

Getting mitigation incorporated early in the planning process: From mitigation identified in Local Area Plans to onsite works

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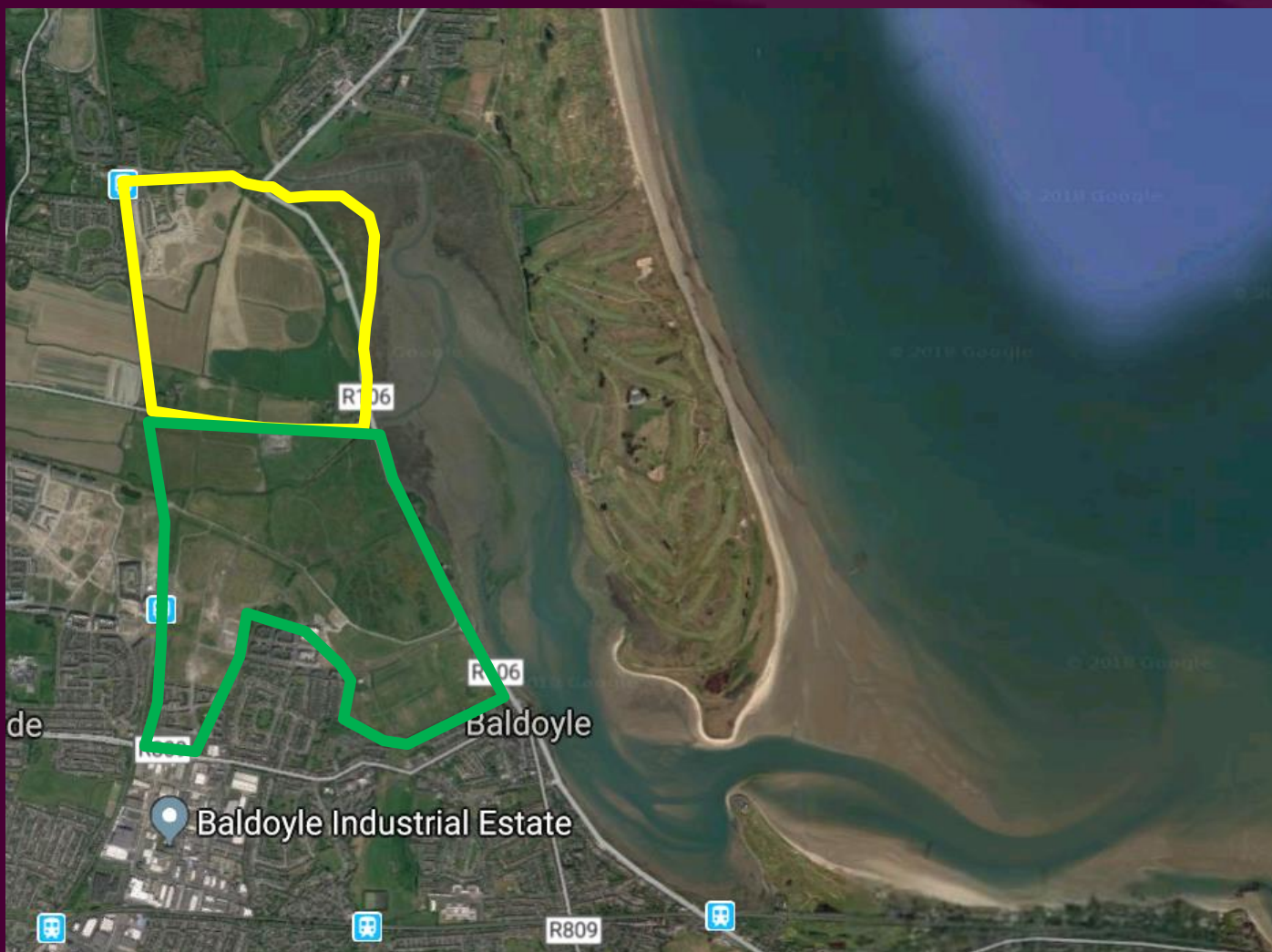
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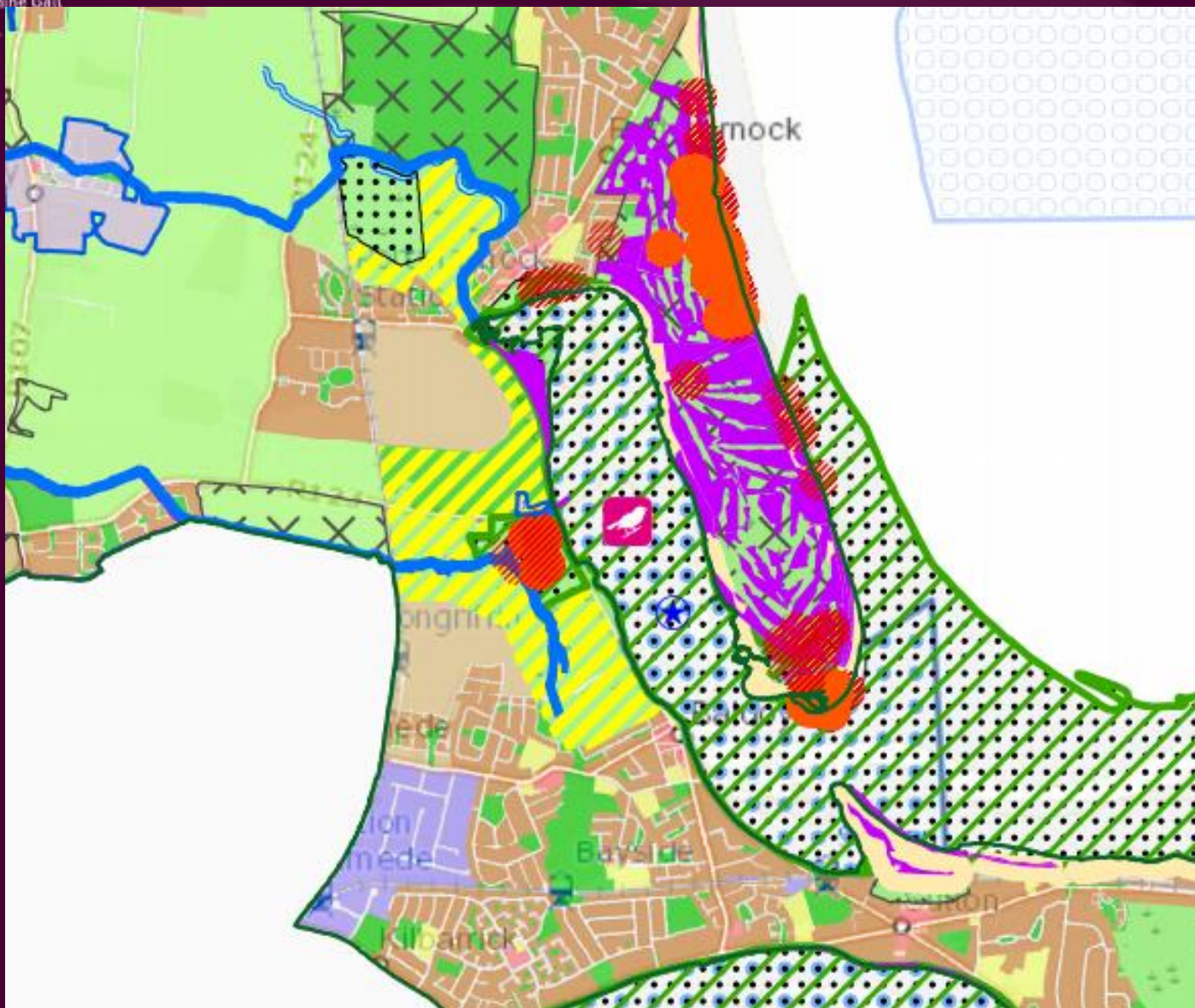
Local Area Plans





