Planning New Residential Development in Sensitive Coastal Locations

A Case Study in Fingal, Dublin

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17th February 2017
• Spatial Planning - Irish context
• Case Study - Site context
• Protecting and Managing Natura
• Lessons learned
Spatial Planning – Irish Context
Plan Hierarchy

National → Regional → County
Plan Hierarchy - Local Area Plans

- Statutory Plans – 6 Years but can be extended
- Allow for detailed planning policies at local level which accord with the County Development Plan
- Policy context for decision making on planning applications and appeals
- Consultation obligatory – timeframes set in legislation
- Subject to approval by elected members (county councillors)
- Environmental screening required
Green Infrastructure and Natural Heritage

• Strong policy in Fingal Development Plan incorporating:

  Green Infrastructure – A Strategy for Fingal Green Infrastructure Objectives for Local Area Plans

• 5 Key GI Themes:

  Biodiversity
  Parks, Open Space and Recreation
  Sustainable Water Management
  Archaeological and Architectural Heritage
  Landscape
Case Study Pormarnock LAP – Site Context
Baldoyle Bay SPA and SAC
Baldoyle Bay SPA - Features of Interest

- Light-bellied Brent Goose (Branta bernicla hrota) [A046]
- Shelduck (Tadorna tadorna) [A048]
- Ringed Plover (Charadrius hiaticula) [A137]
- Golden Plover (Pluvialis apricaria) [A140]
- Grey Plover (Pluvialis squatarola) [A141]
- Bar-tailed Godwit (Limosa lapponica) [A157]
- Wetland and Waterbirds [A999]
Baldoyle Bay SPA - Bar Tailed Godwit
Baldoyle Bay SAC - Features of Interest

- Mudflats and sandflats not covered by seawater at low tide [1140]
- Salicornia and other annuals colonising mud and sand [1310]
- Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1330]
- Mediterranean salt meadows (Juncetalia maritimi) [1410]
Baldoyle Bay SAC - Features of Interest
Case Study – Protecting and Managing Natura 2000

Portmarnock South LAP
## Challenges & Opportunities

### Challenges
- Location - Natura 2000 sites
- Existing Local Plan
- Developer buy in
- Extent of Development
- Aligning stakeholders
- Physical Infrastructure and level of development

### Opportunities
- Location
- Regional Park
- Linkages
- Manage movement
- Manage environment
- Education
- Policy Framework
Plan Approach

The focus for this strategy is on integrating a network of natural habitat/biodiversity locations, parkland for low intensity recreational uses, heritage features, green routes, surface water and flood risk management with development areas.
Green Infrastructure and Natura 2000
Recognising the interconnectedness between different elements of the Plan
Key Elements of the Process

• Lead-in time
• Building the layers to provide development context
• Facilitating & co-ordinating multiple stakeholders
• Integration with AA and SEA process
• Procurement
• Approval of Elected Members
Plan Achievements

- Protection of biodiversity & Natura 2000
- Integration of development, people and environment
- Negotiation & consensus of stakeholders
- Certainty for developer
- Approval of local community
- Land transfer to Council
- Ability to manage natural areas into the future
Gentle giants that could enrich our parks
Highland cattle around Lucan, Malahide and Baldoyle? The way they eat, and trample the ground, has surprising benefits for biodiversity, helping to bring rare plants back to life. Irish Times 2013
Lessons Learned
Lessons Learned

• Strong commitment & leadership
• Dependable Surveys: early, relevant, wide
• Interdisciplinary/agency working essential
• Policy context crucial
• Influencing – recognising opportunity
• Continuity of approach
  • Management goals
  • Staff awareness

• Learning is ongoing and evolving