preparing this LAP. The Guidelines recommend in Outer Suburban/ Greenfield sites such as this, that net residential densities in the general range of 35-50 dwellings per hectare [14-20 per acre] should be encouraged. On lands proximate to existing public transport corridors, densities in excess of 50 dwellings per hectare [20 per acre] may be permitted.

1.5 Fingal County Development Plan 2005-2011

The urban development strategy for Fingal is based on a hierarchy of urban settlements. This hierarchy includes different categories of towns and villages based on size and function and is in line with the provisions of the NSS and the Regional Planning Guidelines for the Greater Dublin Area. Swords, Blanchardstown and Balbriggan are the major designated development areas. Donabate is one of a network of smaller towns.

1.5.1 The overall development strategy for Donabate, as set out in the 2005-2011 Development Plan, is as follows:

- ❖ Protect and enhance the natural amenities and heritage of the Donabate Peninsula.
- ❖ Consolidate future development within well-defined town boundaries.
- ❖ Provide a high quality living environment for the existing and future population of Donabate.
- ❖ Provide for the development of the necessary community, commercial, cultural and social facilities in tandem with residential development.
- ❖ Promote the development of a vibrant town core.

1.5.2 Specific Development Objectives for Donabate are as follows:

- ❖ Objective 1: To prepare an Urban Centre Strategy for Donabate.
- ❖ Objective 2: To channel and concentrate the development of additional commercial, social and civic facilities within the town centre and promote a high quality of urban design in such development.
- ❖ Objective 3: To provide for the further development of recreational, community, and educational (primary and secondary level) facilities.
- ❖ Objective 4: To develop a continuous network of signed pathways around Donabate Peninsula and linking the peninsula to Malahide and Rush via the Rogerstown and Malahide estuaries. In this regard existing rights of way will be established and proposals developed and put in place to secure the pedestrian network.

- ❖ Objective 5: To provide for a comprehensive network of pedestrian and cycle ways linking housing areas to one another, to the town centre and the railway station.
- ❖ Objective 6: To promote the development of a shuttle bus service linking Donabate and Portrane to the mainline commuter services on the N1 and/or the Metro in Swords.
- ❖ Objective 7: To maintain a strong visual and physical separation between Portrane and Donabate.

1.5.3 There are additional specific local objectives relating to the area contained in County Development Plan. In particular the following are noted:
LO: 127,128,132,134,135,140,141,150,151,152,153,155,158,160.

1.5.4 Landscape Character: The high quality of the landscape at this location is reflected in the landscape designations contained within the Fingal County Development Plan.

The LAP lands are located within the Coastal and Low-lying Landscape Character Areas.
They include parts of Designated Landscape Groups [7-10].

Lands at Corballis, Rahillion and some of Turvey lands are Designated Sensitive Landscapes in the County Development Plan.

It is policy to protect from inappropriate development the following prospect ' high amenity zoned land north of the Broadmeadow Estuary from the Malahide-Swords coast road' [HP38].

1.5.5 Designated ACA's at Newbridge and St. Ita's

The two demesnes at Newbridge House and St. Ita's at Portrane are designated ACA's [Architectural Conservation Areas] in the County Development Plan. Newbridge Demesne adjoins the LAP lands at Corballis. The ACA at Portrane includes part of the subject LAP lands at Ballymastone.

There are two Protected Structures within the LAP lands [505 vernacular house and forge and 502 Railway Bridge].

1.5.6 County Retail Strategy

The County Retail Strategy provides the strategic policy framework for the spatial distribution of new retail development, in accordance with the Retail Planning Guidelines 2005 and the Regional Planning Guidelines for the Greater Dublin Area 2004-2016.

Donabate is designated as an '*Expanding Suburban Village Centre*' in the County Retail Strategy. One of the strategic policies in the County Development Plan for the Metropolitan Area including Donabate is:

'To facilitate and encourage the enhancement of shops and services in the expanding Suburban village centres within the Metropolitan Area to ensure needs of the existing and expanding populations are locally met' [SS9].

2.0 EXISTING ENVIRONMENT

2.1 Strategic Location and Description of the Locality

Donabate Peninsula is bound on the north and south sides by the Rogerstown and Malahide estuaries respectively and by the coast to the east. Access to the peninsula is from the M1 via Hearse Road and Turvey Avenue. Donabate is served by the northern main railway line, which runs through the centre of the town. The M1 and a designated green belt area separate Donabate from Swords. A distance of circa 3 km separates the development boundaries of Donabate and Swords. Lands surrounding Donabate are zoned 'GB' [Green Belt] 'HA' [High Amenity] and 'OS' [Open space]. The rural hinterland surrounding Donabate is mainly in agricultural and recreational uses [there are five golf courses and two Demesnes at Newbridge and St. Ita's].

The predominant land use in Donabate town is residential. The town centre comprises mixed residential and commercial uses. There is a small shopping centre [incorporating Supervalu] and a number of small retail units, restaurants and pubs on the lands east of the rail line. A small group of shops fronting onto the Portrane Road is located opposite St. Patrick's National School.

2.2 Description of the LAP lands

The LAP lands comprise four separate tracts of Land on the western, northern, eastern and southern sides of Donabate town amounting to circa 144 hectares [356 acres] in total.

These lands are zoned 'RS1', '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'. These LAP lands are mainly in agricultural use. The following is a description of the character of the development lands:

2.2.1 Corballis lands

The land to the south of Donabate and north of the Broadmeadow Estuary comprises 65.6 hectares. The Dublin to Belfast railway line divides the subject lands into an eastern and western section. All of these lands are designated within the Development Plan as *Sensitive Landscapes*. The landscape character differs significantly either side of the rail line.

The western section: is bounded by the Hearse Road and the Coast Road. Newbridge Demesne [a designated ACA in the County Development Plan] adjoins the LAP lands on the northern side of Hearse Road. This section is characterised by small fields, well-defined hedgerow boundaries and lower ground levels than the lands east of the rail line. The ground levels vary between circa 2.6 metres and 11 metres OD. The bulk of the lands are between 5 and 11 metres OD.

The River Pill traverses part of this area. Existing development within the LAP lands along Hearse Road comprise single houses, farm buildings and an industrial premises and includes one protected structure [a vernacular house and former forge, including also a wheel-shoeing stone and stone trough]. There are two houses within the LAP lands fronting onto the Coast Road.

The eastern section of the LAP lands comprises a more open and visible landscape on rising and elevated ground north of Malahide Estuary. The lands rise northwards from the estuary. The lands lying between the LAP land and the estuary are zoned 'HA'. Existing residential development at 'The Strand' and an area zoned 'GB' adjoin the LAP lands to the north while part of Balcarrick Golf Club and an area zoned 'GB' adjoin the LAP lands to the east.

Ground levels rise from 2 metres at the Coast Road to 21 metres OD at the northern boundary of LAP lands. Two main ridges [primary and secondary ridgelines] run east/west through the LAP lands and adjoining lands to the south. The lands located between the two ridges comprise a lower, flat area. The elevated lands at Corballis are clearly visible from various locations along the Malahide coast to the south. At its closest point, the zoned lands are located circa 60 metres from Broadmeadow Estuary.



Corballis lands outlined red



View of the Ballymastone landscape showing the well defined field structure

2.2.2 Ballymastone

The LAP lands east of Donabate village known as Ballymastone comprise 56.7 hectares of development land. The lands are bordered to the west and north by suburban residential development and an existing cemetery. The Balcarrick Road defines the southern boundary. Portrane Demesne (zoned 'HA'), Donabate Golf Club, and St. Patrick's GAA grounds (both zoned 'OS') borders the LAP lands to the east. The LAP lands at this location are characterised by an established well-defined field pattern enclosed by hedgerows and treelines. The lands include woodlands at 'The Priory'. The proximity of the mature woodlands at Portrane Demesne contributes to the visual amenity of this area. The lands are generally low lying and flat. Ground levels vary between 4-10 m OD with the majority of the lands between 7-9 metres OD. The only buildings located within this area comprise a modern bungalow and farm buildings, which are considered to have no architectural value. The north east portion of these lands, which adjoin Portrane Demesne, are included within the Portrane Demesne Architectural Conservation Area.

2.2.3 Rahillion

The lands zoned for residential use to the north of Donabate village, known as Rahillion, are 5.5 hectares in area and forms a linear strip of land, bounded by residential development to the south and by Beaverstown Lane to the west. The lands adjoining to the north and east are zoned 'GB'. A modern house with access onto Beaverstown Lane is located inside the western boundary of the site. The northern boundary of the LAP lands is located circa 480 metres from the Rogerstown Estuary. All of these lands are designated within the County Development Plan as Sensitive Landscapes. The LAP lands are located on the southern slope of a low ridge. Ground levels vary between 6-10 metres OD. A second higher ridge separates the LAP lands from the estuary. Carrs Mill, which is a protected structure, forms a prominent landmark on the northern ridgeline.

View of Carr's Mill from the north side of Rogerstown Estuary



2.2.3 Rahillion

The lands zoned for residential use to the north of Donabate village, known as Rahillion, are 5.5 hectares in area and forms a linear strip of land, bounded by residential development to the south and by Beaverstown Lane to the west. The lands adjoining to the north and east are zoned 'GB'. A modern house with access onto Beaverstown Lane is located inside the western boundary of the site. The northern boundary of the LAP lands is located circa 480 metres from the Rogerstown Estuary. All of these lands are designated within the County Development Plan as Sensitive Landscapes. The LAP lands are located on the southern slope of a low ridge. Ground levels vary between 6-10 metres OD. A second higher ridge separates the LAP lands from the estuary. Carrs Mill, which is a protected structure, forms a prominent landmark on the northern ridgeline.

2.2.4 Turvey

The lands zoned for residential use on Turvey Avenue, to the west of Donabate village known as Turvey are 16 hectares in area. Existing and permitted residential development adjoins the site to the south and east. Turvey Golf Club and a small residential development adjoin the lands to the west while Beaverstown Golf Club adjoins the lands to the north. Newbridge Demesne is located opposite the LAP lands on south side of Turvey Avenue. The subject lands include Beverton House Lodge and farm buildings. Mature trees and hedging define the western site boundary. The southern part of these lands south of Beverton House is designated as a Sensitive Landscape within the County Development Plan. The LAP lands comprise gently undulating land that slopes to the south and east. The highest part of the land is 15 metre OD on the boundary with Turvey Golf Course. The lands slope eastwards to 6 metres OD and southwards towards Turvey Avenue where lowest level is circa 10 metres OD.



Turvey Lands - Beverton House and mature hedgerow along the western boundary

2.3 Designated Nature Conservation Areas

The Malahide and Rogerstown estuaries are both Designated Special Protection Areas; Candidate Special Conservation Areas; Proposed Natural Heritage Areas and Ramsar sites [sites designated pursuant to Ramsar Convention]. Rogerstown Estuary is also a statutory Nature Reserve. By reason of these designations the estuaries are protected under existing legislation.

2.4 Demographic Profile and Population Change

The Donabate Peninsula comprises the towns of Donabate and Portrane, set within a rural hinterland. The census for 2002 indicated that Donabate Peninsula had a population of 6141, increasing by 42.2% since the 1996 census when the population was 4320. The dependant population (those aged under 15 years and over 65 years) comprises 34.5% of the 2002 population. Donabate town itself experienced an increase in population from 1868 to 3854 (106.3%) between 1996 and 2002, with a number of large housing developments and apartment schemes constructed. This is a considerable increase in population.

The July 2005 housecounts show 2392 existing dwelling units giving a population of circa 7000 on Donabate Peninsula [based on occupancy of 3 persons per unit].

2.5 Community Consultation Process

Consultation with the community and local stakeholders took place in November 2004. Following on from an advertising and awareness programme, a public consultation workshop took place where the needs, views and ideas of the community were recorded to inform the Local Area Plan. The Donabate Community Survey and Appraisal was subsequently published in December 2004.

2.6 Built Heritage

Protected Structures: Within the LAP lands there are two Protected Structures [505 vernacular house and forge and 502-railway bridge].

At Corballis to the south of the LAP lands there are two Protected Structures [503 earthwork site and 504 Corballis house. The former is also a recorded monument]. At Rahillion north of the LAP lands there are two Protected Structures [517 possible harbour and 518 windmill]

Newbridge Demesne and St. Ita's Demesne are both designated Architectural Conservation Areas in the County Development Plan.

2.7 Archaeology

North County Dublin has a rich and well-documented archaeological presence and the Donabate area is known to have been extensively settled since the prehistoric period. Having regard to this, Fingal County Council commissioned a report to assess the



Rocques Map of Dublin 1760

archaeology and cultural heritage of the Local Area Plan lands. This assessment involved a desktop study of the area, a field walkover survey of the LAP lands, a geophysical survey of the Corballis and Ballymastone lands, and limited test excavations at Corballis and Ballymastone. The study has revealed a number of potential archaeological features and sites, some of which need to be investigated further prior to the commencement of any development within the LAP lands.

2.8 Water Services

The existing sewage treatment plant is working almost to capacity and has extremely limited capacity to serve future development within the LAP lands. The water supply and pressure in Donabate is deemed to be sufficient to cater for the future development of the LAP lands. Existing surface water sewers traverse the Rahillion lands and the eastern section of the Corballis lands. Future development will have to have regard to the presence of these sewers and provide for any necessary way leaves.

3.0 EXISTING DEVELOPMENT CONSTRAINTS

3.1 Landscape Character and Visual Impact

The Corballis, Rahillion and part of the Turvey lands are designated as sensitive landscapes in the County Development Plan. The LAP lands are visible from The Hearse, Balcarrick and the Coast roads as well as from St. Ita's Demesne. The Corballis lands are elevated and are clearly visible in long distance views from Malahide to the south. The two demesnes at Newbridge House and St. Ita's at Portrane are designated ACA's [Architectural Conservation Areas] in the CDP. The ACA at Newbridge Demesne adjoins the LAP lands at Corballis while the ACA at Portrane includes part of the subject LAP lands at Ballymastone.