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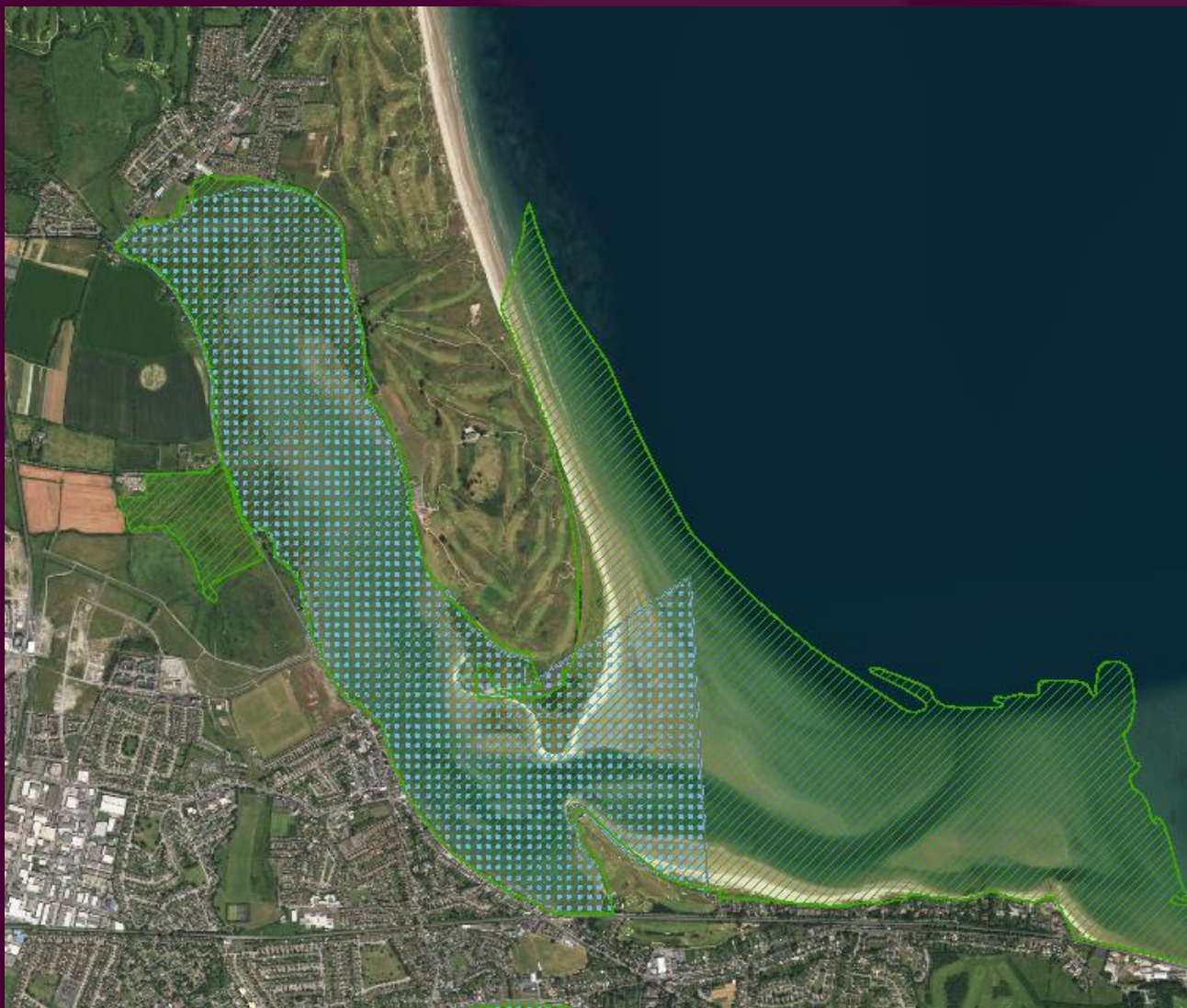
Planning Context





