

4.1.5 RAHILLION / ST ITA'S LOOP

Connecting Portrane Village and Beach, St Ita's, Rahillion and Ballymastone LAP lands, Fingal Coastal Way (Rogerstown Estuary north of Rahillion), Donabate Village and Train Station.

Approximate Total length (when fully complete): 9 km
 Length of Route completed to date: 5 km
 Length of Route to be completed: 4 km
 Cycle / Pedestrian / Wheelchair / Buggy: Accessible to All

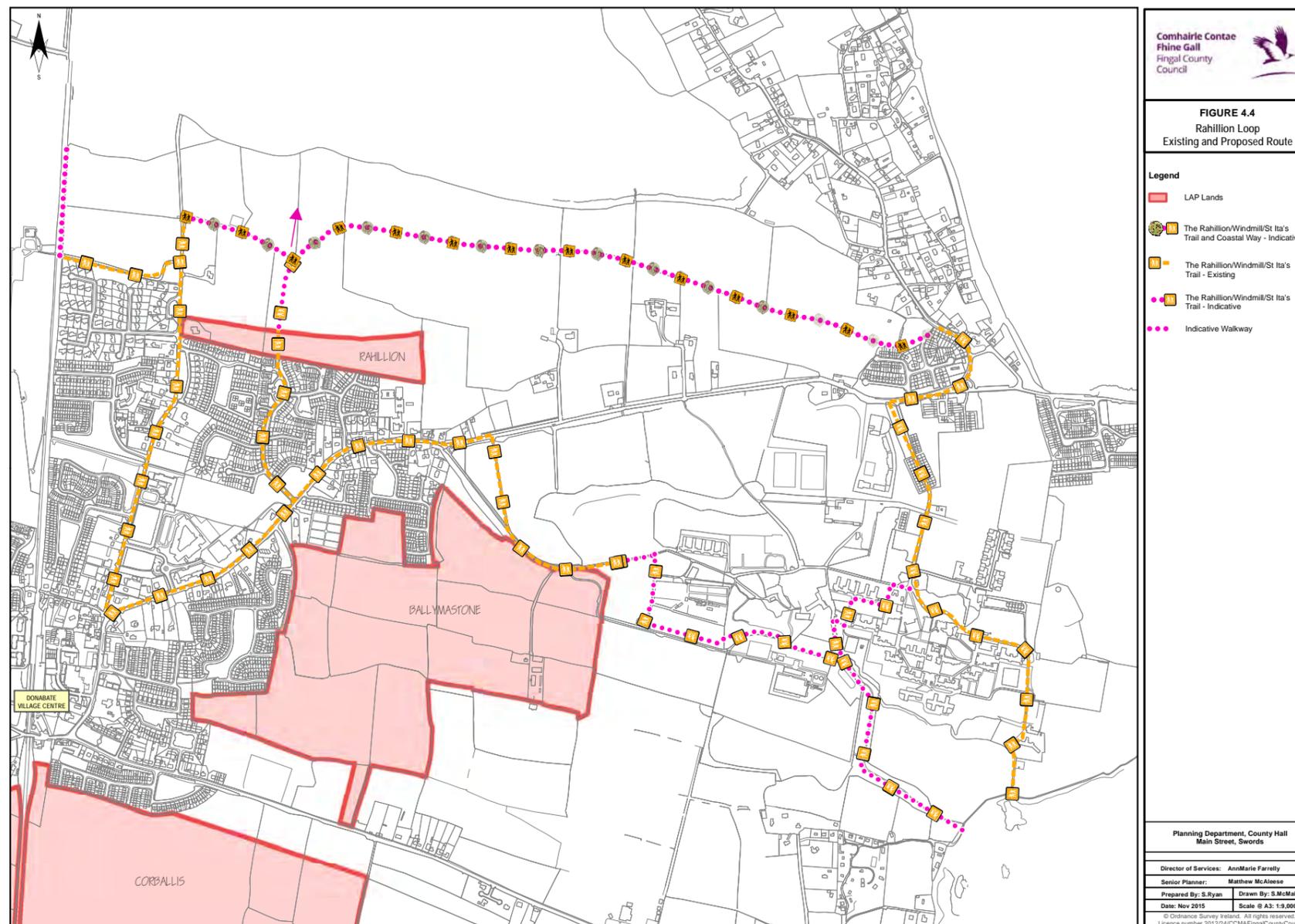


Figure 4.4 Rahillion / St Ita's Loop - Completed And Proposed Route

Access will also be provided from the Rahillion and Ballymastone LAP lands into Donabate Village and Train Station. Much of this route is already in place and follows existing roads, such as the Beaverstown Road (which runs parallel to the Railway Line) and the Portrane Road (which runs from Donabate Village to St Ita's and Portrane). Some upgrade works may be required along the existing roads with improved signage and delineation of cycleways and pedestrian paths. Some small sections of this route require completion through St Ita's, and are proposed as part of the development of the new modern psychiatric health care and ancillary facilities (National Forensic Mental Health Service Hospital), recently permitted by An Bord Pleanala.