A Landscape Baseline study [May 2005] was prepared on behalf of Fingal County Council. The four separate tracts of land which comprise the LAP were appraised in terms of:

- ❖ Landscape context
- ❖ Landscape character
- ❖ Visual appraisal
- ❖ Significant elements of the existing landscape.

This appraisal had particular regard to the following:

- ❖ Topography and slope analysis which is particularly important in Corballis, Rahillion and Turvey.
- ❖ Identifying visual zones within the four areas.
- ❖ The visibility of the LAP lands particularly from Malahide.
- ❖ Vegetation [trees, hedgerows and woodlands] comprising key elements in the character of the LAP lands.

The development and urban design strategy as laid down in this LAP acknowledges the high quality of the landscape at this location and respects and protects the ACA's. In this regard the LAP states clearly the development parameters for the future development of these lands which will optimise the 'fit' of development in the landscape addressing inter-alia building heights, building forms, structure planting etc.

3.2 Designated Nature Conservation Areas

Rogerstown and Malahide estuaries are designated nature conservation areas, which are legally protected under national laws, EU Directives and International Conventions. In view of the ecological importance of these areas, Fingal County Council commissioned an ecological assessment of the Local Area Plan lands. The objectives of this assessment were:

- ❖ To evaluate the potential direct impacts of development on the biodiversity value of these lands;

- ❖ To evaluate the potential indirect impacts of development of the LAP lands on surrounding features of ecological value on adjacent lands and on the nearby designated nature conservation areas.

The LAP incorporates mitigation measures to avoid, reduce or remedy possible adverse impacts.

3.3 Archaeological Heritage

The LAP lands have been subject to an investigation for surface archaeological features, with additional geophysical analysis carried out in the Ballymastone and Corballis lands. These investigations have highlighted a number of existing and potential archaeological sites, which need to be further examined to determine their impact on the location of future development within the LAP lands.

3.4 Water Services

Foul Drainage: The existing sewage treatment plant is working almost to capacity and has extremely limited capacity to serve future development within the LAP lands. The approved treatment plant is due to be operational by end of 2008.

Surface Water: Having regard to [a] the scale of proposed development; [b] the proximity of the LAP lands to the Rogerstown and Malahide Estuaries which are protected under international and national legislation and [c] the policy of this Council to implement sustainable drainage systems (SuDS), the development strategy as laid down in the LAP incorporates a SuDS strategy. This strategy is based on the recommendations contained in the commissioned report on stormwater management for the LAP lands prepared on behalf of Fingal County Council by Jacobs Babbie.

3.5 Road Network

The existing road infrastructure [incorporating 2 rail crossings] serving Donabate Peninsula is inadequate to serve the future projected traffic needs arising both during the construction and operational phases. There is a need to provide for a new distributor road network [including a main distributor road incorporating a rail crossing], which will provide a relief road for a proportion of existing traffic and will serve future development on the LAP lands at Ballymastone and Corballis, the approved treatment plant at Portrane and City bound traffic from Portrane.

3.6 Educational Requirements

There are two primary schools in Donabate [St. Patrick's boys and girls schools and Educate Together]. There is no secondary school. There is a need to reserve sites for primary and post primary schools at suitable accessible locations as part of the LAP.

3.7 Health Care Needs

There is an existing small health care facility in the centre of Donabate. There is a need to provide for a Primary Health Care Facility for the expanding town.

3.8 Retail and other services

The existing provision of retail and service facilities is inadequate to serve the needs of the expanding town. There is a need to provide for an appropriate level of local services to serve the expanding community and to provide for these at suitable accessible locations.

3.9 Cemetery

The existing cemetery is inadequate to cater for the proposed expansion of the town. There is a need to provide for the expansion of this cemetery.

4.0 KEY PRINCIPLES OF THE PROPOSED DEVELOPMENT STRATEGY FOR THE LAP LANDS:

The LAP map shows the location of all the main elements within the LAP including inter- alia: distinctive Residential Character Areas; main distributor road network and indicative access points; reserved sites for schools and local service areas, 'green routes' [pedestrian and cyclist] and designated Class 1 public open space areas.

4.1 The Key Elements of the Strategy for the LAP lands are:

- ❖ The overall number of residential units to be constructed will be consistent with the National Spatial Strategy and with the Regional Planning Guidelines for the Greater Dublin Area 2004-2016 which identifies Donabate as a moderate growth town. The Plan provides for a maximum of 5000 new residential units across the LAP lands for the period to 2019.
- ❖ Distinctive Character Areas: Providing for a number of distinctive Character Areas within the LAP lands at Corballis and Ballymastone.
- ❖ A distributor road network: Providing for a high degree of permeability to ensure that vehicle flows are well distributed and that access to residential areas is available by more than one route.

- ❖ Design of the main distributor road [with rail crossing] linking The Hearse and Portrane roads: This road shall be specifically designed to appropriately reflect the different Character Areas it travels through with particular regard to the 'Urban Quarter' Character Area in Ballymastone.
- ❖ Green network: Developing direct, attractive and overlooked pedestrian and cycle routes, within the LAP lands and connecting the LAP lands to the town centre, railway station, existing residential development, Newbridge and St. Ita's Demesnes and the Malahide Estuary.
- ❖ 'Urban Quarter's: Providing for two well defined 'Urban Quarter's at Corballis and Ballymastone incorporating mixed use local service areas.
- ❖ Clustering of local service, educational and recreational facilities: Providing for the clustering of local service, educational and recreational facilities at Corballis and Ballymastone within walking distance of the majority of residents.
- ❖ Public open space: Extending and consolidating existing recreational facilities and specifically providing for circa 63 acres of designated Class 1 public open space at Ballymastone and Corballis.
- ❖ Urban Design Strategy: An urban design strategy which promotes the distribution of taller buildings in a pattern that reinforces the urban design hierarchy of primary routes, local service areas and key public spaces and lower buildings within the transitional zonal areas and adjoining existing development.
- ❖ Development at Corballis: Layered/ tiered development which works with the 'grain' of the landscape at Corballis with the higher buildings and denser development generally located on the lower reaches of the site and lower buildings on the rising ground levels north of the 'Urban Quarter'.
- ❖ Strategic Landscape Mitigation Measures: Providing for strategic landscape mitigation measures at appropriate locations within the Corballis lands.
- ❖ Existing residential amenities: Ensuring the protection of the residential amenities of existing housing which adjoins the subject lands by minimising visual intrusion, overlooking and overshadowing.

5.0 KEY OBJECTIVES OF LAP

5.1 Environment

- ❖ Protect and enhance the biodiversity of the estuarine and coastal habitats.
- ❖ Protect the visual amenities of this sensitive coastal landscape.
- ❖ Promote and implement sustainable urban drainage solutions within the LAP lands.
- ❖ Retain, protect, and manage significant trees, hedgerows, groups of trees and woodlands and the River Pill watercourse.

5.2 Sustainable Neighbourhoods

- ❖ Promote principles of sustainable neighbourhood design in new housing areas.
- ❖ Promote well-designed quality residential development at higher densities at suitable locations.
- ❖ Provide for a high quality sustainable urban environment with a high degree of legibility and permeability for cyclists and pedestrians.

5.3 Housing

- ❖ Promote the provision of a wide choice of dwelling types, tenure and size to reflect the diversity of needs in the expanding community.
- ❖ Promote the integration of social, affordable and private housing throughout the LAP area.

5.4 Retail/Education/Community and Other Services

- ❖ Sustain and augment community services and facilities in Donabate.
- ❖ Promote the provision of additional retail, service, office, educational, healthcare, recreational and community facilities at appropriate locations to meet the demands of the expanding town.
- ❖ Promote the provision of live/ work units within the Urban Quarters at Ballymastone and Corballis.

5.5 Transport

- ❖ Provide for the construction of a new distributor road network incorporating a new railway crossing and in conjunction with this to implement appropriate traffic management measures in the town centre.

- ❖ Promote and facilitate improvements to the bus and rail services and thereby maximise the opportunities for increased use of public transport by the residents of Donabate.
- ❖ Provide for a comprehensive network of pedestrian and cycle routes linking housing areas to one another, to the local service areas, to the town centre and railway station and to public open space areas.

5.6 Public Open Space and Recreational Facilities

- ❖ Protect and enhance existing recreational facilities and amenities on the Donabate Peninsula.
- ❖ Provide for the development of additional public open space areas and recreational facilities to meet the recreational needs of the residents in the expanding town.
- ❖ Maximise the accessibility of existing and proposed recreational amenities by developing a network of key cycle and pedestrian routes in tandem with development.

5.7 Heritage

- ❖ Protect and conserve the natural, built and archaeological heritage of Donabate, which contribute to the character of the town and its landscape setting.
- ❖ Promote appropriate forms of development, minimising adverse visual impacts within the landscape.

5.8 Infrastructure and Phasing

- ❖ Provide the necessary social and physical infrastructure in conjunction with phased residential development.

6.0 RESIDENTIAL DEVELOPMENT

Residential development will be accommodated within four new residential sectors as follows:

Corballis 65.60 ha [162.2 acres]

Ballymastone 56.70 ha [140.1 acres]

Rahillion 5.5 ha [13.6 acres]

Turvey 16 ha [39.6 acres]

6.1 Residential Density

The gross development area comprising the four sectors is 144 hectares [356 acres].

In addition to residential development there will be a need to provide for other uses including local shops and services, schools, and public open space within the LAP lands. The gross development area of circa 356 acres will likely reduce to a net development area of circa 305 acres.

The target average net density across the LAP lands will range between 14-20 units per acre [except at Rahillion which is likely to be at c. 11 /acre- single storey] in accordance with the DOE Residential Density Guidelines. The higher density development will be located in the 'Urban Quarter' Character areas within the Corballis and Ballymastone lands and on some of the immediately adjoining lands.

The maximum numbers of residential units, which shall be built on the LAP lands, is 5000.

The maximum number of units, which shall be built in each of the four areas on the basis of average net densities, is as follows:

Turvey: 565 units @ 14/acre average net density.

Rahillion: 150 units @ 11 /acre average net density.

Corballis: 2460 units @17/acre average net density.

Ballymastone: 1825 units @ 17/acre average net density

6.2 Housing Mix

Tenure, residential mix [size and form: housing /multi unit buildings].

One of the aspects of the housing market in Donabate in the past has been the availability of a good choice of house size and type allowing for people to move to either smaller or larger residential units as their needs have changed without leaving the town.

In the interest of the proper planning and sustainable development of the expanding town it is an objective of the Planning Authority to promote the development of a wide housing choice in terms of tenure, house size and type [i.e. apartments/ houses/

multi-unit buildings] within the LAP lands to ensure the development of a balanced community structure in the expanding town.

In this regard the recommended housing typology in the four areas to accommodate the differing housing needs are as follows:

Rahillion lands: Single storey residential units [in accordance with LO 128]

Turvey lands: 2-4 beds 2 storey mainly family units [similar to development on adjoining lands].

1. Maximum number of 1-2 bed units: not more than 25% of total units within Corballis and within Ballymastone shall comprise 1-2 bed units with not more than 5% one bed units.
2. Minimum number of 4-5 bed units: not less than 15% of the total number of units across the entire LAP lands shall comprise 4 or more bed units.

Within the Ballymastone and Corballis lands apartment/multi- unit residential development shall be located mainly within the Urban Quarters. Where duplex units are proposed, stair access shall be provided internally and integrated into the design of the residential block.

6.3 Social & Affordable Housing

Based on the target number of residential units within the LAP lands, not more than 10% of the target number of units shall comprise Social housing. The Social/Affordable housing shall be delivered jointly by Fingal County Council, private developers and the voluntary housing sector. In order to promote and facilitate integration it is an objective of the Council to ensure that social and affordable housing is spread throughout the Plan lands i.e. Corballis, Ballymastone, Rahillion & Turvey.

The Council to seek to engage in land swaps and/or sale of some of the Council owned land at Ballymastone so as to ensure a wide choice in terms of housing tenure at this location.

7.0 DEVELOPMENT PARAMETERS FOR LAP LANDS

The following is an outline of the development parameters for each of the four sections of the LAP lands [Corballis; Ballymastone; Turvey and Rahillion] which must be complied with in proposals for development. Within the Corballis and Ballymastone lands distinctive Character Areas are identified and these are shown on the LAP map. The specific parameters for development within these distinctive Character Areas are stated below.

7.1 Corballis lands

General parameters are stated and these are followed by particular parameters for the different Character Areas.

Form of development: On the lands east of the rail line, layered/ tiered development shall be provided which 'fits' with the landscape. The higher buildings in the main, shall be located on the lower reaches of the site with lower buildings on the rising ground levels north of the 'Urban Quarter'. The roof/ridgeline of the new development shall be set below the height of the existing ridgeline of houses at The Strand. The location and height of key punctuation buildings [possibly 4-5 storeys in height] providing identifiable visual landmarks within the lower reaches of the Corballis lands will be identified at Master Plan stage.

Modern, pavilion style building forms, incorporating mono or dual pitched seamless roof construction, using modern proprietary roof and external finishes, in muted colours, to soften the visual impact, shall be promoted within the Corballis lands. A palette of suggested materials shall be detailed in the Master Plan.

Clustered facilities: The local service area, primary school and designated Class 1 public open space shall be located adjacent to each other.

Roads: Roads shall generally have a west to east orientation.

'Green Routes': Key well supervised 'green routes' shall be provided within the subject lands, linking the lands on both sides of the rail line with each other and with the town centre and the estuary.

Strategic planting: Strategic planting shall be provided as part of the landscape plan for these lands.

7.2 Corballis Character Areas (read in conjunction with LAP map)

Transitional Character Area:

These lands located on the west side of the railway line comprise a transitional zonal

area at the edge of the zoned development area. The lands are 'Designated Sensitive Landscape' in the County Development Plan. The lands adjoin Newbridge Demesne and the designated Green Belt separating Swords from Donabate.