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Baldoyle Estuary SAC & SPA



Baldoyle Estuary SAC



000199	Baldoyle Bay SAC
1140	Mudflats and sandflats not covered by seawater at low tide
1310	Salicornia and other annuals colonising mud and sand
1330	Atlantic salt meadows (<i>Glauco-Puccinellietalia maritimae</i>)
1410	Mediterranean salt meadows (<i>Juncetalia maritima</i>)

Baldoyle Estuary SPA

Code	Species
A046	Brent Goose <i>Branta bernicla hrota</i>
A048	Shelduck <i>Tadorna tadorna</i>
A137	Ringed Plover <i>Charadrius hiaticula</i>
A140	Golden Plover <i>Pluvialis apricaria</i>
A141	Grey Plover <i>Pluvialis squatarola</i>
A157	Bar-tailed Godwit <i>Limosa lapponica</i>
A999	Wetlands

Baldoyle Estuary





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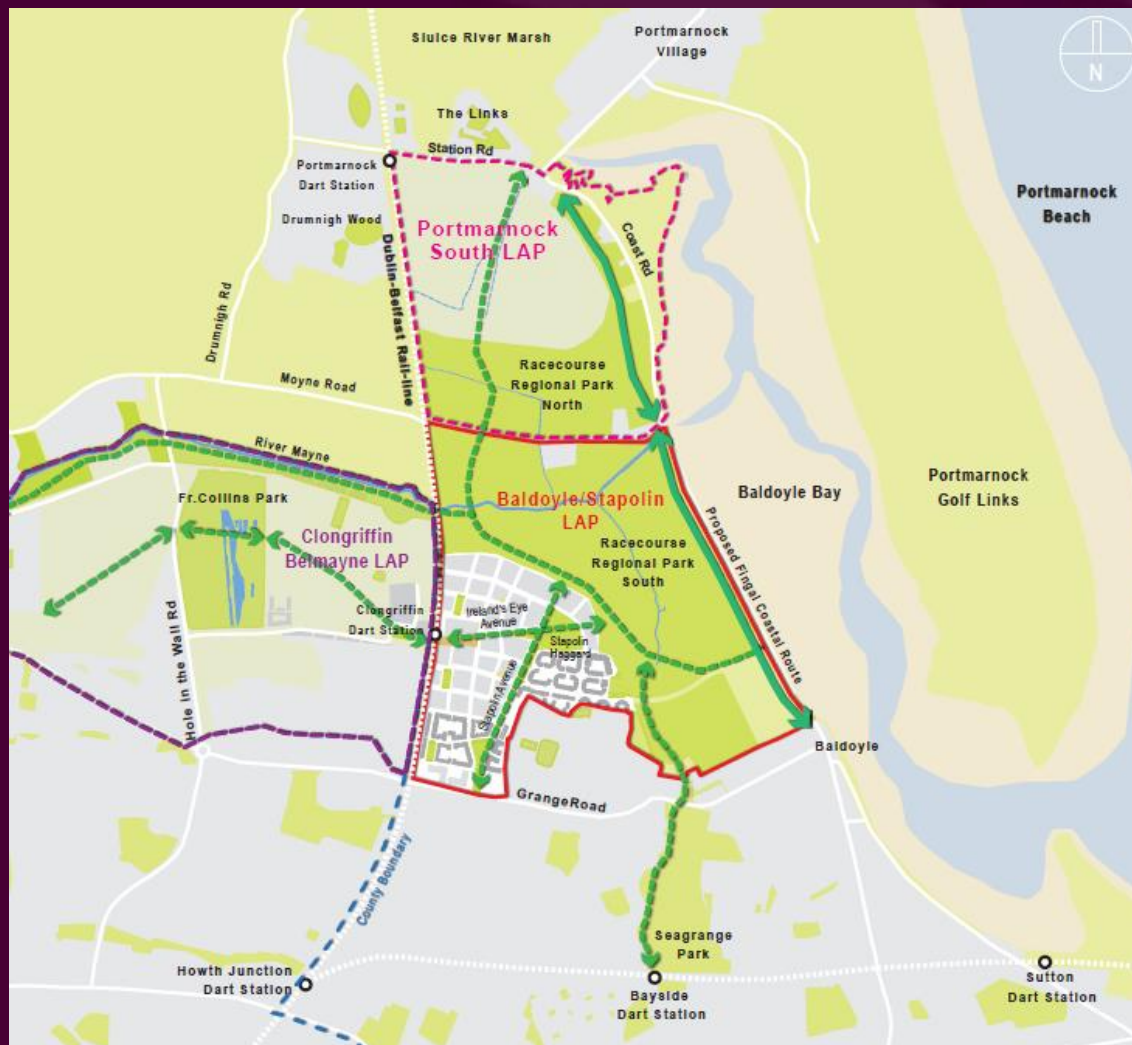
Potential Impacts



Potential Impacts



Racecourse Park





Planning





LAP Objectives

Objective GI 7 Protect and enhance the function of the ecological buffer zone through appropriate mitigation and management measures as set out in the Green Infrastructure and Landscape Strategy.

Objective GI 8 Promote the conservation and enhancement of biodiversity having regard to the objectives of the Fingal Development Plan, the Fingal Biodiversity Action Plan and the Fingal Heritage Plan while allowing for appropriate development, access and recreational activity.

Objective C 1 Maintain qualifying interest habitats and species within the Baldoye Bay SPA and SAC and other European sites where relevant at favourable conservation condition to ensure the ecological integrity of Baldoye Bay and further ensure that the LAP lands continue to provide supporting function for the Qualifying Interest species.

Objective GI 12 Implementation of agreed habitat protection measures as set out in Section 5.2.1 of the LAP and the subsequent transfer of zoned open space lands to Fingal County Council to be completed prior to the commencement of development.

Habitat Protection Measures required within the Ecological Buffer Zone

Conservation Management Plan for the ecological buffer zone/open space lands and the high amenity lands of the 'Murragh Spit' prepared in consultation and agreement with Fingal County Council and the NPWS. Ensure co-ordination between the Conservation Management Plan and any relevant Environmental Management Plan associated with the coastal route. All such plans must undergo Appropriate Assessment Screening.

The Ecological Buffer Zone within the plan lands maintained as amenity grassland, semi-natural meadow, natural grassland and scrub, pasture and arable land use including wintering crops such as linnet mix.

A 'quiet zone' established to the south of the residential development area to cater for Brent Geese and wader species. The 'quiet zone' to consist of grassland pasture. This 'quiet zone' will be enclosed by a fence and hedge to prevent disturbance during the winter migratory bird season. The enclosure must be dog proof but can permit overlooking of the 'quiet zone' e.g. 1.2 metre high fence with hedge planting of native species.

Retention of field within the southern section of the plan lands under arable cultivation. This will support and encourage food production through community and contract farming initiatives.