There is a large straight stretch of approximately 2km running in an east-west direction from Portrane to the Railway Bridge over Rogerstown Estuary, which requires design and permission. This will complete The Coastal Way at this location. Construction of this section of the Rahillion Loop / Fingal Coastal Way will provide a dual function in completing a key component of the Fingal Coastal Way, but also in creating an accessible green looped walkway from Donabate to Portrane. Access will also be provided from the Rahillion LAP lands to St Patrick's primary schools. The completion of the Rahillion Loop will be tied into the development of the LAP lands at Ballymastone and Rahillion. Phasing details are given in Section 9.

The completed and indicative sections of route that require completion (approximately 4km) are indicated in Figure 4.4.



4.1.6 Fingal Coastal Way (Connecting Malahide And Rogerstown Estuaries)

This route will run along the length of the entire coastline of Fingal. The section running along the Donabate Peninsula will connect Malahide Estuary to Donabate and Portrane Beaches and northwards to the bridge over the Rogerstown Estuary.

Approximate Total length (when fully complete): 12 km
 Length of Route completed to date: 8.5 km
 Length of Route to be completed: 3.5 km
 Cycle / Pedestrian / Wheelchair / Buggy:

Pedestrian
 Friendly. Some sections will not be accessible to Cycle / Wheelchair / Buggy Users.

FDP 2011-2017 provides for the development of Fingal Coastal Way, a strategic walking and cycling route from Howth to north of Balbriggan. This is further supported in the objectives contained within the Fingal Tourism Strategy 2015-2018 (Section 6.3).

A shared greenway for walking and cycling is proposed along the Peninsula coastline in Donabate / Portrane. Whilst the LAP lands are not located on the coastline, there are a number of cycling and walking routes through the LAP lands which will link into the Fingal Coastal Way and can be easily accessed from the LAP. The area north of the Rahillion LAP lands shows an 'indicative area' of the Coastal Way, which would complete this coastal route.

The proposed green routes through the LAP lands and the Fingal Coastal Way will integrate nature, amenities and open space on the Peninsula lands. As outlined in paragraph 4.1.3 appropriate mitigation measures will be required to protect sensitive landscape and ecology.

Further detail on the Fingal Coastal Way and the benefits for tourism are detailed in Section 6.3.