Development in the main shall comprise two-storey family housing. The proposed two-storey nature of development at this transitional zonal location will ensure the protection of existing visual and residential amenities. Housing shall front onto and overlook the proposed 'green corridor' which shall comprise a generously wide landscaped area incorporating detention ponds and pedestrian and cycle routes.

In the vicinity of the proposed rail bridge crossing and in the interest of providing for an attractive gateway to Donabate, consideration may be given to the provision of higher stand alone pavilion style buildings within a landscaped setting north of the distributor road. Low-density larger houses shall be provided south of the distributor road. A landscaped buffer shall be provided abutting the southern edge of the distributor road.

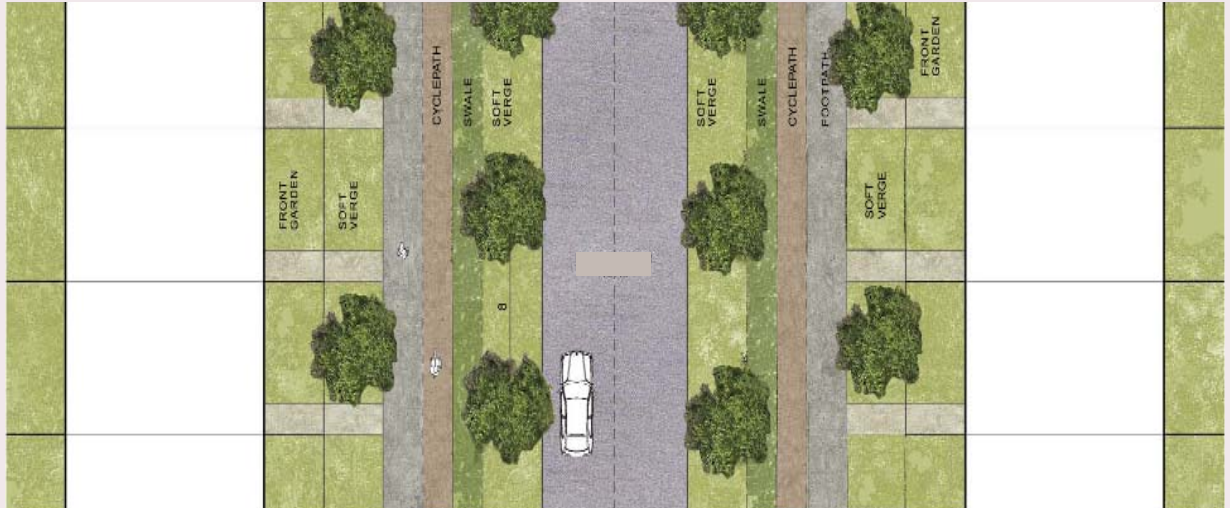
Vehicular access to development in this Character Area shall be via designated junctions with the Hearse Road and the Coast Road. No direct vehicular access shall be allowed from any development onto the distributor road. Any necessary improvements to the Coast Road shall provide for traffic safety in a manner, which protects the rural character of this scenic road leading to the estuary.

In the event of the redevelopment of lands adjoining Hearse Road, a setback will be required from Hearse Road to provide a visual 'buffer' opposite Newbridge Demesne and a 'green corridor' incorporating cycle/pedestrian routes.

Urban Quarter Character Area

Urban Quarter- Central Section: This section comprises the central parts of the Corballis land on the lower elevations south of the 10 metre OD line. This is the core urban 'heart' of the Corballis lands incorporating a mixed use local service area and key civic / public spaces. Development in the main shall be 3 storey. Key punctuation buildings [possibly 4-5 storeys in height] shall provide for identifiable visual landmarks within the Corballis Lands. The location of these will be identified at Master Plan stage.

Located mainly on the east side of rail line this area extends into lands on west side of rail line to promote the integration of residential development on both sides of the rail line. The lands on both sides of the rail line shall be connected together by an attractively designed pedestrian /cycle bridge. This will help to mitigate the community severance caused by the rail line and to integrate residential development on both sides of the rail line with each other. The proposed Main Street east of the rail line shall be designed as a generous, tree-lined, hard landscaped urban street or boulevard, accommodating footpaths, cyclepaths and verges. High quality, architecturally designed 3 storey buildings [multi- units as well as some 3 storey larger family houses] in perimeter block pattern will be promoted adjoining the Boulevard to provide a well defined street, with a clear 'sense of place' as well as a high degree of informal supervision of the public domain [see illustration]. Uses along this street will be predominantly residential with commercial, retail, office use etc.



Plan



Typical treatment of Boulevard at Corballis

within the local service area. Local services shall be located for the most part on the east side of the rail line fronting onto the boulevard in the vicinity of the primary school. Vehicular access to future development within this Character Area shall be via designated junctions from the distributor road only. Proposed within this Character Area is a section of a critical pedestrian/ cycle route that runs parallel to the rail line and into Donabate Village and rail station. Development shall be required to overlook this strategic route in the interest of ensuring passive surveillance and pedestrian safety.

Urban Quarter -Southern and Eastern edge:

Development within this area shall comprise a mix of 2 - 3 storey residential buildings. Key punctuation buildings [possibly 4-5 storeys in height] shall provide for identifiable visual landmarks within the Corballis Lands. The location of these will be identified at Master Plan stage. Commercial/ local services development shall not extend into this area. Buildings blocks shall be sufficiently set back from the distributor road [a minimum of 10 metres from the edge of the road reservation], providing for residential amenity in the form of a landscaped setting whilst at the same time providing an attractive urban edge, and a degree of informal supervision of the distributor road. In the interest of visual amenities, car parking shall not be provided within the setback area between the road reservation and the buildings. Vehicular access to future development shall be via designated junctions only. No direct vehicular access shall be permitted from any development onto this distributor road.

Hillside Character Area

The Hillside Character Area is the elevated area of land above the 10 metre OD contour line including the primary ridge line immediately to the south of The Strand. These elevated lands are highly visible in distant views from Malahide.

Development in this Character Area shall be predominantly restricted to 2 storeys over existing ground levels. However at appropriate locations, and having particular regard to the sensitivity of the landscape of this Character Area, consideration may be given to allowing some 3 storey or 2-3 storey split level development cut into the site where this would contribute to the sustainable design and layout of buildings at this location without detriment to this sensitive landscape. Precise locations for 3 storey, or 2-3 storey split level development will be identified as part of the Master Plan for the Corballis lands. In any event, in the interest of protecting residential and visual amenities, no buildings shall be built above the 20-metre contour line and the maximum ridge / roof heights at this location shall be limited to 26 metres OD which is below the ridge height of existing houses at 'The Strand'. The form of development within this Character Area shall provide for stepped roof/ ridge heights reflecting the contours of the land at this location.

Acknowledging the elevated nature of this Character Area, it is an objective of this LAP that a strategic landscaping scheme shall be implemented in advance of any development within the area above the 20 metre OD line. This will mitigate/ soften the visual impact of existing houses at 'The Strand' and provide a visual backdrop to proposed development within this Character Area. This strategic landscaping scheme shall be located within an area of semi -private open space to be provided in association with development at this location.

As in the Urban Quarter Character Area, a section of a critical pedestrian/ cycle route which runs parallel to the rail line and into Donabate Village and rail station is located in this area. Development shall be required to overlook this strategic route in the interest of ensuring passive surveillance and pedestrian safety.

7.3 Ballymastone Lands

General parameters are stated and these are followed by particular parameters for the different Character Areas.

Form of Development shall comprise a mixture of predominantly 2- 3-storey development. The higher 3 storey buildings [providing for multi- units as well as some 3 storey larger family units] will be promoted within the 'Urban Quarter'. They will also be promoted in the vicinity of the Class 1 public open space, adjoining the extended link road [i.e. road serving The Links] and adjoining the extended cemetery to provide a degree of informal supervision of these public realms. The location and height of key punctuation buildings [possibly 4-5 storeys in height], which will provide identifiable visual landmarks within the Ballymastone Lands, will be identified at Master Plan stage.

Within the Urban Quarter, modern pavilion style building forms, incorporating mono or dual pitched seamless roof construction, using modern proprietary roof and external finishes, in muted colours shall be promoted.

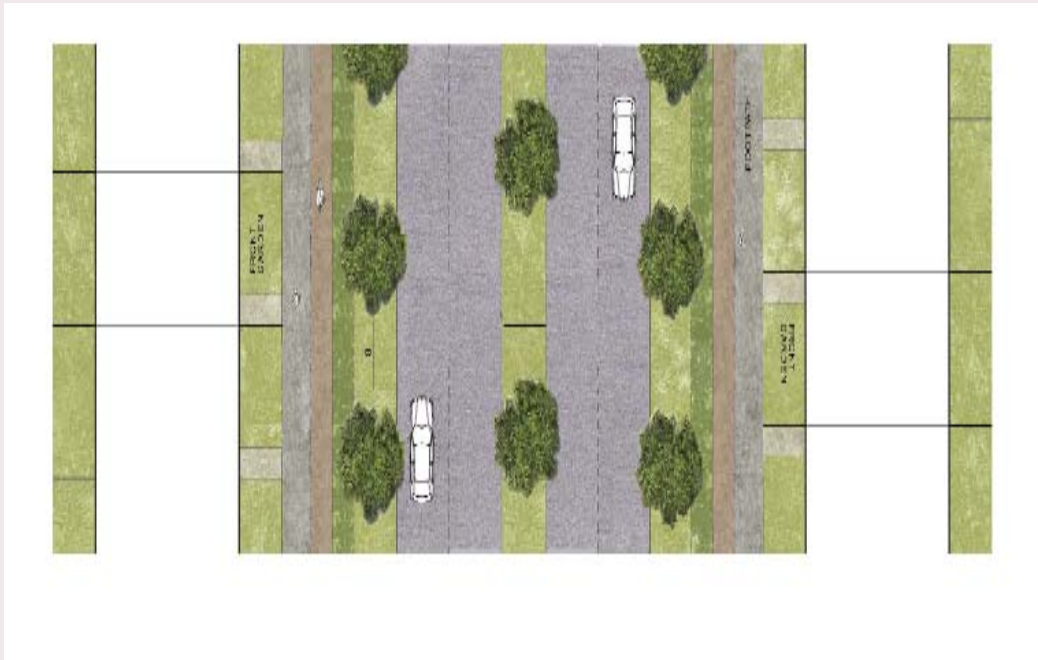
Clustered Facilities: The local service area, primary school and designated Class 1 public open space shall be located adjacent to each other.

'Green Routes': Key well supervised 'green routes' shall be provided within the subject lands linking the subject lands with existing residential development and the town centre and linking both existing and future residents with the proposed local service centre, primary school and the extended recreational facilities at Ballymastone.

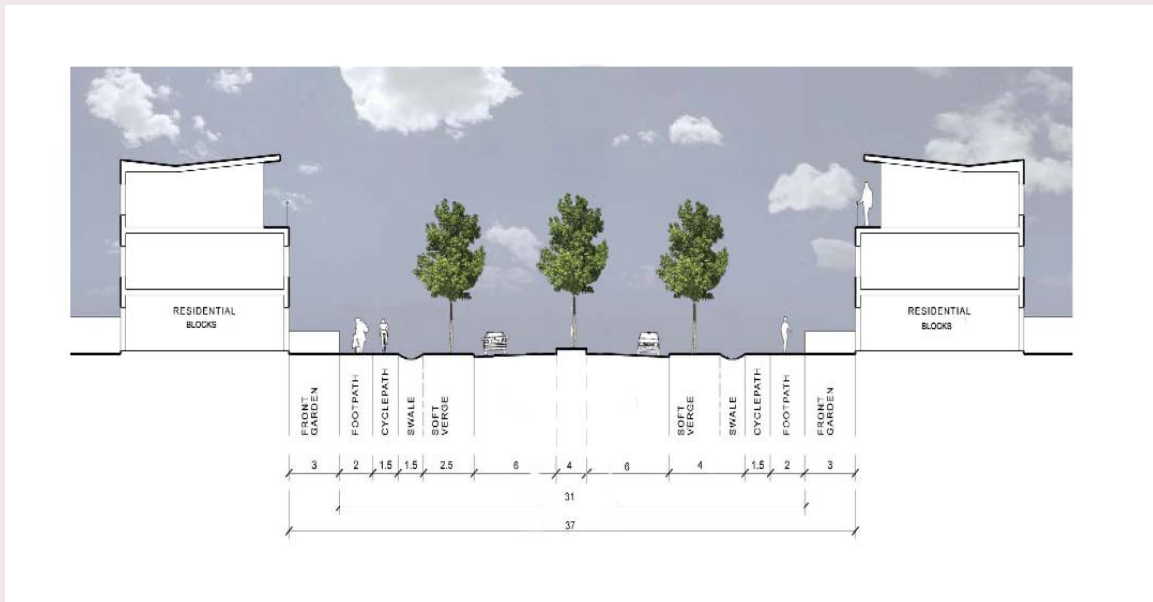
7.4 Ballymastone Character Areas [read in conjunction with LAP map]

Transitional Character Area: The transitional character area comprises the lands at the edge of the development area adjoining St. Ita's Demesne. Part of these lands is included within the designated ACA at St. Ita's Demesne. Apart from the areas immediately adjoining the designated Class 1 public open space, this area shall be characterised by traditional family type housing comprising mainly 2-storey development. Three storey development will be permitted overlooking the Class 1 public open space to provide a degree of informal supervision at this location. Vehicular access shall be provided to development in this area via designated junctions off the new distributor road. No direct vehicular access shall be permitted from any development onto this distributor road.