The extensive open space within the ecological buffer zone to be managed as meadows. The meadows will support a wider diversity of native grass and wildflower species than traditional mown amenity grass and will thus support a greater number and variety of insect life, which in turn supports the bird population. The seeds produced by grass and flower species also provide a direct food source for birds.

Retain the ecological buffer zone to the estuary in a predominantly open state to support unhindered bird movement.

Retain the 'Murragh Spit', east of the Coast Road as a managed conservation area to protect estuarine birdlife.

Planning Conditions

Prior to the commencement of development and in any event no later than 6 months from the date of this permission, the developer shall enter into a written agreement with Fingal County Council for the transfer to Fingal County Council free of charge of zoned open space lands to the east and south, and in accordance with the Portmarnock South LAP 2013

The developer shall carry out the works associated with the quiet zone for Migratory birds, as set out within the Conservation Management Plan and Natura Impact Statement, prior to the commencement of development and with the agreement of Fingal County Council and the NPWS. All such works shall be carried out by the Developer to the satisfaction of the Planning Authority at the developer's expense.

An Ecologist shall be engaged for the duration of the development to monitor site development works and ensure that mitigation measures are implemented in full. The Ecologist shall liaise with the Biodiversity Officer of Fingal County Council. Prior to works commencing on site a letter shall be lodged with the Planning Authority confirming that an ecologist has been engaged for the duration of the development.



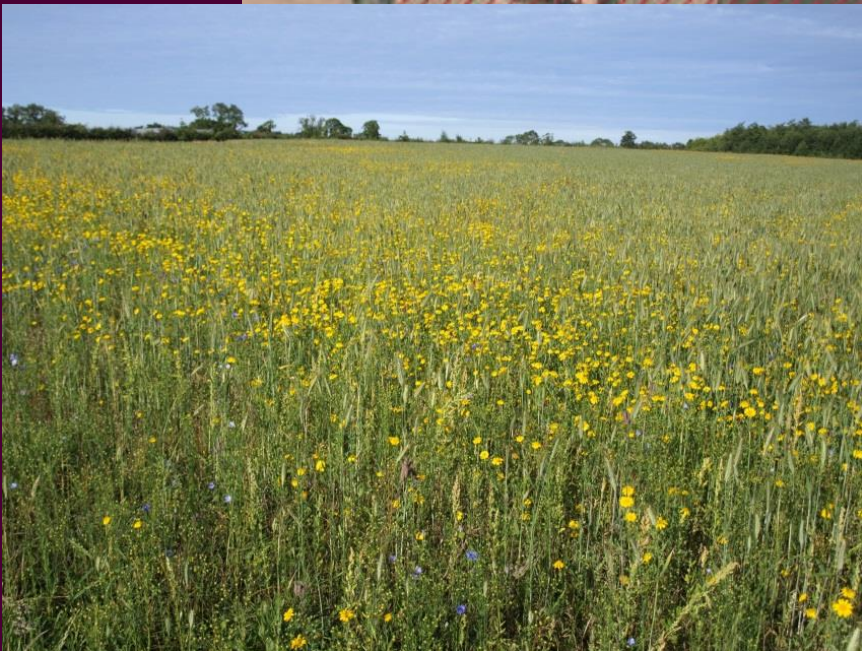
Planning



Measures for wintering birds



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Flapvalve management Mayne river





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Flapvalve management Mayne river







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Rare & protected flora





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Flapvalve management Mayne river