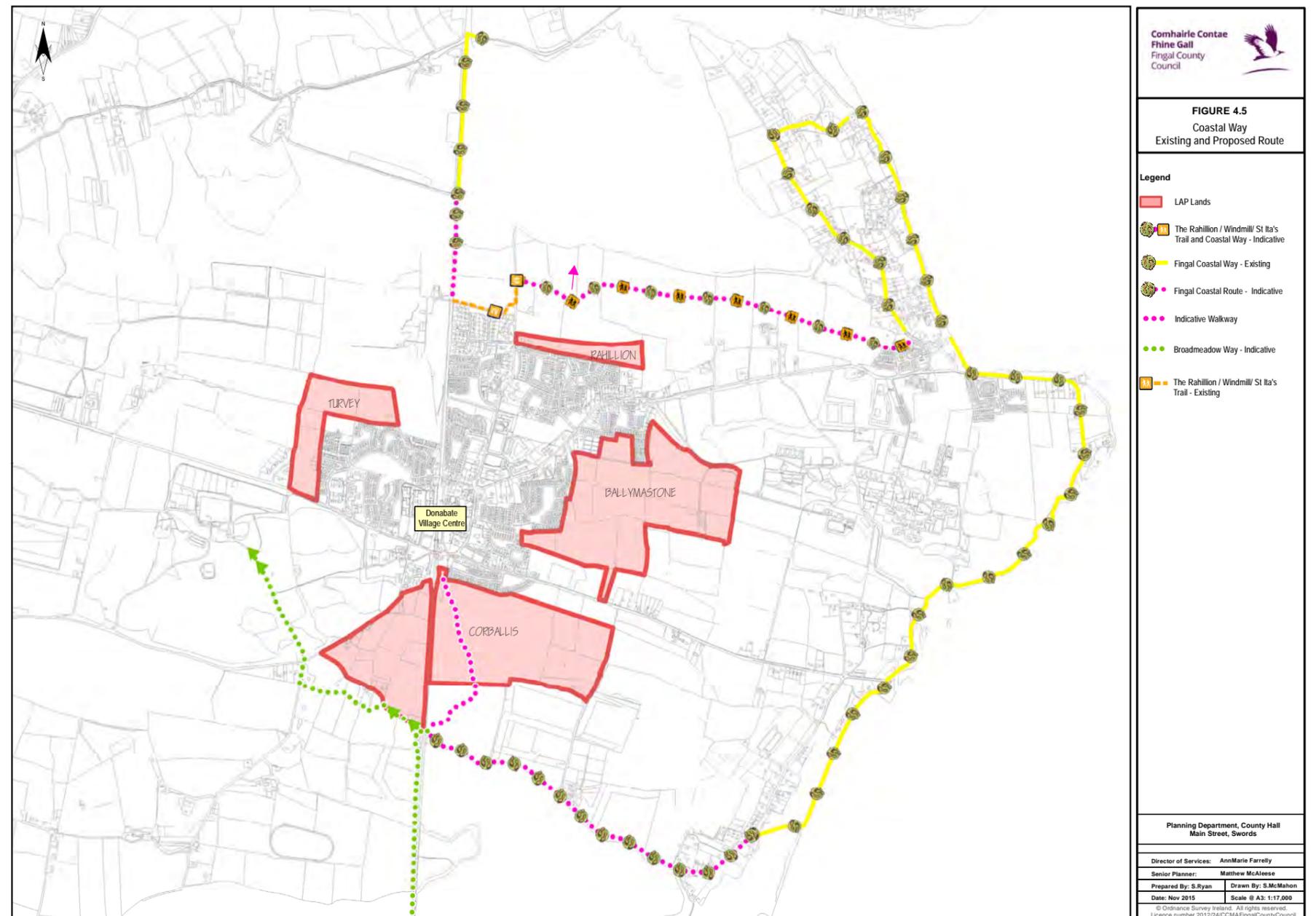


Figure 4.5 Coastal Way / Rahillion - Completed And Proposed Route

4.1.7 BROADMEADOW WAY

The Broadmeadow Way is a proposed pedestrian/cycle trail between Donabate and Malahide. It is a critical link in the Fingal Coastal Way route as it spans the Malahide Estuary, thereby linking two peninsulas. The overall length of the trail is approximately 6km and it will benefit both commuters and recreational users. The Council is currently progressing this project through the required statutory planning and environmental approvals process.

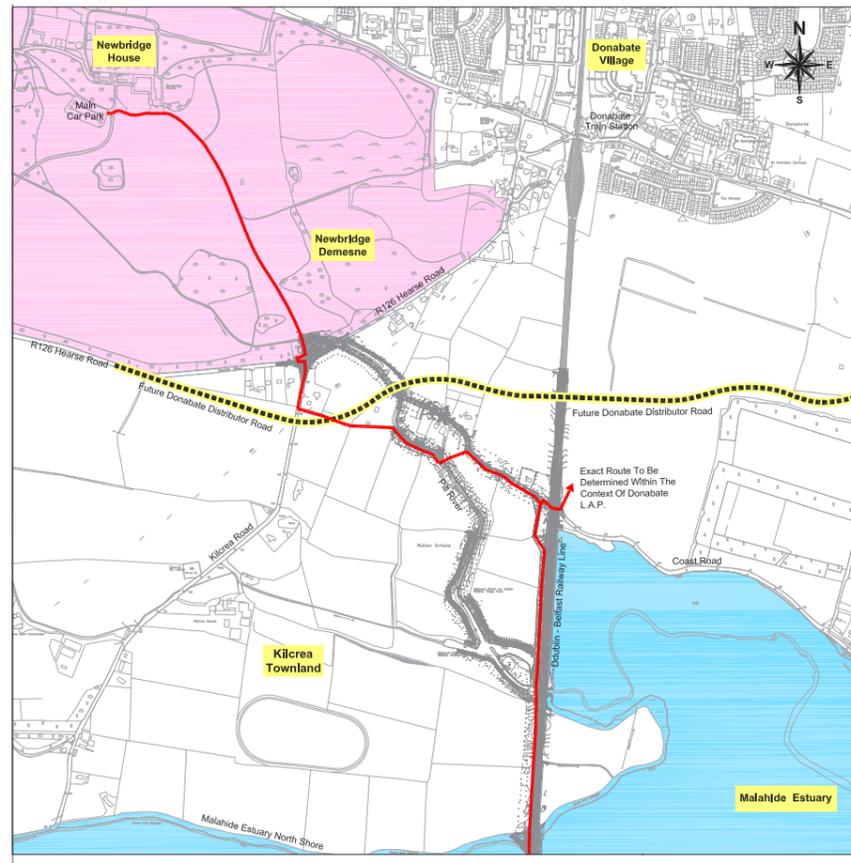
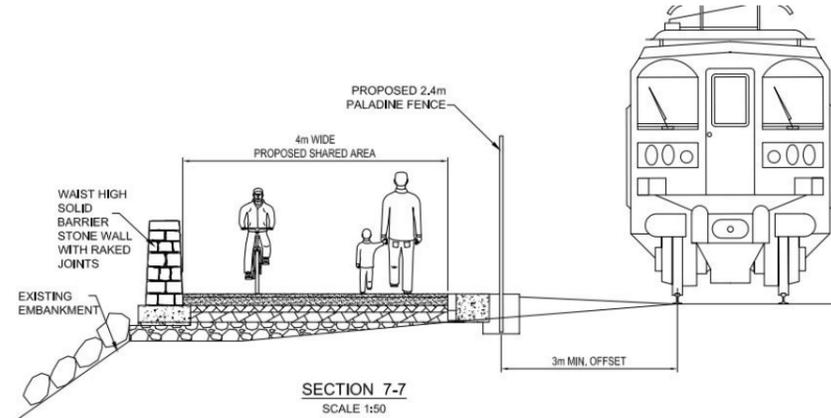


Figure 4.6 Broadmeadow and pedestrian / cycle trail Indicative section – subject to detailed design assessment and approval.



Broadmeadow Way Connections to Corballis and Donabate Village
 Whilst the principal routing of the Broadmeadow Way links Malahide Demesne to Newbridge Demesne, an opportunity exists to provide connections from this route to Donabate Village through the Corballis LAP lands. This will maximise the accessibility of Donabate.



Figure 4.7 – Corballis Nature Park image showing the proposed cycleway link with the Broadmeadow Way.