Urban Quarter Character Area: This is the core urban 'heart' of the Ballymastone lands incorporating the mixed use local service area and a key civic / public space at



Plan



Typical treatment of Boulevard at Ballymastone

The Square. Development in the main shall be 3 storey. The distributor road at this location shall be designed as a generous, tree-lined, hard landscaped urban street or boulevard, accommodating footpaths, cyclepaths and verges [see illustration]. High quality architecturally designed buildings will be located and designed with reference to the street providing for a strong and attractive urban edge, a high degree of informal supervision and a 'sense of place'. In the main buildings shall be arranged in a perimeter block pattern with access to development adjoining the Boulevard at designated junctions. No direct vehicular access will be permitted from buildings onto the street. No on- street parking will be permitted. Uses along the street will be predominantly residential with commercial, retail, office use at and in the vicinity of the local service area. The location and height of key punctuation buildings [possibly 4-5 storeys in height], which will provide identifiable visual landmarks within the Ballymastone Lands, will be identified at Master Plan stage.

Well-designed residential buildings adjoining the Balcarrick Road shall in the main be arranged in a perimeter block pattern overlooking the road. Vehicular access to development shall be at designated junctions. No direct vehicular access will be available from buildings onto Balcarrick Road.

The design of the Distributor Road within the Urban Quarter is critical to the creation of a sense of place and an attractive public realm. To this end an integral part of the design of the Distributor Road at this location shall be a landscaping scheme to be developed and implemented incorporating tree planting, varied surface treatments differentiating the various uses and functions [i.e. carriageway, pedestrian and cycle routes].

Interface Character Area: Development in this area shall comprise a mix of 2-3 storey housing. Development immediately adjacent to existing residential development shall be restricted to a maximum height of 2 storey in the interest of protecting existing residential amenities. Three storey development will be permitted: [1] overlooking the existing distributor road [the road serving The Links] to provide an attractive urban edge and a degree of informal supervision at this location and [2] adjoining the extended cemetery to maximise the degree of informal supervision at this location.

7.5 Rahillion Lands

Form of development: Development in this area shall comprise single storey housing only in accordance with LO 127& 128 in the County Development Plan

Vehicular access: Vehicular access shall be either from Beaverstown Lane or from the adjoining residential lands to the south.

Pedestrian /cycle access only shall be provided linking this area to St. Patrick's National girls and boys school.

7.6 Turvey Avenue Lands

Form of development: Development in this area shall comprise mainly 2 storey family units.

Vehicular access: Vehicular access shall be from Turvey Avenue.

Existing hedging along western boundary: It is an objective to retain existing hedgerows along the western site boundary and to set back development from this boundary in accordance with LO 134 in the County Development Plan.

Beverton House and Lodge: It is an objective to retain and refurbish Beverton House and Lodge.

Pedestrian / cycle routes: It is an objective to provide for a pedestrian / cycle route inside the tree/hedgerow lined western boundary. This pedestrian / cycle route shall link in with the approved way leave [provided for as part of the planning permission for adjoining houses] on the adjoining site to the west. In time this pedestrian/cycle route may be extended northwards and around Rogerstown Estuary. Housing shall be provided to overlook this route in the interest of providing for a degree of informal supervision.

It is also an objective to provide for pedestrian /cycle access linking the LAP lands to Beverton Close to the east. This access will facilitate pedestrian and cycle movement through adjoining residential lands to the town centre in accordance with LO 135 in the County Development Plan.

8.0 URBAN DESIGN - MASTER PLANS

It is an objective of this LAP that developers will be required to prepare Master Plans for the Corballis and Ballymastone lands following the adoption of this LAP. The Master Plans shall comply with the provisions of this LAP. They will be three dimensional plans which present proposals or aspirations for the development of buildings, street blocks, public spaces, streets and landscape but which will not include the actual design of buildings. The Master Plans shall define massing, heights, and orientation of buildings, the proposed street and block structure; the suggested relationships between buildings and public spaces as well as movement routes for both vehicles and pedestrian/ cyclists.

The Master Plans shall be prepared by qualified and experienced urban designers and submitted to the planning authority for its agreement prior to the submission of any planning applications or the tabling of proposals for development. The agreed Master Plans shall be submitted as support documents to individual planning applications/ proposals for development by the local authority. The Master Plans shall be prepared in conjunction with the preparation of the detailed design of the Distributor Road.

8.1 The Underlying Urban Design Principles.

The underlying urban design principles which shall be incorporated within the Master Plans and in proposals for development within the LAP lands, are discussed under the following headings:

8.1.1 Physical Context and Urban Structure: A high standard of urban design will be required to create a quality environment with a definitive sense of place, functionally and physically connected to existing development at Donabate. With particular reference to the Corballis lands, the layout, form, scale and massing of development shall ensure that there is a good 'fit' with the landscape ensuring that the impact on short and long views and visual amenities generally at this coastal location is mitigated. The development of the LAP lands shall respect the existing topography with minimal variations in existing ground levels and balancing amounts of cut and fill in so far as is practicable.

8.1.2 A Sense of Place and Coherence/ A Place with its own Identity

Street Hierarchy: Each street shall be designed according to the core principle that the street is a space, a place of containment and activity rather than simply a movement and access route. The scale and character of each street, its width, and the height of buildings along it shall relate to this hierarchy. A high degree of permeability shall be provided throughout the street network.

Urban Quarters: Well-defined 'Urban Quarters' [UQ's] shall be provided at Corballis and Ballymastone. The UQ's shall comprise a series of residential blocks arranged in the main in a perimeter block pattern along and adjacent to the proposed boulevards at Corballis and Ballymastone. They shall incorporate mixed-use local service areas.

Buildings shall be typically 3 storeys in height and up to 4/5 storeys at key locations, where architectural punctuation is required. The precise locations of gateway or landmark buildings emphasizing the hierarchy of the place and key locations within the LAP lands will be identified in the Master Plans.

Public Spaces: A network of high quality public spaces shall be provided. This network shall include the provision of urban squares/civic spaces at the following locations:

- ❖ At the pedestrian rail bridge and along the boulevard at Corballis;
- ❖ At The Square along the boulevard in Ballymastone.

Legibility and Permeability: The expanding town shall have a clear sense of place and identity, be readily recognisable and easy to move around.

Making the Connections: Well designed direct, safe and attractive pedestrian and cycle routes shall be provided linking and integrating existing and proposed residential areas, linking residential areas to the Town Centre, designated public open spaces, schools and local service facilities.

Focal points: The two local service areas shall provide visual, physical and civic focal points, at the heart of the new residential community. They shall be designed in conjunction with other adjacent and related uses [e.g. schools and residential] so that they form an integral part of the new place and provide for attractive civic places in the developing and expanding urban area. These areas shall provide for the development of attractive streetscapes providing for mixed uses [residential development above ground floor retail units] and parking in the main provided at the rear of the building blocks. Residential use shall be a key element within the local service areas as well as on adjoining lands.

8.1.3 Building Forms and External Finishes. The Master Plans shall propose appropriate building forms and shall detail a palette of external finishes.

8.1.4 The Public Realm -Detailing the Place. The public realm shall be characterised by a high standard of design, quality finishes and treatments including hard and soft landscaping.

8.1.5 The design of the distributor road with rail crossing shall not be one homogeneous design but designed to reflect the different Character Areas through which it travels. The distributor road within the Urban Quarter at Ballymastone shall be designed as a generous, tree-lined, hard landscaped urban street or boulevard accommodating footpaths, cyclepaths and verges and overlooked by attractive buildings which shall mainly be in the form of perimeter blocks.

8.1.6 Street frontage buildings shall be designed to provide strong corner definition such that gables are generally avoided and the front elevation definition shall be continued to the side elevation thereby ensuring a 'seamless' transition at corners and junctions.

8.1.7 Existing Residential Amenities. It is an objective of this local area plan that all development proposals immediately adjoining existing development shall provide for the protection of existing residential amenities and shall have particular regard to minimising overlooking, overshadowing and visual intrusion.

8.1.8 Car Parking. Car parking shall be provided in accordance with Development Plan standards. It shall be clearly delineated for each residential unit and shall be integral part of the design concept for apartment development.

8.1.9 Other Key Principles which shall be complied with in proposals for development, are as follows:

- ❖ The incorporation of dual aspects shall be promoted in the design of all residential blocks. Single aspect north or northeast facing units will not be acceptable.
- ❖ Traffic calming will be an integral feature in the design of housing layouts throughout the plan lands.
- ❖ Design and layouts shall incorporate principles of passive surveillance to encourage a community atmosphere and to discourage anti-social behaviour.
- ❖ Functioning chimneys shall be provided in all dwelling houses, together with sustainable energy solutions for all dwelling units.
- ❖ Private and public areas shall be clearly delineated. Private areas shall be protected from undue overlooking and public areas shall be easily accessible and overlooked by housing.
- ❖ Children's playgrounds shall be provided at the developer's expense.
- ❖ All boundary treatments where required shall be appropriately designed, with high quality finishes.

9.0 SUSTAINABLE DESIGN

It is the policy of the Council to improve qualitative standards of sustainable design in proposed developments. Section 3.3 of the County Development Plan outlines how this policy can be achieved, including inter-alia, incorporating clean and efficient energy sources such as solar, wind or geo-thermal sources of power, minimising life-time water consumption, by fitting low water use equipment and grey water recycling. The design of buildings adjacent to the distributor road shall also incorporate noise mitigation measures. It is an objective of this LAP to promote sustainability throughout the proposed development.

Fingal County Council will seek to promote the specification and use of environmentally friendly building materials, for example environmentally friendly cements, in construction projects in compliance with EU procurement and environmental policies

9.1 Energy

Fingal County Council is committed as a priority to encouraging more sustainable development through energy end use efficiency, and increasing the use of renewable energy, in all new building projects in the designated area within the Donabate Local Area Plan.

It will achieve this by:

- ❖ Encouraging responsible environmental management in construction
- ❖ Promoting sustainable approaches to housing developments by spatial planning, layout, design and detailed specification
- ❖ Ensuring high standards of energy efficiency in all housing developments under its remit, and encouraging developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy
- ❖ For housing, specifically applying an improvement of 60% relative to prevailing norms as represented by the Building Regulations Part L
- ❖ For other buildings, specifically applying an improvement of 60% relative to prevailing norms as represented by the Building Regulations Part L
- ❖ Anticipating the operational implementation of the EU Directive on the Energy Performance of Buildings (EPBD) by encouraging the energy rating and labelling of building energy performance, so as to give visible recognition to such improvements.

The specific approach proposed for developers is to set a target, accompanied by a menu of design and technology options, including renewable energy technologies, as a means of offering flexibility towards meeting that target in the most technically and economically feasible manner on a case by case basis.

As an initial step towards achieving greater environment sustainability, Fingal County Council is proposing the introduction of a performance based CO₂ Emissions Target (CET) for new buildings being constructed within the Donabate Local Area Plan.

Targets

All new buildings within the designated area will represent a significant improvement in energy and associated environmental performance relative to prevailing practice. The following conditions apply:

Housing:

A collective average reduction of at least 60% in CO₂ emissions deriving from energy usage for space and water heating within the housing development, relative to a baseline of prevailing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of Technical Guidance Document L (TGD L) to the Building Regulations, 2002 using a conventional gas fired heating boiler with an assumed seasonal efficiency of 75%. The calculation is to be carried out for the time being using the Heat Energy Rating Method in TGD L, pending adoption of the official national methodology for determining energy performance of housing for the purposes of the EU Energy Performance of Buildings Directive (EPBD)..

In meeting this CO₂ performance target, the development shall include:

- ❖ A collective average reduction of at least 60% in energy consumption for space and water heating, relative to the baseline of existing regulatory and design practice and using the methodology outlined above; and
- ❖ A contribution of 30% by renewable energy supply systems to meet the collective space and water heating requirements within the housing development.

Non-residential

A collective reduction of at least 60% in CO₂ emissions deriving from total energy usage (space heating, water heating, lighting, other) arising from all services within the development, relative to a baseline of existing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of TGD L to the Building Regulations, 2006. In the absence of an official national methodology for determining the energy performance of non-domestic buildings, this calculation is to be carried out using a method compliant with the draft European Standard prEN 13790.

In meeting this CO₂ performance target, the development shall include:

- ❖ A collective average reduction of at least 60% in energy consumption for all services, relative to the baseline of existing regulatory and design practice and using a methodology as outlined above; and

- ❖ A contribution of 30% by renewable energy supply systems to meet the collective energy requirements within the development.

To illustrate the above, using the Heat Energy Rating methodology, the baseline energy performance of new housing is typically 125 kWh/m²/year for space and water heating when constructed to the minimum requirements of Building Regulations, 2002, and using a boiler with a seasonal efficiency of 75%. This translates into a CO₂ performance of 23.7 kg/m²/year using a gas fired heating system.

Fingal County Council requires that new housing developments should achieve a 60% reduction in CO₂ emissions associated with space and water heating (i.e. to below 9.5 kg/m²/year), which must include a reduction in energy use for this purpose (i.e. to below 50 kWh/ m²/year) and a contribution of at least 30% by renewable energy systems to meet the collective space and water heating requirements within the development.

Menu of Options

In pursuit of these targets, a strong menu of superior design and specification options will include the following:

- ❖ Site layout and associated bio-climatic/ passive solar design measures.
- ❖ Enhanced levels of insulation in walls, roofs, floors, glazing and doors.
- ❖ Reduced uncontrolled air infiltration losses.
- ❖ Use of healthy and controllable ventilation systems.
- ❖ Heat recovery systems.
- ❖ Use of daylight.
- ❖ Water conservation measures.
- ❖ More sustainable building materials.
- ❖ Improved heat generation appliance efficiency, e.g. condensing boilers
- ❖ Intelligent heating system configuration and time/ temperature/ zone/ function controls
- ❖ Efficient provision of domestic hot water.
- ❖ Fuel switching to low or zero CO₂ emitting fuels.
- ❖ Energy efficient lighting systems.

- ❖ Incorporation of renewable energy systems, e.g. active solar, heat pumps, biomass.
- ❖ Provision of appropriate group or district heating systems.