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Mayne Marsh 2014





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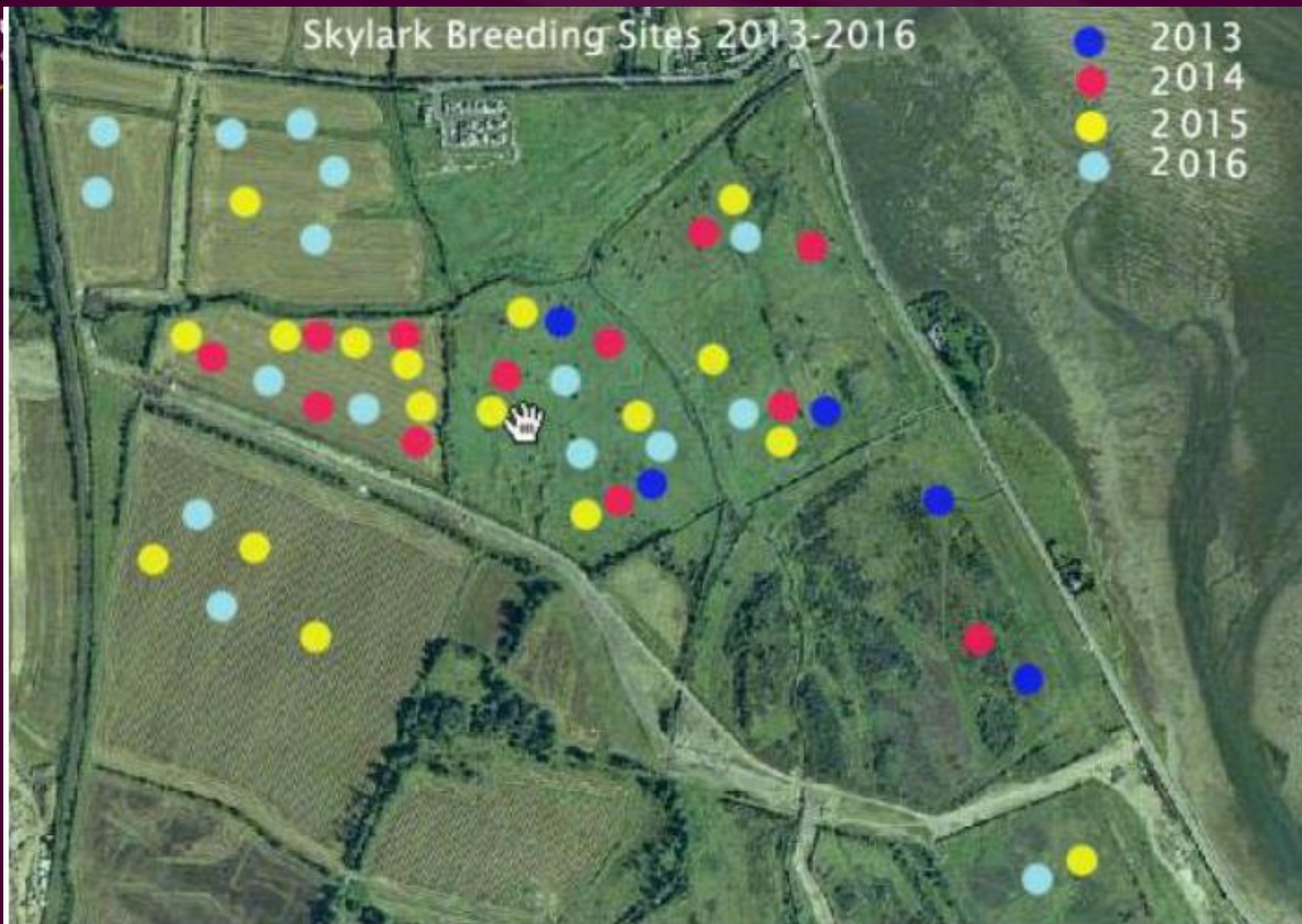




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Skylark Breeding Sites 2013-2016