4.1.8 Dedicated Signage System

A designated signage system should be put in place for the proposed Coastal Way and other walking / cycling routes around Donabate in order to encourage their use and popularity. A dedicated network of pedestrian / cycle routes will alleviate pressure from the sensitive dune and coastal landscapes of Donabate and Portrane Beaches. Visitors to the area and local residents will be facilitated in a manner that ensures that the conservation objectives for the area are not compromised and that recreational access to the beaches and estuaries are appropriately promoted and managed.



An example of dedicated signage illustrating different walk and cycleways (Source: Manukau coastal walkway, NZ)

Biodiversity Information Boards

Well designed information boards should be placed at appropriate locations along green routes through the LAP lands. These biodiversity and heritage information boards should display information on habitats / bird species or other items of interest relevant to the plan lands and encourage knowledge and understanding of the importance of their protection.



Example of biodiversity signage, Baldoye Bay

4.2 OPEN SPACE AND RECREATION

4.2.1 Newbridge House and Demesne

Newbridge Demesne is a highly valued community and tourism resource and it is well used by a wide range of groups and individuals with average visitor numbers of approximately 500,000. It is the only surviving intact 18th Century Demesne in Dublin and it has changed little over the course of its history. The house, designed landscape, farmyard and walled garden are rare surviving examples of an historic estate. There is a museum, adventure playground, café / tearooms, pet farm, walled gardens and a variety of woodland and garden walks, which are a key attraction for the local and visiting community.

The Demesne also hosts a number of events during the year including Christmas and Easter family activities and 'The Flavours of Fingal' County Show, which is held in the Summer and attracts approximately 100,000 people, annually, to the area (Section 6 contains more detail on the tourism potential of Newbridge Demesne). It is recognised that Newbridge needs significant investment if it is to fulfil its potential as a community resource and at the same time protect the significance of the heritage of the site. The development approach will be informed by the Newbridge House and Demesne Conservation Plan (expected to be published in early 2016). It devises an Action Plan for Newbridge Demesne and makes recommendations for improvements in the area.

Proposed walking and cycling routes illustrated in the LAP have been carefully considered in the context of this Conservation Plan, utilising existing trails and tracks, where possible. These will integrate the Demesne with the wider catchment of Donabate and provide a strong relationship between the Demense and the locality.

4.2.2 Turvey Nature Reserve and Allotments

Since 2008, Fingal County Council has been developing Turvey Nature Reserve, which includes 250 allotments, car parking, 3km of walkways, woodland and hedgerow planting, hay meadows, picnic areas, reintroduction of cattle to graze grasslands and interpretative facilities. Birdwatch Ireland operates two hides at Turvey Nature Reserve (viewing birdlife in Rogerstown Estuary), which are staffed with wardens at weekends.

Figure 4.2 illustrates the connectivity of the proposed green routes and the linking up and completion of the Turvey Trail, which will connect Turvey Nature Reserve with Newbridge Demesne, Donabate Village and the LAP lands at Turvey and Corballis.



4.2.3 Donabate and Portrane Beaches

Beaches located at Donabate and Portrane are a valuable natural resource widely used by the local community and visitors to the Peninsula. Balcarrick Beach in Donabate and Portrane Beach both achieved Blue Flag status in June 2015, with both beaches also awarded a 'Green Coast' award for their clean environment, excellent water quality and natural beauty. The blue flag award is given to beaches which meet strict criteria in relation to water quality, water safety, facilities and overall management factors including environmental education and litter control.

The LAP supports the provision of environmentally sensitive, good quality, access to the beaches; and recognises the need for improved visitor facilities.



Martello Tower at Balcarrick, Donabate

4.2.4 Playgrounds

There is an excellent playground located in the grounds of Newbridge House, which is a valuable resource for the young families in the area. However, there is a need for additional smaller play facilities in other parts of Donabate, particularly close to the town centre. The LAP should seek to provide suitable play facilities as part of all new residential development and to provide a range of play equipment to cater for a variety of age groups. Youth activity spaces such as skate parks, etc, should also be incorporated into larger developments.

4.3 HIERARCHY OF OPEN SPACE - PUBLIC AND PRIVATE

The provision of accessible open space is an integral part of the provision of high quality green infrastructure for communities and forms a core element in the emerging Green Infrastructure Strategy for the County. Public/Private open space provision as part of residential schemes must conform to the standards set out in the FDP 2011-2017 or any future development plans.

Public open space shall be accessible to the general public and overlooked by high quality frontage buildings, where appropriate. The required quantum of open space will include a minimum of 10% of the LAP residential lands as per Objective OS02A of the FDP 2011-2017.

Objective OS04 of the Development Plan requires that 'every home within a new residential scheme be located within 100 metres walking distance of a pocket park, small park, local park, urban neighbourhood park or regional park.' However, in certain circumstances, where the open space standards cannot be achieved or where more intensive recreational uses are deemed to be desirable, the Council may consider arrangements whereby appropriate intensive facilities may be provided in lieu of open space of lesser utility. Intensive recreational/amenity facilities should be in the form of buildings or enclosures, which may include indoor or all-weather recreational facilities.

Newbridge Demense is a large regional park with high quality open space, which is very accessible to all LAP lands. It may therefore be preferable to direct some investment towards intensive / amenity facilities at Ballymastone Recreational Campus, including a flood-lit, all-weather pitch, and associated recreational and sporting facilities. The cost of providing and developing the public open space outlined in this Local Area Plan shall be borne in all cases by the relevant developer.