In the case of non-domestic buildings, additional options include:

- ❖ Heating, ventilation and air conditioning systems and controls.
- ❖ Electrical energy use including motive power.
- ❖ Efficient lighting systems and controls.
- ❖ Building Energy Management Systems.
- ❖ Occupancy controls.
- ❖ Monitoring and Targeting systems.
- ❖ Combined Heat and Power (CHP).

Other measures which can contribute to the energy efficiency and renewable energy targets can also be considered.

This menu approach enables specifiers and developers to adopt approaches which are responsive to site and client circumstances and constraints, and offers the flexibility to explore and employ different mixes of options on a case by case basis, to maximise technical and economic feasibility.

10.0 TRANSPORT

The proposed layout within the LAP lands shall provide for a street hierarchy. Each street shall be designed according to the core principle that the street is a space, a place of containment and activity rather than simply a movement and access route. The scale and character of each street, its width, and the height of buildings along it shall relate to this hierarchy. A high degree of permeability shall be provided throughout the street network to ensure that vehicle flows are well distributed.

10.1 The main elements of the future road network are shown on the LAP map.

They comprise the following:

1. Main Distributor road linking Hearse Road to Portrane Road incorporating railway crossing;
2. Extension of road serving 'The Links' development;
3. North / South road parallel to proposed Boulevard at Ballymastone;
4. Access road to approved treatment plant;
5. Proposed Boulevard in Corballis;

This road network together with the indicative locations for junctions are shown on the LAP map. The actual road and junction locations may alter marginally depending on the Master Plans to be agreed for the LAP lands.

10.2 Coast Road:

It is envisaged that the western section of the Coast Road will be closed and the road realigned to meet the new Distributor Road. With the exception of the proposed access to the residential lands south of the Distributor Road from the Coast Road, the remainder of the Coast Road will continue to function only as a local access road.

10.3 Connection to the M1 interchange at Lissenhall:

The stated Local objective 156 in the County Development Plan is to upgrade Hearse Road to distributor road standard. This is subject to a separate study which is currently under way.

10.4 Programme for Improved Access

As part of a comprehensive programme to upgrade vehicular road traffic movements in and out of Donabate/Portrane peninsula the Manager will submit to the Council his proposals and time scales to improve existing county road connections to the proposed connector road. These improvements must make adequate provision for connections from the distributor road eastwards with Portrane and westwards with the national road network and the M1 motorway at Lissenhall junction.

11.0 MAIN DISTRIBUTOR ROAD [linking Hearse Road to Portrane Road]

This road will serve proposed development at Corballis and Ballymastone as well as N1/M1 bound traffic from Portrane, existing development adjacent to the Portrane Road and traffic from the approved treatment plant. The challenge is to design an attractive road for all road users, which accommodates future traffic demands and which provides for pedestrian and cycle routes. The alignment of the distributor road between the Portrane and Hearse roads is based on a preliminary road design. This road will be subject to full design following the adoption of the LAP.

In recognition of Community Concerns for the low lying lands and the areas of ecological sensitivity (Figure 5, Area 3 of the Strategic Environmental Assessment) in the LAP Section west of the railway line and south of the Hearse road, a detailed environmental impact study will be prepared and presented to the Council for consideration re:

- A) The alternative route for the new distributor road
- B) The design and construction of the new distributor road
- C) Potential residential and or commercial development in the section
- D) The potential designation of open space, greenways or protected lands in the Section

No construction traffic serving the Corballis or Ballymastone lands shall travel through the town centre with the exception of the construction traffic relating to the circa 300 proposed units located within the Ballymastone lands on the northern side of the Balcarrick Road.

11.1 Route Description

Travelling west to east the Distributor Road will traverse the 'Transitional' Character Area, the 'Urban Quarter' Character Area and 'Hillside' Character Area at Corballis and the 'Urban Quarter' and 'Transitional' Character Areas at Ballymastone. Development along the route shall be designed to provide attractive buildings, which address and overlook the route.

11.2 The ILTP Report

The ILTP Report commissioned by Fingal County Council recommends that the main distributor road shall comprise 4 distinct parts with differing road widths and operational speeds as follows:

1. Portrane section: single lane carriageway: 50 km/h.

2. The Square: traffic managed zone: 30km/h.
3. Ballymastone boulevard section: reduced dual carriageway: 50 km/h.
4. Corballis: reduced dual carriageway: 60 km/h.

11.3 Vehicular Access

Vehicular access shall be provided to development within the LAP lands via designated junctions off the new distributor road. No direct vehicular access shall be allowed from any development onto this distributor road.

Travelling northwards along the boulevard section of the distributor road at Ballymastone between Balcarrick Road junction and The Square, provision shall be made for left turning movements only into the lands adjoining this road to the west.

11.4 Design

This distributor road is a key and critical piece of infrastructure to be provided in Donabate. Moreover it is a key component in the urban design strategy for the expanding town. The road needs to be attractively designed throughout. This road shall not be of one homogeneous design but it shall be designed to reflect and integrate with the different Character Areas it travels through. As this route goes through the 'Urban Quarter' at Ballymastone it shall be designed as a boulevard [see illustration] presenting an attractive public place and urban space where traffic is calmed and speeds reduced.

11.4.1 Landscaping: Tree planting, surface treatments, the provision of swales, attractive boundary treatments, cyclepaths, footpaths and pedestrian crossing facilities shall be integral elements in the overall road design. In the interest of providing an attractive urban environment no hard shoulders shall be provided.

11.4.2 Boundary Treatment: The boundary treatment along the distributor road delineates the public from the private realm, the design of which is critical to the creation of an attractive urban environment. These boundaries shall not be visually dominant or intrusive (for example no high walls shall be permitted), but rather shall be subtle and creatively designed using high quality materials and varied forms.

11.4.3 Corballis Section: In the interest of promoting the development of an attractive urban residential environment: [1] trees and hedging shall be planted along a generous [circa 3 metres wide] central median; [2] trees shall be planted along both sides of the road and [3] boundary treatments shall be attractively designed.

11.4.4 Design of the Rail Crossing: The distributor road crossing the rail line at Corballis will be a significant infrastructural element in the landscape, highly visible both from within the new residential areas at Corballis and from Malahide. This presents an exceptional opportunity for designers to create an identifiable landmark structure aesthetically announcing the entrance to the expanding town of Donabate.

11.4.5 The Design of the Road Embankments: As the road cuts through the primary ridge within the 'Hillside' Character Area, the design of the road embankments will have to be carefully considered [for example a series of planted terraces might be incorporated into the design rather than the standard graded and planted embankment].

11.4.6 The Detailed Design of the Road shall be prepared in conjunction with the preparation of the Master Plans for the Ballymastone and Corballis lands. The design team shall be multi-disciplinary comprising road design engineers, landscape architects and urban designers.

11.5 Traffic Noise

Appropriate surface treatment of the carriageways shall ensure that noise levels are mitigated in the interest of residential amenity.

11.6 Junction Treatment

Signal controlled junctions shall be provided at the following locations:

- 1 The Square in Ballymastone;
- 2 Balcarrick Road;
- 3 Junction of distributor road and Boulevard at Corballis;
- 4 Two junctions along the southern section of distributor road at Corballis
- 5 The junction of the distributor road and the Coast Road.

11.7 Appropriately designed pedestrian crossing facilities shall be provided at locations including:

The Square in Ballymastone; between The Square and Balcarrick Road; adjacent to the proposed Class 1 public open space at Corballis and west of rail line, physically linking the proposed 'green corridor' which straddles the distributor road.

11.8 Swales

A key element of the proposed SuDS strategy is the provision of swales along main roads. In this regard it is an objective of this LAP to provide them along the distributor road where practicable.

11.9 Wet Grassland adjoining the Portrane Road

The proposed distributor road traverses an area of wet grassland adjoining the Portrane Road, which is a habitat of high local value with scarce bird species such as skylark and snipe. Prior to the construction of this road, this wet grassland shall be surveyed by a qualified ecologist to determine the diversity of species, which it contains, and to examine the hydrological regime, which supports this wetland area.

Compensatory measures (eg the creation or restoration of similar wet grassland habitat to extend this habitat locally) shall be decided at road design stage to mitigate the impact of the road development on this wetland, in consultation with the DEHLG and other relevant national and local organisations

11.10 Protection of Woodland

The design and construction of the Distributor road and the link road serving the approved treatment plant shall ensure the protection of woodland at Portrane Demesne in so far as is practicable.

12.0 PUBLIC TRANSPORT

12.1 Transport 21

Fingal County Council will work with public transport providers to promote and facilitate the delivery of those elements in Transport 21 announced by the Government for improvements to public transport network specifically the extension of the Dart to Donabate and the construction of the Metro to Swords.

12.2 Feeder and Local Bus Services

Fingal County Council will promote the development of feeder and local bus services feeding into and fully integrated with the improvement of rail facilities and the provision of the Metro in accordance with Transport 21 and Development Objective 6 in the County Development Plan “to promote the development of a shuttle bus service linking Donabate and Portrane to the mainline commuter services on the N1 and/or Metro in Swords”.

12.3 Pedestrian and Cycle Routes

It is an objective of Fingal County Council to maximise the opportunities for increased use of public transport by residents in Donabate by putting in place direct, safe and attractive cycle/pedestrian routes between residential areas and the rail station and town centre and by providing for cycle parking at the station and within the Town Centre.

12.4 Section 49 Scheme

Fingal County Council will consider preparing a Section 49 Supplementary Contribution Scheme requiring the payment of a contribution by developers in respect

of some of the costs of delivering the extension of the DART northwards as far as Balbriggan.

12.5 Additional Rail Tracks

It is a specific objective of this LAP that lands shall be reserved to provide for additional rail tracks along the Dublin- Belfast rail line (County Development Plan: policy TP 12 and objective T09).

13.0 TRAFFIC AND MOBILITY MANAGEMENT

Having regard to the following:

- ❖ The existing limited road infrastructure within the town centre;
- ❖ The planned expansion of the Donabate town and the consequent increased traffic demands;
- ❖ The fact that the train station is a major attractor in the town and will become a greater attractor within the expanded town when Dart is extended to Donabate:

There is a need to manage traffic and for mobility management in and around the town centre. It is an objective of Fingal County Council to implement a traffic management scheme in the town centre at an early stage. Traffic management measures shall provide for bus priority measures within the town centre and also on the extended road network as required.

In order to reduce commuter traffic movements and car parking demands in the town centre and to promote the use of the train, Fingal County Council in conjunction with developers and bus operators will promote the development of a local town bus service linking residential areas in Donabate to the rail station.

Should the lands around the rail station be redeveloped in the future, any future scheme shall provide for additional commuter parking in the form of a multi -storey facility.

14.0 CYCLING AND WALKING

14.1 Within the LAP Lands

A key element of the development strategy for the LAP lands is the delivery of inter-connecting pedestrian /cycle routes. The LAP provides for a network of cycleways and pedestrian linkages throughout the Plan lands and linking the LAP lands to the Town Centre, the rail station, existing residential areas, Newbridge and St. Ita's Demesnes and the Malahide Estuary. These routes are indicatively shown on the LAP map. The precise routings will be identified at Master Plan stage. These routes shall be provided as part of the proposed development of the LAP lands, at the developers' expense.

14.2 Outside the LAP Lands

The proposed network of routes within the LAP lands will interconnect with existing and new pedestrian /cycle routes to be provided into the future as shown on the 'Green Space and Network' map.

Monies levied as part of the Section 48 Contribution Scheme from development in Donabate shall be ring-fenced to deliver parts of the green network outside the LAP lands in consultation with the relevant stakeholders.

14.3 Coastal Walking Route

The development of a coastal walking route is a long-standing objective of Fingal County Council. The precise routing of the coastal walk on the Donabate Peninsula needs to be carefully considered in order to avoid any negative ecological impacts such as disturbance to wintering birds and to avoid vulnerable sections of sand dunes. Ecological impact assessment of any route options shall be undertaken at an early stage.

14.4 Cycle Parking

Cycle parking shall be provided at the local service areas and at schools.

14.5 Conclusion

That the detailed planning for the new residential developments must make provision for a high degree of permeability, specifically cycling, pedestrian and vehicular permeability both between and within those areas connecting to the existing town centre. To enhance the degree of permeability, provision should be made for foot-

paths, cycle ways and walkways and the Council must facilitate in particular access to train station, Newbridge Demesne, the beaches and major open space at Rogerstown and Broadmeadow estuaries. Permeability must be of the highest design standards and address crime prevention concerns of the local community

15.0 PUBLIC OPEN SPACE, LANDSCAPE AND RECREATIONAL STRATEGY

It is an objective of the LAP to provide for the development of additional public open space areas and recreational facilities, which provide for needs of the residents in the expanding town in accordance with the requirements of the County Development Plan.

It is an objective of the LAP to maximise the accessibility of existing and proposed recreational amenities to existing and future residents on the peninsula by developing a network of key cycle and pedestrian routes in tandem with the proposed development.

The proposed landscape strategy for the LAP lands includes the following key elements:

- ❖ The provision of major areas of Class 1 public open space at Corballis and Ballymastone.
- ❖ The implementation of strategic landscaping mitigation measures in advance of development.
- ❖ Development which 'fits' with the landscape [i.e. the appropriate location /form/ height and scale of development]
- ❖ The use of appropriate building forms, roof profiles and external finishes to mitigate the visual impact of development on the elevated Corballis lands.

15.1 Designated Class 1 Public Open Space Areas

Based on a maximum number of 5000 residential units, the development of the LAP lands are likely to generate a demand for circa 67 acres of Class 1 public open space applying development plan standards [this estimate is based on the provision of 44.5

acres of Class 1 public open space per 10,000 population]. The specific actual amount will be determined at planning application / consent stages.

The LAP reserves a total of circa 63 acres as designated Class 1 public open space areas: 37 acres of land at Corballis and 26 acres of land at Ballymastone. These areas are reserved as part of this LAP for the provision of Class 1 public open space and must be provided by developers in conjunction with the development of the LAP lands. These areas are shown on the LAP map. These lands are within or immediately adjacent to the LAP lands and will be very accessible and within walking distance of many of the future residential units.