● 2013
● 2014
● 2015
● 2016

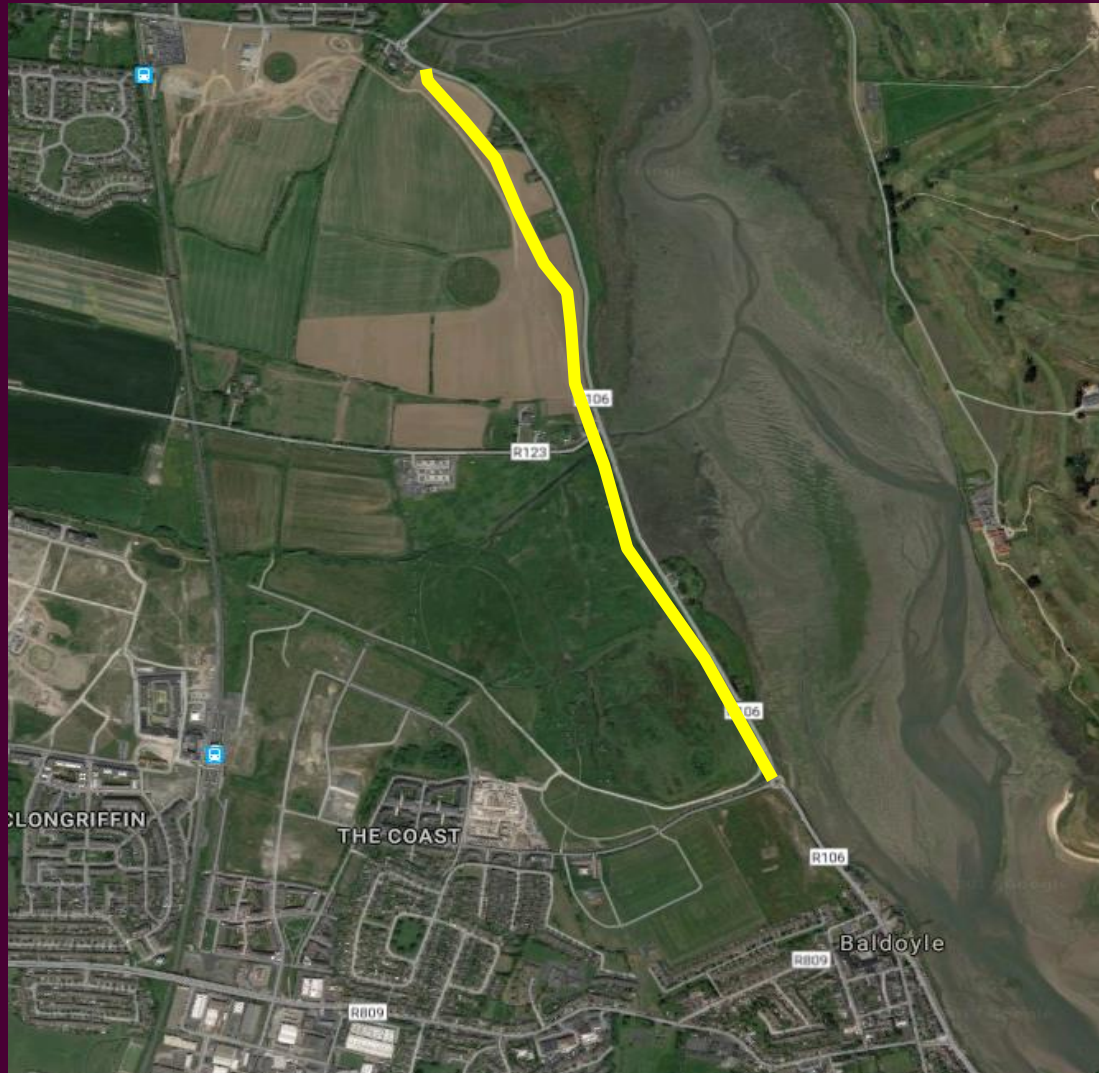






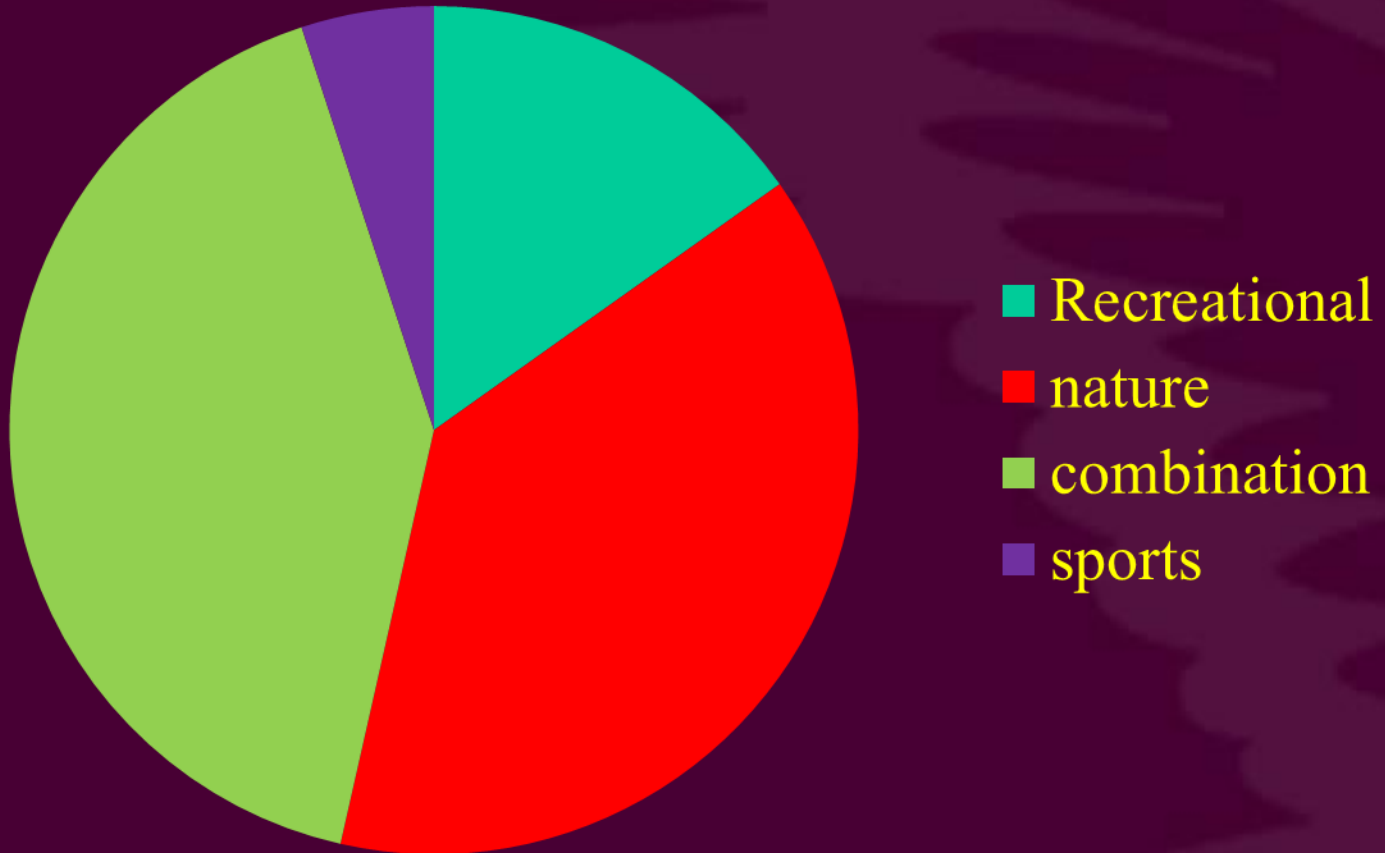
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Coastal Walking and Cycling route