Figure 4.9 – Donabate Open Space, Recreation and Amenity Areas

Table 4.1 Hierarchy, Accessibility & Function of Open Space within Donabate LAP

Type of Public Open Space	Location and Function	
Regional Park (Class 1 Public Open Space)	Newbridge Demesne Provide for a large range of uses. Biodiversity / Habitat areas, passive and active recreation, Conservation, Demesne House (Museum) and tea rooms, urban agriculture, pet farm, adventure playground, retains historic demesne hedgerows and boundaries, managed pedestrian and cycling routes through the parkland demesne.	c. 150 hectares
Ballymastone Recreational Hub (Class 1 Public Open Space)	Ballymastone Passive and Active recreation facilities including proposed all-weather pitch, sports clubs, athletic facilities, movement corridor, biodiversity conservation and enhancement, SUDS integration. Cycling and pedestrian linkages.	
Corballis Wetlands Park (Class 1 Public Open Space)	Corballis Retain historic coastal boundaries, riparian corridor, movement corridors, biodiversity conservation and enhancement, SUDS integration. Urban agriculture opportunities, livestock conservation programme, Cycling and pedestrian linkages.	

Type of Public Open Space	Location and Function	
Turvey Linear Park (Class 2 Public Open Space)	Turvey Linear Park Retain hedgerows, movement corridor, biodiversity, conservation and enhancement, SUDS integration. Links to Rogerstown Estuary, Newbridge Demesne, Turvey Allotments and Nature Reserve. Informal play areas. Cycling and pedestrian linkages.	
Small Parks & Pocket Parks (Class 2 Public Open Space)	LAP Neighbourhoods at Rahillion, Ballymastone, Turvey and Corballis Provide for biodiversity conservation and enhancement, playground facilities, passive recreation and interaction space. Informal play areas. Maximum passive surveillance to be achieved with housing fronting onto pocket parks. Playground facilities to be provided in all schemes > 50 units.	
Local Centre Civic Space at Corballis (Supporting Public Infrastructure)	Civic Space at Corballis Interactive public space at Corballis. Flexible space for local events, outdoor seating, soft landscaping.	

4.3.1 Open Space Hierarchy

The provision and management of open space on the LAP lands will be guided by the Council's Open Space Strategy (November 2015). The Strategy outlined in this LAP provides for a hierarchy of open spaces in line with Development Plan requirements, which will serve the plan area and provide links to the wider network of green spaces and coastal recreational areas, as follows:

Newbridge Demesne – Regional Park

Newbridge Demesne will be of benefit to the new and established communities in Donabate. The Demesne and its associated facilities are a highly valued community and tourism resource, with significant potential for further tourism and recreational development in the future, subject to availability of resources.

Ballymastone Educational and Recreational Hub

The designated open space lands at Ballymastone will accommodate the expansion and consolidation of active recreation facilities to form a significant Active Recreational Hub, including a new all-weather pitch, athletics track and other sporting facilities. The facilities proposed here will support and strengthen existing recreational facilities (St Pats and St Ita's football clubs) and will be accessible to existing and proposed residential communities. School site provision is also included at this location. A Masterplan for this area will guide its development in the future.

Corballis Nature Park

These open space lands south of the LAP area will be managed as a natural landscape to ensure that the lands continue to play host to a variety of bird/wildlife with controlled public access to this open parkland given its sensitivity. SUDS features will be incorporated into the parkland in the form of a regional wetland area to provide a suitable habitat for wildlife, as well as a pleasant amenity. The habitat protection measures and amenity uses proposed within these open space lands must accord with AA measures outlined in the Natura Impact Report (Appendix 3). Section 8.2.4 contains more detail on the Nature Park at Corballis. This park shall be transferred to Council ownership prior to the occupation of any units in Phase 2.

Turvey Linear Park

A small linear park is proposed at Turvey, running in a north-south direction through the Turvey LAP lands. The layout reflects the landscape character that currently exists here, with its edges formed by the existing townland hedgerow boundaries. The retention of existing hedgerows along the western boundary at Turvey will support existing native bird species providing a valuable feeding source and shelter. This linear park will be central to the overall identity of this area and will be an important amenity for future residents providing a pedestrian and cycleway to Rogerstown Estuary, Newbridge Demesne, Turvey

Allotments and Nature Reserve. A number of pathways are proposed from this park area linking existing and future residential development. A playground is also proposed. Links to Donabate Village and local schools will also be provided through the existing Beverton Estate.

Pocket Parks

Pocket parks will be located at regular intervals throughout the LAP lands to ensure good access to public open space. Each pocket park will be a minimum of 400 sq. metres and will be designed as a space suitable for smaller children (i.e. general play / kick-about area) providing an important visual and social function. Exact location, design and dimensions for pocket parks will be determined at design stage in accordance with open space requirements as set out in the Development Plan. Design principles should provide for dwellings fronting onto pocket parks to ensure maximum passive surveillance.