The designated class 1 public open space at Ballymastone located immediately adjacent to existing developed recreational facilities will provide for active recreational demands in the main, including football pitches.

The designated class 1 lands at Corballis will provide for passive recreational needs in a manner which protects the ecological sensitivities of this sensitive area [these lands are used by wintering flocks of geese and waders as well as birds of prey and certain songbirds in the summer period]. No buildings or active recreational facilities [for example football pitches, golf courses] shall be constructed on these lands.

The balance of the class 1 public open space requirement [4 acres] based on the above target numbers of units shall be provided by developers in the form of intensive recreational /amenity /community facilities which shall be provided in tandem with residential development [Policy OSP 4 of CDP refers]. The level of class 1 public open space being provided shall not be below the required minimum provision of 70% of the Class 1 as required in the CDP [objective OS07 of CDP].

15.2 Class 2 Public Open Space

The location, level and design of class 2 open space will be determined as part of planning applications/ consents. Based on a maximum number of 5000 residential units, the development of the LAP lands are likely to generate a demand for circa 26 acres of Class 2 public open space applying development plan standards [this estimate is based on the provision of 17.5 acres of Class 2 per 10,000 population]. Class 2 public open space shall be creatively incorporated into housing layouts and should be overlooked by adjoining development so as to optimise passive surveillance and promote its use. These areas shall be provided and developed at the developer's expense, dedicated as public open space and shall be kept free of development. Some of these areas shall be designed to incorporate proposed detention ponds required as part of the SuDS strategy for the LAP lands.

It is an objective of this LAP to promote the creation of semi-natural grassland using native plant mixes within public open space areas. Such grasslands have several advantages:

- ❖ They are attractive to wildlife including soil animals, insects, birds and mammals having a greater diversity of feeding opportunities.

- ❖ They can be maintained with a low input mowing regime and require no chemical applications.

15.3 Landscape Plan and Recreational Strategy for Corballis and Ballymastone Lands

Developers will be required to submit [a] a Strategic Landscape Plan for the Corballis and Ballymastone lands and [b] a Landscape Plan and Recreational Strategy for the development of the proposed public parks at Ballymastone and Corballis for the agreement of the Planning Authority. These shall be prepared in tandem and in conjunction with the Master Plans.

The development of these public open space areas shall be at the developers' expense.

The Landscape Plan for the Corballis land shall incorporate specific key strategic landscape mitigation measures, which shall be implemented prior to the construction of any housing on the Corballis lands. The purpose of strategic landscape mitigation measures will be to ensure that visual impacts of proposed development are mitigated and a better 'fit' of development is achieved within the landscape. Landscape mitigation measures shall include strategic tree planting on the primary ridge south of The Strand, to soften the harsh visual impact of the existing gable elevations on the skyline. Additional landscape mitigation measures shall be provided along or in the vicinity of the secondary ridgeline within the designated Class 1 public open space, south of the LAP lands and south of the distributor road. Any structure planting species shall be suited to this coastal location and shall comprise wind and salt tolerant species and managed over time.

The proposed landscaping and recreational strategy for the designated Class 1 at Corballis shall be prepared having regard to the ecological sensitivities of this area and in particular to the use of these lands by wintering flocks of geese and waders as well as other birds. No buildings shall be constructed on these lands and no active recreational facilities [e.g. football pitches; golf courses] shall be developed. These lands shall be used for passive recreational amenities only in order to minimize disturbance to birds. Viewing lay-bys shall be provided off the Coast Road in accordance with Local Objective 151.

15.4 Playgrounds

A minimum of one children's playground shall be provided in each of the Character Areas at Ballymastone and Corballis and at Turvey. One playground shall be provided at Rahillion. The locations of the playgrounds shall be identified in the Master Plans.

15.5 Buffer Zones with Golf Courses and GAA Grounds

Appropriate buffer zones (including appropriate boundary treatment) shall be provided where the LAP lands abut existing golf courses (Beaverstown, Turvey, Donabate and Balcarrick golf courses) and the existing GAA grounds. Details shall be determined at planning application stage.

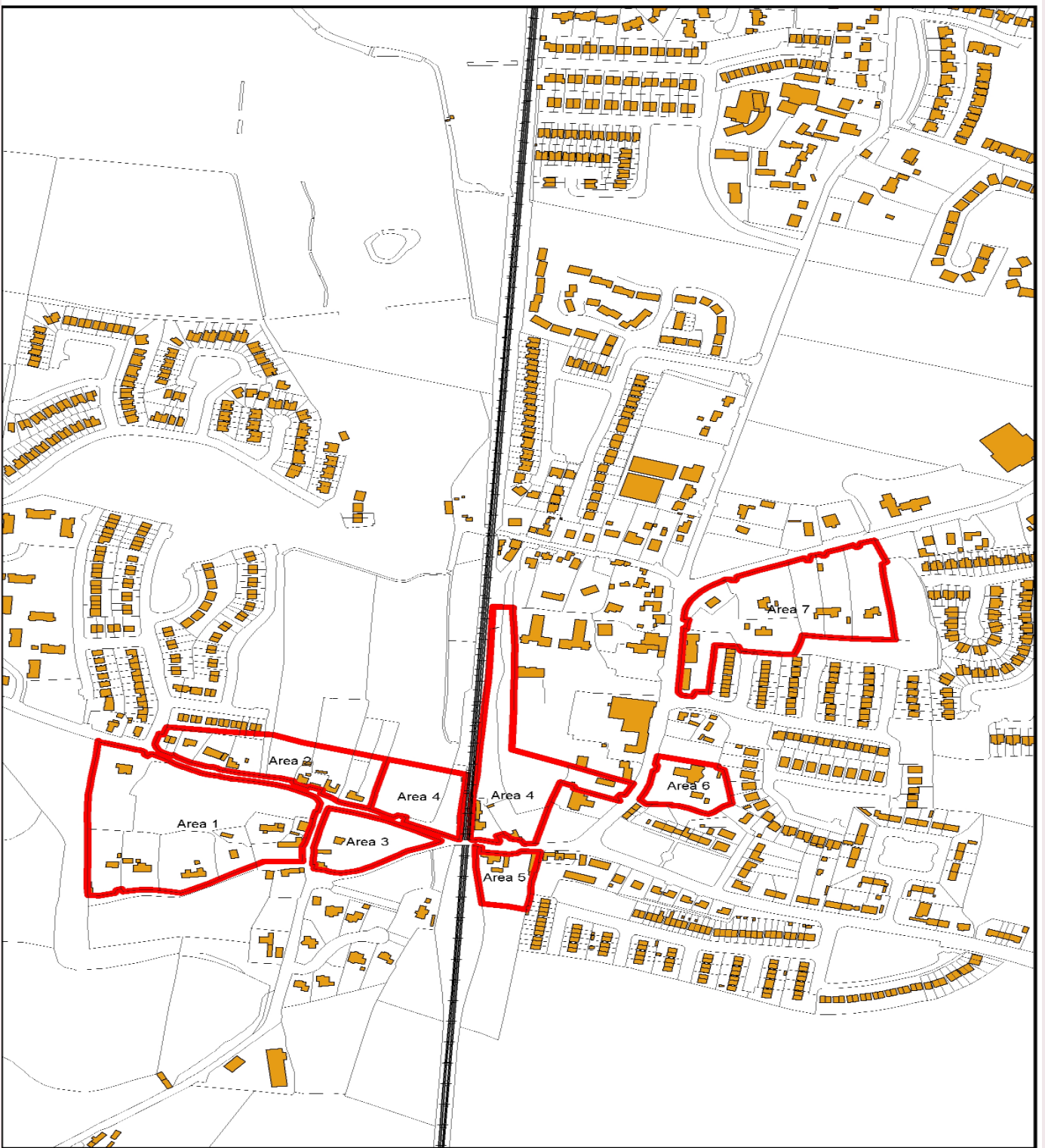
16.0 RELATIONSHIP OF THE LAP LANDS TO THE TOWN CENTRE

Donabate is designated as an 'Expanding Suburban Village Centre' in the County Retail Strategy. The County Development Plan states that the emphasis in Donabate should be on consolidating convenience and services provision within the heart of the village with more limited local provision in surrounding residential areas.

While it is an objective of the Planning Authority 'to channel and concentrate the development of additional commercial, social and civic facilities within the town centre and promote a high quality of urban design in such development'. [Development Objective 2: 2005-2011 CDP] it is necessary to provide for the day to day needs of future residents in the LAP lands and in this regard two local service areas will be developed at Corballis and Ballymastone in a manner that compliments the level of services in the town centre. The location of the local service areas are shown on the LAP map. These are both located within easy walking distances of the majority of future residents. The services provided within these local service areas shall add to and complement existing and future services within the town centre and shall not undermine the primacy and vibrancy of the town centre



Donabate Train Station



Map of Town Centre

In order to maximize the accessibility of the Town Centre to existing and future residents direct, safe and attractive pedestrian and cycle links will be provided to connect existing and proposed residential areas and the Town Centre and rail station. These are shown on the LAP map.

Objective U02 of the County Development Plan requires the preparation of an urban centre strategy for Donabate Town Centre. The preparation of this urban centre strategy shall commence immediately following the adoption of this LAP.

As part of the urban centre strategy specific Site Design and Development Briefs shall be prepared for identified undeveloped or potential redevelopment sites as shown on map of the town centre. These shall clearly present a vision for how these areas might be developed/ redeveloped in an integrated manner to provide for additional facilities to serve the expanding town in a manner that will enhance and improve the civic and environmental quality of this village and the vibrancy and vitality of the village core.

In any future development /redevelopment of the lands around the rail station [Area 4 on map of town centre] provision shall be made for: additional commuter parking in the form of a multi-storey facility; bus parking and turning facilities and pedestrian and cyclist facilities including cycle parking, to promote greater use of improved public transport facilities as they become available and full integration between the different modes of transport [cars, buses , trains and cycling].

17.0 LOCAL SERVICE AREAS

A key element of the proposed development strategy as laid down in the LAP is the proposed 'clustering' of retail, service educational and recreational community facilities at accessible locations. The rationale for this approach is to promote multi-purpose trips and thereby reduce car trips and car parking demands. Two local service areas are reserved at Ballymastone and at Corballis [Areas of circa 5.5 and 3 acres of land are reserved for local service areas within the Urban Quarters at Ballymastone and at Corballis respectively].

The proposed local service areas are located within the 'Urban Quarter' Character Areas at Corballis and Ballymastone adjoining the proposed boulevards and adjacent to proposed civic /public spaces, as well as reserved primary school sites and designated class 1 public open space areas.

Both service areas will be easily accessible particularly for pedestrians and cyclists, as they are located within a 400 metres distance [circa 5 minutes walk] of most of the proposed residential units within their respective areas. The Ballymastone service area is the larger of the two service areas and shall be the location for the following proposed developments when required: a petrol station; a local recycling facility; a Primary Health Centre facility and a place of worship.

The role and function of the local service areas at Ballymastone and Corballis shall be to provide for the day to day needs of the local community in each of these distinct areas. The services provided within these Local Service Areas shall add to and complement existing and future services within the town centre and shall not undermine the primacy and vibrancy of the town centre. The services provided within these local service areas shall not be at a level that will attract extraneous traffic onto the peninsula.

The local service areas shall provide for mixed uses offering a range of daytime and evening uses which will promote the vitality and viability of these areas as core focal areas at Ballymastone and Corballis. An appropriate mix of uses within both these centres shall include: residential, convenience shopping, other retail and service uses, local offices, purpose built crèche /childcare facility. Residential use shall be a key element in these local service areas.

The centres shall be designed in conjunction with other adjacent and related uses [e.g. schools and residential] so that they form an integral part of the new place and provide for attractive focal civic areas in this developing and expanding urban area. They shall be planned as streetscapes comprising residential development above ground floor shop units with parking mainly provided at the rear of the buildings or located underground.

17.1 Ballymastone Local Service Area

The following uses shall be provided:

Retail [including a supermarket with maximum net sales area of circa 1200 Sq.metres];

Local offices [less than 100 sq.metres] providing for small scale financial, legal and small business needs.

Other services: including hairdresser, chemist, post office, small pub, doctor and dentist surgeries.

Residential,

A purpose built crèche /childcare facility,

A local recycling facility.

The following uses shall be located within the Ballymastone local service area if required within the LAP lands: a petrol station, a Primary Health Centre facility, a place of worship and a Garda Station.

17.2 Corballis Local Service Area

The following uses shall be provided:

Retail [including a supermarket with maximum net sales area of circa 1200 Sq.metres];

Local offices [less than 100 sq.metres] providing for small scale financial, legal and small business needs;

Other services: including hairdresser; chemist; post office, small pub; doctor and dentist surgeries;

Residential,

A purpose built crèche /childcare facility,

Bring Bank facility for recyclables.

17.3 Live/ Work Units

Within the Urban Quarter's at Ballymastone and Corballis, provision shall be made for live/ work units incorporating a designated workspace, subordinate to the main residential use of the premise. Such units shall provide for uses, which may be carried out in a residential area without adverse impacts on residential amenities. The location of such units shall be identified within the Master Plan.

17.4 Childcare Facilities

It is the policy of Fingal County Council to ensure that childcare facilities are provided for as part of the overall development of the LAP lands in accordance with the Guidelines for Planning Authorities [June 2001].

Purpose built centres shall be built as part of the proposed local service areas. The locations of additional childcare facilities shall be identified at Master Plan stage.

18.0 EDUCATION

Existing provision: There are 2 existing primary schools in Donabate - St. Patrick's National School on Portrane Road and 'Educate Together' at Fingal County Council land at Ballisk [temporary facilities]. There is no post primary school in Donabate.

Future provision: Consultations are ongoing between Fingal County Council and the Department of Education and Science regarding the provision of a permanent primary school as well as a new post primary secondary school, a library, and a floodlit facility adjacent to the existing leisure facility at the Council owned lands at Ballisk. This will create a campus of educational and recreational facilities in the heart of the town enabling maximisation of use of these facilities and efficiencies in terms of managing and operating these resources.

In addition to the planned primary and post primary schools at Ballisk a Schools' Needs Assessment prepared by the planning department has indicated the need to provide three additional 16 class primary schools and one 1000 pupil post primary school as part of the LAP.

Following:

- ❖ The preparation of a school needs assessment and
- ❖ Consultation with the Department of Education and Science

The following sites are reserved within the LAP lands for the provision of primary school facilities:

1. Ballymastone¹ : a 4-acre site for the provision of a 32-class primary school.
2. Corballis: a 3 acre site for a 16-class primary school.

The reserved primary school sites are located adjacent to the proposed local service areas and the proposed designated Class 1 public open space areas.

A 10 acres site for the provision of a post primary school is identified at Balcarrick Road immediately adjoining the LAP lands. It should be noted that the lands identified for the post primary school adjoining Balcarrick Road are outside the LAP lands and zoned 'GB' where education is a permitted use on the basis of the proximity of the site to the town centre. Following the adoption of this LAP, it is intended to initiate a variation to the County Development Plan to include a specific objective to provide for a post primary school on these lands.

¹ LO 141 in County Development Plan states the objective 'to provide 6 ha. site for educational facilities at Ballymastone'. Having regard to the proposal to construct a primary and post primary school at the Council owned lands at Ballisk, it is not necessary to reserve a 6 ha. for school facilities and instead a site of 4 acres is reserved for a 32 class primary school at Ballymastone.

19.0 CEMETERY EXTENSION

An area of circa 5 acres of land on the southeast side of the existing cemetery are reserved for an extension of the graveyard to serve the expanding town. Provision shall be made for adequate off-street car parking facilities to serve the extended cemetery. Future residential development shall overlook the cemetery. Having regard to its location within a residential area and in the interest of protecting future residential amenities, headstones shall be laid horizontally rather than vertically. The site reserved for the extension of the cemetery shall be grassed and made available for use by residents up until such time as it is developed.

20.0 COMMUNITY FACILITIES

The existing community facilities at Ballisk will be extended to provide for additional community facilities [primary and post primary schools, library and floodlit facility] to serve the expanding community.

A variety of community facilities will be provided at the local service areas at Ballymastone and Corballis [Primary Health Care facility, crèche/ childcare facilities and recycling facilities].

In addition two designated areas of Class 1 public open space will be provided and developed in tandem with the development of the LAP lands.

The balance of the Class 1 public open space requirement shall be provided by developers in the form of intensive recreational /amenity /community facilities.

21.0 HERITAGE

21.1 Measures to Protect and Enhance Biodiversity:

The LAP incorporates a number of measures, which will protect and enhance biodiversity including inter- alia the following:

- ❖ Promoting the provision of constructed wet ponds/ wetlands as part of the SuDS strategy.
- ❖ Creation of new habitats and habitat corridors.
- ❖ Providing for 'green corridor' along the River Pil, forming a visual buffer and incorporating pedestrian/cycle routes.
- ❖ Protecting and retaining identified mature woodlands, trees and hedgerows where practicable.
- ❖ Promoting the development of some semi-natural grassland planting within areas of open space;

Mature Woodlands:

- ❖ It is an objective of the Planning Authority to promote the retention and management of trees and woodland of amenity value at The Priory; St Ita's Demesne and Newbridge Demesne. These areas are shown on the LAP map. These mature woodland areas are valuable habitats and hold a number of vulnerable and locally scarce birds. These existing trees and mature woodland areas together with areas of developing immature woodland at Corballis on the borders of the LAP lands shall be adequately fenced and protected.

Mature Trees / Hedgerows:

- ❖ There are a number of field boundaries which contain mature tree lines and hedgerows in the vicinity of Ballymastone Farm buildings and mature hedgerows in the south west part of the Corballis lands between Hearse Road and Island Road. It is an objective that these mature trees /hedgerows shall be retained and incorporated into future development in so far as is practicable and this shall be the subject of further assessment as part of the Master Plan stage. Opportunities for enhancement of field boundaries and hedgerows shall also be encouraged where feasible.

The purpose of these measures is:

- ❖ To maintain connectivity between neighbouring blocks of woodland and other habitats in the surrounding demesnes and parkland.
- ❖ To provide corridors of vegetation cover for larger wildlife species such as birds and mammals.

Any hedges/ trees, which are to be removed from the LAP lands, shall not be removed during the nesting season.

Semi-Natural Grassland: It is an objective of this LAP to promote the creation of semi-natural grassland in areas of public open space using native plant mixes.

Buffer Zones with Golf Courses and GAA grounds: Future development shall provide for appropriate buffer zones as required between development and existing golf courses [at Beaverstown, Turvey, Donabate and Balcarrick] and the GAA grounds. Details to be decided at planning application stage.

Screen Planting: Screen planting [using native tree and shrub species] shall be provided along the perimeter of the LAP lands where deemed appropriate. This will have the following benefits:

- ❖ Screening of surrounding open habitats from disturbance within the residential areas;
- ❖ Creation of new habitat corridors to replace hedgerows and treelines removed in the development areas and to link the existing areas of woodland on the perimeter of the LAP lands.

The River Pill, which flows from Newbridge Demesne, crossing the Hearse Road and Island Road before entering the Malahide Estuary, is a valuable habitat and shall be enhanced by some selective planting of riverside trees. This waterway is an important ecological feature and water quality shall be protected. A 'green' corridor will be provided along part of this river. Consultation shall take place with the DEHLG and the Fisheries Board.

21.2 Future Management of Beach/Dunes

The beaches and sand dunes in the general vicinity will be subject to increased recreational pressure as a result of the development of the LAP lands. Fingal County Council shall provide for the careful planning and management of these areas and shall formulate a management plan within 2 years of the adoption of the LAP. This management plan shall be developed and undertaken in consultation with the heritage section of the DEHLG and relevant national (BirdWatch Ireland) and relevant local interest groups. Any management plan for the habitats and species within and adjoining the Rogerstown and Malahide estuaries shall be in accordance with any existing or proposed management regime developed in accordance with the habitats directive/natural habitats regulations. The main focus of such a management plan will be on:

- ❖ Management of visitor access and pathways including the designation of areas for different levels of use;
- ❖ Management of future parking areas;
- ❖ Dune repair and restoration, using ecologically sensitive methods where required.

21.3 Built Heritage

The proposed development strategy as laid down in this LAP has regard to the ACA's at Newbridge and St Ita's. Proposed development within the transitional Character Areas at Corballis and Ballymastone adjoining the demesnes will comprise two storey buildings in the main creating an appropriate softer approach at the interface of the development lands with the demesne landscapes.

It is an objective of this LAP to retain, refurbish and reuse Beverton House and Lodge, both of which are being considered by Fingal County Council for inclusion in the Record of Protected Structures.

22.0 ARCHAEOLOGY

Fingal County Council commissioned Margaret Gowen and Co. Ltd to prepare a report assessing the archaeological and historical landscape of the four tracts of land, which form the Local Area Plan lands.

This archaeological assessment involved a phased archaeological investigation programme in order to provide a detailed archaeological assessment of the subject lands. The results of the early phases of this programme informed the subsequent phases and type of invasive and non-invasive investigations that were carried out. The first phase of the investigation was based on a desk study involving an examination of published and unpublished documentary and cartographic material in order to establish the historical and archaeological context and evolution of the areas under study. It was then followed by a non-invasive field investigation of the four study areas and a geophysical survey in the Ballymastone and Corballis Lands. Targeted archaeological test excavation took place across geophysical anomalies and topographical features that lie in close proximity to the proposed distributor road through the Ballymastone and Corballis lands.

Consultation with the National Monuments Section of the Department of the Environment, Heritage and Local Government took place to seek approval and guidance in the suitability and acceptability of proposed strategies designed to realise the full archaeological potential of the development area. As part of the Archaeological Assessment study a number of recommendations have been made and developers of the LAP lands shall comply with all recommendations in this report. Developers of the LAP lands shall pay particular attention to the following recommendations:

22.1 Rahillion and Turvey Lands (*Archaeological Map Figure 1*)

A desktop study and field walkover study of the Rahillion and Turvey lands have been carried out. The following recommendations shall be complied with in the future development of these lands:

- ❖ Given the potential for discovery of previously unknown sites in the Rahillion and Turvey lands, it is recommended that further invasive and non-invasive archaeological investigations be carried out.
- ❖ A Geophysical Survey of these lands shall be carried out in order to provide greater definition of any potential subsurface archaeological remains.
- ❖ The areas identified in the survey, as having an archaeological potential shall be subject to licensed archaeological testing to establish the exact nature, extent and origins of the individual sites. This comprehensive testing strategy will serve to facilitate excavation and full resolution if necessary or avoidance of archaeological features as the Department of the Environment, Heritage and Local Government (DEHLG) deem appropriate.
- ❖ Full consultation shall take place with the Department of the Environment, Heritage and Local Government (DEHLG).
- ❖ If no features of archaeological interest are identified after survey, monitoring of groundworks during the construction phase shall be adequate mitigation in order that any soils, features or deposits of an archaeological nature that may survive below ground are identified.

This investigation work carried out at an early stage will facilitate development design and the structuring of appropriate mitigation strategies.

22.2 Ballymastone Lands (*Archaeological Map Figure 4*)

A desktop study, field walkover study, and geophysical survey of the majority of the Ballymastone lands has been carried out. The following recommendations shall be complied with in the future development of these lands:

- ❖ Consultation should take place with the Architectural Advisory Unit of the Department of the Environment, Heritage and Local Government with regard to any development proposed within the Architectural Conservation Area of Portrane Demesne.
- ❖ Townland boundaries can be integrated into developments, however if some or all are to be removed they should be appropriately recorded (their nature and composition established) during archaeological site investigations.
- ❖ The archaeological investigation strategy carried out in the Ballymastone lands has enabled the identification of potential sites and areas of

archaeological potential. The limited amount of archaeological testing carried out has indicated that features identified the geophysical survey in fields 8, 12 and 13 are likely to be archaeological in origin. Further clarification in these areas is required. It has been agreed with the Department of the Environment, Heritage and Local Government that a second phase of archaeological test excavation shall be carried out across all potential anomalies identified in the geophysical survey to establish their nature and extent. A testing methodology for these areas has been agreed with the Department and the suggested test trench locations are indicated in blue in Figure 4.

- ❖ The results from this further phase of investigation works will allow for a targeted mitigation strategy to be developed in consultation with the Department of Environment, Heritage and Local Government. Archaeological features identified to date and by subsequent investigations will be ameliorated by mitigation techniques that will involve either preservation in situ by avoidance (perhaps as open spaces) and by design or preservation by record which depending on the development proposed may involve full or partial excavation.
- ❖ Given the archaeological potential of the remainder of the study area it is recommended that archaeological test excavation be undertaken in the areas where geophysical survey was unsuitable (Field 1, 15, 14, 16, 17). The Department of the Environment, Heritage and Local Government and the National Museum of Ireland shall advise on the remedial action necessary in the event of any archaeological discoveries at this stage.
- ❖ Archaeological monitoring of topsoil stripping at site clearance stage of development is also likely to be required by the National Monuments Section of the Department of Environment, Heritage and Local Government. This will have to be carried out by a suitably qualified archaeologist under licence to the Department and the National Museum of Ireland. An adequate amount of time should be reserved in the ground-works phase of the construction programme for the resolution of any further archaeological remains that may be uncovered during the works. Developers shall make provision to allow for, and fund, whatever archaeological work may be needed on the site if any remains are noted after topsoil removal.

22.3 Corballis Lands *(Archaeological Map Figure 5)*

A desktop study, field walkover study, and geophysical survey of the majority of the Corballis lands has been carried out. The following recommendations shall be complied with in the future development of these lands:

- ❖ Consultation shall take place with the Architectural Advisory Unit of the Department of the Environment, Heritage and Local Government with regard to any development proposed in the vicinity of the two protected structures within the lands.

- ❖ If impacted by development, a photographic record and survey if necessary of structures or features of local heritage or cultural heritage merit shall be carried out prior to demolition.
- ❖ As mentioned previously townland boundaries can be integrated into developments, however if some or all are to be removed they shall be appropriately recorded (their nature and composition established) during archaeological site investigations.
- ❖ The archaeological investigations carried out to date in the Corballis Lands has facilitated the identification of potential sites (two of which are quite large) and areas of archaeological potential identified by the examination of aerial photography and field walkover survey which shall require further pre-development assessment. To allow for a targeted mitigation strategy to be devised in these areas it has been agreed with the Department of the Environment, Heritage and Local Government that the all the potential sites shall be subject to test excavation. A testing methodology for these areas has been agreed with the Department and the suggested test trench locations are indicated in blue in Figure 5.
- ❖ As described above archaeological features identified to date and by subsequent investigations will be ameliorated by mitigation techniques that will involve either preservation in situ by avoidance (perhaps as open spaces) and by design or preservation by record which depending on the development proposed may involve full or partial excavation.
- ❖ Archaeological monitoring of topsoil stripping at site clearance stage of development is also likely to be required by the National Monuments Section of the Department of Environment, Heritage and Local Government. This will have to be carried out by a suitably qualified archaeologist under licence to the Department and the National Museum of Ireland. An adequate amount of time should be reserved in the ground-works phase of the construction programme for the resolution of any further archaeological remains that may be uncovered during the works.

Developer's attention is drawn to the relevant sections of National Monuments legislation (1930-2004), which state that in the event of the discovery of archaeological finds or remains, the Department of the Environment, Heritage and Local Government and the NMI shall be notified immediately. Developers shall make provision to allow for, and fund, whatever archaeological work may be needed on the site prior to, and during the sites development.