Civic/Public Space

The proposed small local centre at Corballis will be arranged around a civic space / square, overlooked by local shops, school and services. The square will incorporate flexible spaces for local events and small markets with zones for outdoor café seating. Some elements of soft landscaping will also be incorporated including, where appropriate, semi-mature tree planting. The detail for the layout of this civic area shall be agreed through the Development Management process. Public open space areas should be overlooked by residential units in the interests of residential amenity and maximising the level of informal supervision. These areas shall be provided and developed at the developer's expense and dedicated to Fingal County Council. Where considered necessary, the Council may require a landscape design plan for a planning application of less than 10 units.

4.3.2 Private and Semi-Private Gardens

Private and semi-private gardens will collectively represent one of the largest green infrastructure resources within the LAP lands. They are an important contributor to local environmental quality. Private gardens can play a role in hosting wildlife and can be useful 'stepping stones' allowing wildlife to move between sites. While private gardens are not subject to external management policy and control, residents should be encouraged and helped to manage them in ways that are sympathetic to wildlife as well as other green infrastructure functions – notably sustainable urban drainage. Private open space for residential schemes shall be provided in accordance with Development Plan standards. Private rear garden areas of new dwellings shall accord with the relevant Development Plan standards.

OPEN SPACE WITHIN DONABATE LAP

GREEN INFRASTRUCTURE OBJECTIVES

OBJECTIVE 4.1

Support the completion of pedestrian / cycle routes (greenways) at Turvey / Newbridge Loop, Rahillion / St Ita's Loop and the Fingal Coastal Way in tandem with the phased delivery of development of LAP lands.

OBJECTIVE 4.2

Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of Natura 2000 sites, the provision of accessible parks, open spaces and recreational facilities, the sustainable management of water, the maintenance of landscape character including historic landscape character and the protection and enhancement of the architectural and archaeological heritage.

OBJECTIVE 4.3

Develop a suitable link from the proposed Broadmeadow Way through the LAP lands at Corballis and linking through to Donabate Village.

OBJECTIVE 4.4

Promote and develop a combined greenway for walking and cycling along the Peninsula coastline and complete an inter-connected network of looped green paths (walking and cycling) through the LAP lands at Rahillion, Corballis and Turvey, as well as Donabate Village, existing and proposed residential areas, schools, Turvey Nature Reserve & Allotments, Newbridge Demesne, Estuaries and the beaches. The walkways shall be designed and sited to reflect and integrate with their setting subject to Appropriate Assessment and detailed design assessment.

OBJECTIVE 4.5

Provide, as part of the Fingal Coastal Way, an agreed and appropriately designed combined pedestrian and cycle route, with linkages to the proposed GDA Cycle Network, minimizing access points and signage to avoid disturbance to ecologically sensitive locations and ensuring the integrity of the protected habitats and species within Rogerstown and Malahide Estuaries and the ecological buffer zones within the plan lands.

OBJECTIVE 4.6

Provide appropriately scaled children's playground facilities and youth activity spaces within residential development, having regard to relevant Fingal County Development Plan policy, Department of Environment guidance and best practice.

OBJECTIVE 4.7

To provide a large multi-functional playground at Ballymastone with a range of facilities to cater for a variety of age-groups (toddlers to teens).

OBJECTIVE 4.8

Allow recreational/amenity facilities (indoor or outdoor) of a more intensive nature to be provided in tandem with larger developments in lieu of open space requirement. Such facilities may be located where they better meet the needs of the population either on site or located within the open space accessible to the homes it serves, in line with relevant Development Plan standards.

OBJECTIVE 4.9

Ensure that proposals for parks, open space and recreational facilities which may have an impact on the Natura 2000 network either directly or indirectly are subject to Appropriate Assessment and are given very careful consideration.

OBJECTIVE 4.10

Provide an integrated network of open spaces, pocket parks and pedestrian / cycle routes through the implementation of the Open Space Strategy outlined in the LAP.

OBJECTIVE 4.11

Require a detailed high quality open space and landscape design plan including specifications, prepared by suitably qualified professionals, to be submitted with all planning applications for developments in excess of 10 residential units.

OBJECTIVE 4.12

Require properly constituted management companies to be established and ensure that the necessary management structures are put in place where it is intended that open spaces will be retained in private ownership.

OBJECTIVE 4.13

Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein.

OBJECTIVE 4.14

Undertake an early assessment (beginning in 2016), including appropriate assessment, of the walking and cycling routes proposed near Rogerstown and Malahide Estuaries, including the crossing points of the estuaries, to establish viable routes and design options.

5.0 LANDSCAPE

5.1 LANDSCAPE ASSESSMENT

The LAP lands can generally be described as generally flat semi-rural landscape, which is dominated by the coastal and estuarine environment which gives rise to a unique landscape character. Fingal's coastline is a very important wildlife resource with protected sites and wildlife species found along Fingal's shores. Significant portions of the coastline are also visually sensitive as evidenced by the many protected views and prospects, high amenity zonings and highly sensitive landscape designations.

5.1.1 Landscape Character Assessment

The overall shape of Donabate will change and grow as a result of the anticipated population growth and associated development. The challenge is to manage our landscape so that change is positive in its effects, to protect the landscapes of value. Landscape Character Assessment is designed to assist in achieving this goal. FDP 2011-2017 divides the County into 6 Landscape Character types, with each type given a value through the consideration of such elements as aesthetics, ecology, historical, cultural, religious or mythological.