The proposed strategies outlined in this study are subject to consultation with and approval from the adjudicating authority. They do not prejudice any further recommendations made by the Department of Environment, Heritage and Local Government or the National Museum of Ireland who may seek additional information or consider alternative strategies.

23.0 WATER SERVICES

23.1 Water

The water supply and pressure in Donabate is deemed to be sufficient to cater for the future development of the LAP lands. Donabate/Portrane is currently served via a single 12" AC main that was laid in the 1970's. Given the age of this main and the number of houses dependent on it, it is considered advisable to provide a second connection to maintain and improve the quality and security of the water supply. The Donabate Augmentation Scheme will provide a 300mm Dia. water main from the 21" AC trunk main along the R132 at Turvey Avenue to connect to the existing system adjoining the Railway Station at Turvey Avenue. The main is expected to be complete by 2009. Development of the LAP area lands can proceed before completion of the augmentation scheme.

The development of the Local Area Plan lands will be in accordance with the Fingal County Council Water bylaws [2004] for preventing the waste, undue consumption, misuse or contamination of drinking water. In line with the principles of water conservation developers may be required to submit a Water Management and Conservation Plan. The potential for re-use of water should be considered as part of this plan.

23.2 Foul Drainage

Donabate is generally a flat low-lying area, with the foul drainage network served by two pumping stations directing flows to the wastewater Treatment Works at Portrane.

The existing wastewater collection system in the Donabate/Portrane area is hydraulically inadequate to accommodate an increase in flows and will require upgrading to meet future demand. Surface water infiltration was identified as the main cause of surcharging in the sewer network.

The existing treatment plant at St. Ita's in Portrane has recently been upgraded to a maximum capacity of 10,000 p.e. This interim plant upgrade has been carried out to ensure that effluent complies with the EU's Urban WasteWater Treatment Directive and provides for development for which planning approval has already been granted and an amount of small scale development pending the completion of a new 65,000 p.e. plant and the upgrading of the network. The proposed new wastewater treatment plant will cater for a population equivalent (p.e.) of 65,000. It will serve Rush, Lusk and the Donabate Peninsula and is scheduled for completion at the end of 2008. A capacity of 35,000 p.e. has been allocated to the Donabate Peninsula. The upgrading of the trunk sewers and pump stations serving the LAP area should be carried out in tandem with the construction of the new treatment plant works.

No occupation of development within the LAP lands, except that catered for by the interim works above, will be permitted prior to the commissioning of the new 65,000 p.e treatment plant and upgrading of the trunk sewers, as there is no capacity available in the existing foul drainage system. No sewer connections to new development within the LAP lands will be facilitated prior to the commissioning of the new treatment plant and upgrading of the trunk sewers.

23.3 Surface Water

The LAP lands are low lying and have historically been prone to flooding at certain locations. All development within the LAP lands will incorporate the recommendations of the "Donabate Surface Water Scheme Assessment Report - Stormwater Management for LAP Lands" prepared by the Council's consultant, Jacobs Babbie 2006. This report provides stormwater management proposals incorporating connections to the existing surface water systems, surface water attenuation, sustainable urban drainage systems and treatment of run-off to ensure that there is no deterioration of water quality in the adjoining river, estuarine and coastal water bodies. All new development must be in compliance with the Greater Dublin Strategic Drainage Study policy document entitled "New Development Volume 2, 2005" and/or other guidelines, which may be in place when seeking approval for development.

New development will be required to use sustainable drainage systems (SuDS), which balance the impact of urban drainage through the achievement of control of run-off quantity and quality and enhancing amenity and habitat. The SuDS principle is to move away from the traditional approach of managing the volume and rate of runoff from larger storm events through rapid collection and disposal of flows into water-courses and to move towards integrating flood control with runoff treatment using more natural means. Wherever practicable runoff flows and pollutants are managed on the site, rather than being directed to the nearest receiving waters. This has the benefits of reducing the problems associated with rapid runoff rates and volumes and the shock loading problems this causes, e.g. flooding, scour, etc; as well as helping to recharge aquifers and groundwater sources more efficiently (an essential element of effective water cycle management). There are also the qualitative benefits with natural treatment of contaminated surface waters (e.g. percolation through the soil) being encouraged.

In general, the maximum rate of discharge of storm water from new developments shall not exceed the green field runoff from the site resulting from a storm with a 1-year return period. Designs should be accompanied by calculations that clearly demonstrate that there will be no increase in runoff and no negative impacts on existing developments, water bodies or other lands. All discharges of storm water shall receive, where appropriate, treatment to remove any contaminants picked up from parking areas, storage areas etc. Any open storage areas shall be adequately bunded /protected so as to prevent the ingress of contaminated surface water to groundwater, piped surface water drains, or adjacent water courses.

In addition to the individual stormwater management systems, regional control measures will be installed to reduce pollutants from contaminated run-off, with the

potential to provide biological treatment. These installations will deal with runoff on a catchment scale rather than at source level. It is envisaged that use will be made of swales along proposed trunk roads and detentions ponds will be strategically sited around the LAP lands according to topography and groundwater capacity. Guidance on the requirements and siting of appropriate SuDS installations are included in the "Donabate Surface Water Scheme Assessment Report - Stormwater Management for LAP Lands", prepared by Jacobs Babbie 2006.

While Ponds can be designed as wet or dry ponds, or wetlands, they are most likely to contribute to visual amenity and biodiversity where they include permanent water body (i.e. a wet pond). The provision of wet ponds or wetlands will be promoted within the LAP lands. The recommended indicative locations for these wet ponds are shown on the LAP map. The ponds should be incorporated within public open space areas.

Drainage and pollution control will be issues not only once the drainage solutions are implemented but also during the construction period, particularly in the area of the LAP lands where large areas will be under development. Planning applications shall include details indicating how flood flows and pollution risk will be controlled during the construction period; particularly at times of heavy earth movement, partial reinstatement and surface finishing as all these aspects can impact upon the groundwater flow regime, and surface runoff characteristics. Consideration should be given to the early construction of detention ponds and planting during the construction period to stabilise the landscape with a view to making these permanent features of the finished sites once the development is complete.

24.0 UTILITIES

24.1 Electricity

Donabate is served by 10 kV lines from a 38 kV substation at Glassmore in Swords. There is not sufficient capacity in the existing network to serve the planned expansion of Donabate town. The planned electrification of the rail line will also have implications for power demands. The ESB have advised Fingal County Council that capacity will have to be improved and that there will be requirements for higher voltage lines as well as a substation which would require to be located close to the development lands. All ESB lines shall be placed underground within the LAP lands.

24.2 Gas

Donabate Peninsula is currently served by gas. Bórd Gáis does not envisage difficulties in extending its service to the LAP area. It is an objective of the LAP to facilitate the provision of gas infrastructure on the Donabate Peninsula.

24.3 Broadband Services

Broadband can be delivered via telephone lines, via cable TV connections or wireless. It is an objective of the LAP to facilitate the rollout of Broadband services within the LAP lands.

25.0 CONSTRUCTION WASTE MANAGEMENT

The potential for unauthorised disposal of soil, construction and other wastes would be of particular significance in the context of the adjoining estuaries and their intrinsic ecological value. In this regard developers must ensure that wastes generated during the construction phase of the development of the lands within the Plan area are appropriately managed to avoid any adverse impact on the adjoining estuaries and associated habitats and species and watercourses including the River Pill.

It is an objective of this plan that developers shall put in place a programme for the proper management of and as appropriate the recovery and/ disposal of soil/ construction/demolition waste material generated at the site during the construction phases of development.

All developers will be required to submit a construction programme setting out a planned programme for the management of and as appropriate the recovery and/ disposal of soil/construction/demolition waste material generated at the site during the construction phases of development.

This programme shall also indicate the location of proposed site depots/storage areas and wheel washing facilities etc.

The levels of cut and fill within the LAP lands should be balanced in so far, as is practicable. Details of any surplus material to be disposed of shall be included in the management programme.

All planning applications/ planning consent applications will have to clearly demonstrate compliance with the above.

25.1 Waste Management

All residential development must have suitable and adequate internal and external storage space designated for 3 waste streams - residual waste (grey bin), dry recyclables (green bin), organic waste (brown bin) - and must comply with the "Waste and Recycling Storage Requirements for Residential and Non-Residential

Developments in Fingal". (These guidelines are currently at draft stage).
All non-residential developments must have suitable and adequate internal and external storage space for segregated waste and must comply with the "Waste and Recycling Storage Requirements for Residential and Non-Residential Developments in Fingal".

26.0 NOISE AND DUST

It is an objective of this plan that developers shall take adequate measures to minimise the impacts of traffic noise and dust on residential amenity during construction phases.

27.0 MECHANISMS FOR IMPLEMENTATION OF THE LAP

In advance of the submission of planning applications or proposals for planning consents

Master Plans shall be prepared and agreed with the Planning Authority for the Corballis and Ballymastone lands.

The design of the distributor road shall be prepared in tandem and in conjunction with the preparation of the Master Plans for the Corballis and Ballymastone lands.

In addition: [1] Strategic Landscape Plans for the LAP lands at Corballis and Ballymastone and [2] A Landscape Plan and Recreational Strategy for each of the designated Class 1 public open space areas shall be prepared in advance of the submission of planning applications or proposals for planning consents. Both [1] and [2] shall be prepared in tandem and in conjunction with the preparation of the Master Plans.

Environmental Impact Assessment: An EIA is required to be submitted for development on each of the three tracts of land at Corballis, Ballymastone and Turvey. This will require co-operation between landowners. The EIA's for the Corballis and Ballymastone lands shall be prepared in tandem with the preparation of the Master Plans for the Corballis and Ballymastone lands.

The EIA for the Corballis lands and any EIA for the proposed distributor road will pay particular regard to Area 3 on figure 5 in the SEA.

Archaeological Assessment: The archaeological assessment of the LAP lands shall be completed and targeted mitigation strategies decided prior to the submission of planning applications on the Rahillion and Turvey lands and prior to the finalisation of the Master Plans for Ballymastone and Corballis.

28.0 PHASING OF DEVELOPMENT

Development within the LAP lands shall take place over a minimum period of 13 years 2006-2019. The maximum number of residential units which shall be built within the LAP lands is 5000.

The phasing of residential development will be constrained to a maximum of 150 units a year until 2010, and the County Manager shall outline to the Council his proposals for phasing thereafter having regard to infrastructure provisions and sustainability. Following this period the maximum of number of units commenced per annum will be 500 until all the residential units proposed have commenced. The number of house/residential unit starts shall be distributed evenly across the 4 separate tracts of land with the exception of circa 300 proposed residential units which may be constructed in the 2007-2008 period on sites located within the Ballymastone lands on the northern side of the Balcarrick Road subject to all of the requirements of Section 27.0 'Mechanisms for Implementation of the LAP' being met.

28.1 House Starts

Only a limited number of house/residential unit starts, maximum circa 300 referred to above, will be permitted within the LAP lands until such time as the following physical and social infrastructure are in place:

1. All of the Class 1 public open space at Ballymastone and at Corballis is provided and developed.
2. The proposed road and footpath improvements at Turvey Avenue are completed.
3. Footpaths are constructed at Beaverstown.

Mechanism for delivery of Class 1 Public Open Space: Developers shall be required to co operate with one another to ensure the delivery and the development of the areas designated as Class 1 public open space in the LAP. In this regard they shall propose a mechanism for the delivery and development of these areas which shall be agreed with the Planning Authority prior to the commencement of development.

28.2 House Occupancy

Only a limited number of house/residential units, circa 300 referred to above, shall be occupied within the LAP lands until such time as the following physical and social infrastructure are in place:

1. The main distributor road [between Hearse Road and Portrane Road] incorporating the new railway bridge crossing is completed [note this restriction only applies to development at Corballis and Ballymastone].
2. Hearse Road is improved and an improved road connection between Hearse Road and the motorway intersection at Lissenhall is provided.
3. A traffic management scheme is implemented within the town centre.
4. The Treatment Plant is commissioned.
5. The primary and post primary schools and library have been constructed at Ballisk

28.3 Local Service Area at Ballymastone

The development of the local service area at Ballymastone shall be commenced before 350 residential units are started. At least 50% of the Local Service Area shall be completed before 700 residential units are occupied. The Local Service Area shall be fully completed before 1000 residential units are occupied.

28.4 Local Service Area at Corballis

The development of the Local Service Area at Corballis shall be commenced before 350 residential units are started. At least 50% of the Local Service Area shall be completed before 700 residential units are occupied. The Local Service Area shall be fully completed before 1000 residential units are occupied.

28.5 Primary School Facilities at Ballymastone

Primary School Facilities at Ballymastone shall be provided before the occupation of 500 residential units at Ballymastone.

28.6 Primary School Facilities at Corballis

Primary School Facilities at Corballis shall be provided before the occupation of 500 residential units at Corballis.

28.7 Key Strategic Landscape Mitigation Measures

Key strategic landscape mitigation measures are to be in place before any housing is built within the Corballis lands.

28.8 Class 2 Public Open Space Areas, 'Green' Routes and Childcare Facilities

Class 2 public open space areas, 'green' routes and childcare facilities shall be provided pro rata in conjunction with the phased residential development.

28.9 Phasing Scheme

A detailed phasing scheme for residential development within the LAP lands including the delivery of the key non-residential elements within the timelines stated above shall be detailed in the Master Plans.

28.10 Reporting

Six monthly reports will be presented to the Council in relation to this LAP detailing progress in the delivery of the physical and social infrastructure proposed in this plan.

28.11 Donabate Forum

In order to ensure that the necessary infrastructure will be provided in an integrated fashion, a Donabate Forum will be set up and the following will be invited to participate:

- (a) All the service providers (including Dept. of Education, HSE, Gardai, Iarnród Eireann, Dublin Bus, ESB)
- (b) Council officials (including Planning, Transportation, Water Services & Parks staff)
- (c) Elected Members
- (d) Community representatives

This Forum will monitor the provision of infrastructure for the area.



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