The LAP lands at Turvey and the LAP lands west of the railway line at Corballis are classified as 'Low-Lying Agricultural' lands. The LAP lands at Rahillion, Ballymastone and the lands east of the railway line at Corballis are classified as 'Coastal'. A small section of the southern tip of the Corballis LAP lands are included within the 'Estuary' designation. The landscape character type, value and sensitivity are summarised in the table below.

TABLE 5.1 – LANDSCAPE CHARACTER TYPES

LOW LYING CHARACTER TYPE (LAP lands at Turvey and LAP lands at Corballis west of railway line)	LANDSCAPE VALUE	LANDSCAPE SENSITIVITY
This is an area characterised by a mix of pasture and arable farming on low lying land with few protected views or prospects. The Low Lying Character Type has an open character combined with large field patterns, few tree belts and low roadside hedges. This low lying area is dominated by agriculture and a number of settlements. It contains pockets of important value areas requiring particular attention such as important archaeological monuments and demesnes.	MODEST	LOW

COASTAL CHARACTER TYPE (LAP lands at Rahillion and LAP lands at Corballis east of railway line)	LANDSCAPE VALUE	LANDSCAPE SENSITIVITY
The Coastal Character Type forms the eastern boundary of the County and contains a number of important beaches, islands and headlands that together create a landscape of high amenity and landscape value. The land is generally low lying, with the exception of some prominent headlands and hills. There are a number of important demesne or estate landscapes containing important woodlands in or adjoining this area at Ardgillan, Hampton, Milverton and Portrane. Views along the coast are generally contained within headlands, ridgelines and harbours, creating a number of visual compartments. The Coastal Character Type is categorised as having an exceptional landscape value. This value is arrived at due to the combination of visual, ecological, recreational and historical attributes. The area has magnificent views out to sea, to the islands and to the Mourne and Wicklow mountains and contains numerous beaches and harbours. The area's importance is highlighted by the High Amenity zoning covering substantial parts of the area. The area is rich in archaeological, architectural and natural heritage and is of high ecological value.	EXCEPTIONAL	HIGHLY SENSITIVE

ESTUARY CHARACTER TYPE <i>(Portion of LAP lands at Corballis)</i>	LANDSCAPE VALUE	LANDSCAPE SENSITIVITY
<p>Along the coast of Fingal there are three large sand spits which have created protected estuarine and saltmarsh habitats of great ornithological and ecological interest at Rogerstown, Swords/Malahide and Baldoyle. The three estuaries are Natura 2000 Sites (Special Protection Areas and Special Areas of Conservation). The estuaries are also designated proposed Natural Heritage Areas and Ramsar sites. The margins of the estuaries are generally free of development with the exception of Malahide along the south side of the Swords/Malahide estuary. The flat horizontal nature of estuaries means that views are generally contained within the low hills and dunes that enclose these areas. There are some groups of trees to the edges of the estuary zones especially to the north side of the Swords/Malahide estuary. The character of these zones can alter depending on the tidal condition. The Estuary Character Type is categorised as having an exceptional value, recognised by the EU designations (candidate Special Areas of Conservation and Special Protection Areas) that apply to each in addition to national designations such as proposed Natural Heritage Areas and Ramsar. The aesthetic quality of the estuaries is also outstanding</p>	<p>EXCEPTIONAL</p>	<p>HIGHLY SENSITIVE</p>

(Source: FDP 2011-2017, pg 185)

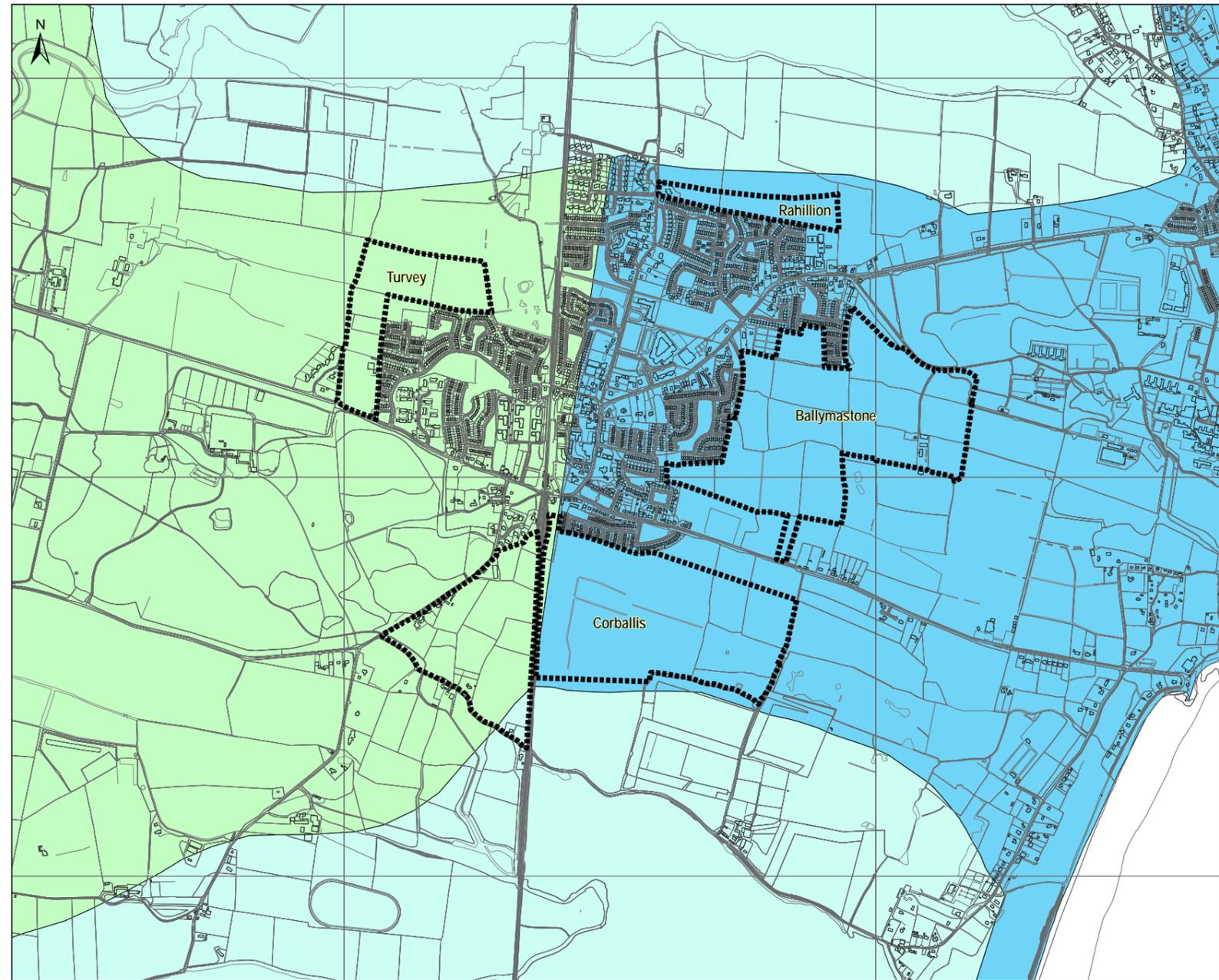


Figure 5.1 Landscape Character type for Donabate and surrounds

Comhairle Contae Fhine Gall Fingal County Council

Figure 5.1
Donabate Landscape Character Types

Legend

- Donabate LAP lands
- Coastal
- Estuary
- Low Lying Agricultural

Planning Department
Main Street, Swords, Co Dublin

Director of Services : AnnMarie Farrelly
Senior Planner : Matthew McAleese
Prepared By : S Ryan Date: November 2014
Drawn By : S McMahon Scale: 1:4500
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5.1.2 Principles for New Development within Landscape Character Areas

Fingal has established principles for new development in these landscape character areas, which are included within the FDP 2011-2017 (Section 5.4), and which are incorporated into this LAP. These can be generally summarised as follows:

- Sites with natural boundaries should be chosen, rather than elevated or open parts of fields. The form of new developments should be kept simple and they should be sited within existing shelter planting or within the contours of the land to minimise visual impact.
- The retention and active management of trees and woodland blocks should be promoted.
- The use of trees and woodlands to contain new development should be encouraged. Strong planting schemes using native species, to integrate development into these sensitive landscapes, will be required. New planting needs to be carefully located and selected.
- The management of the river margins should be promoted and development along the riverside which will intrude on the character of the river valleys should be restricted.
- Estuary margins and any hedgerows along the margins must not be disturbed.
- The special character of the coast should be protected by preventing inappropriate development on the seaward side of coastal roads.
- The character of the coastal visual compartments should be retained by preventing intrusive developments on headlands, promontories and coastal lands within the compartments. The coastal skyline should be protected from intrusive development.

5.1.3 Protected Views

It is an objective of FDP 2011-2017 to preserve views along the Corballis coast road, which runs from the railway line east along the coast towards The Island Golf Club. This road provides views over the Malahide Estuary. There is also a Development Plan objective to preserve views from the coast road in Malahide looking north over the Estuary towards Donabate. There is a need to protect and conserve views and prospects adjoining public roads throughout the County for future generations. In assessing views and prospects it is not proposed that this should

give rise to the prohibition of development along these routes, but development, where permitted, should not hinder or obstruct these views and prospects and should be designed and located to minimise impact.

Planning applications in sensitive visual locations shall be accompanied by a Visual Impact Assessment, including cross sections and photomontages to assist the Planning Authority in determining the full visual impact of proposed development on the plan lands and on the high amenity lands adjoining. This should form part of the overall urban design appraisal.

5.1.4 Trees and Hedgerow

The loss of trees and hedgerows should be minimised and where removed should be compensated and replaced on site. The retention of trees and hedgerows is critical in protecting the positive attributes of landscape character and heritage features of the plan lands. FDP 2011-2017 Objectives OS31 and LC08 seek to, *'ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated into the design of developments'* and *'prohibit proposals necessitating the removal of extensive amounts of trees, hedgerows and historic walls or other distinctive boundary treatments.'*

Therefore, in compliance with the FDP 2011-2017 policies and objectives, it is an objective of this LAP to ensure existing trees and hedgerows are preserved and incorporated into the design of future development schemes. It is acknowledged that breaks in hedgerows will be required for pedestrian and vehicular access. Where pedestrian bridges/vehicular bridge(s) are required over an existing watercourse, they shall be aesthetically pleasing, safe and inviting, and be designed to a high architectural specification.



Hedgerow and Trees along Hearse Road