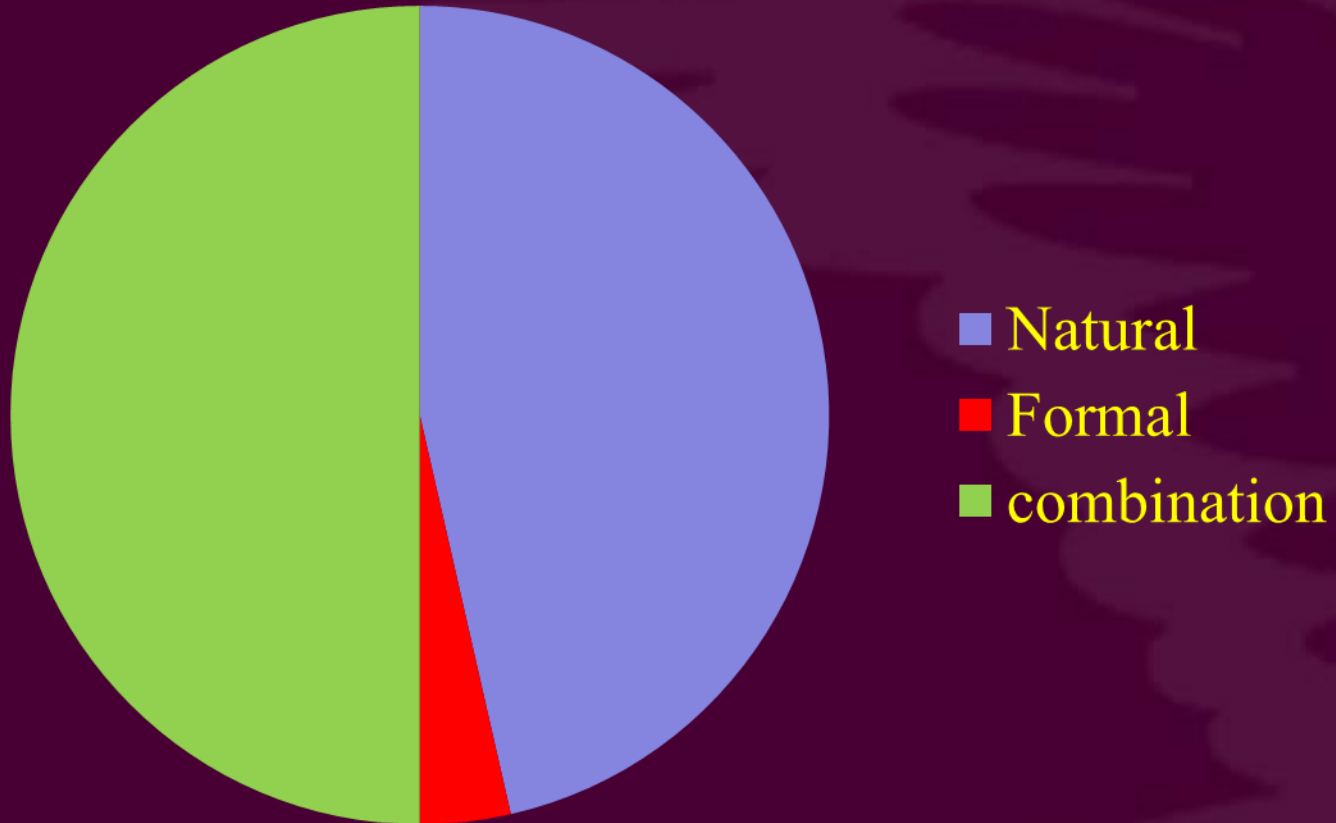




What should be the focus of the park



What should be the appearance



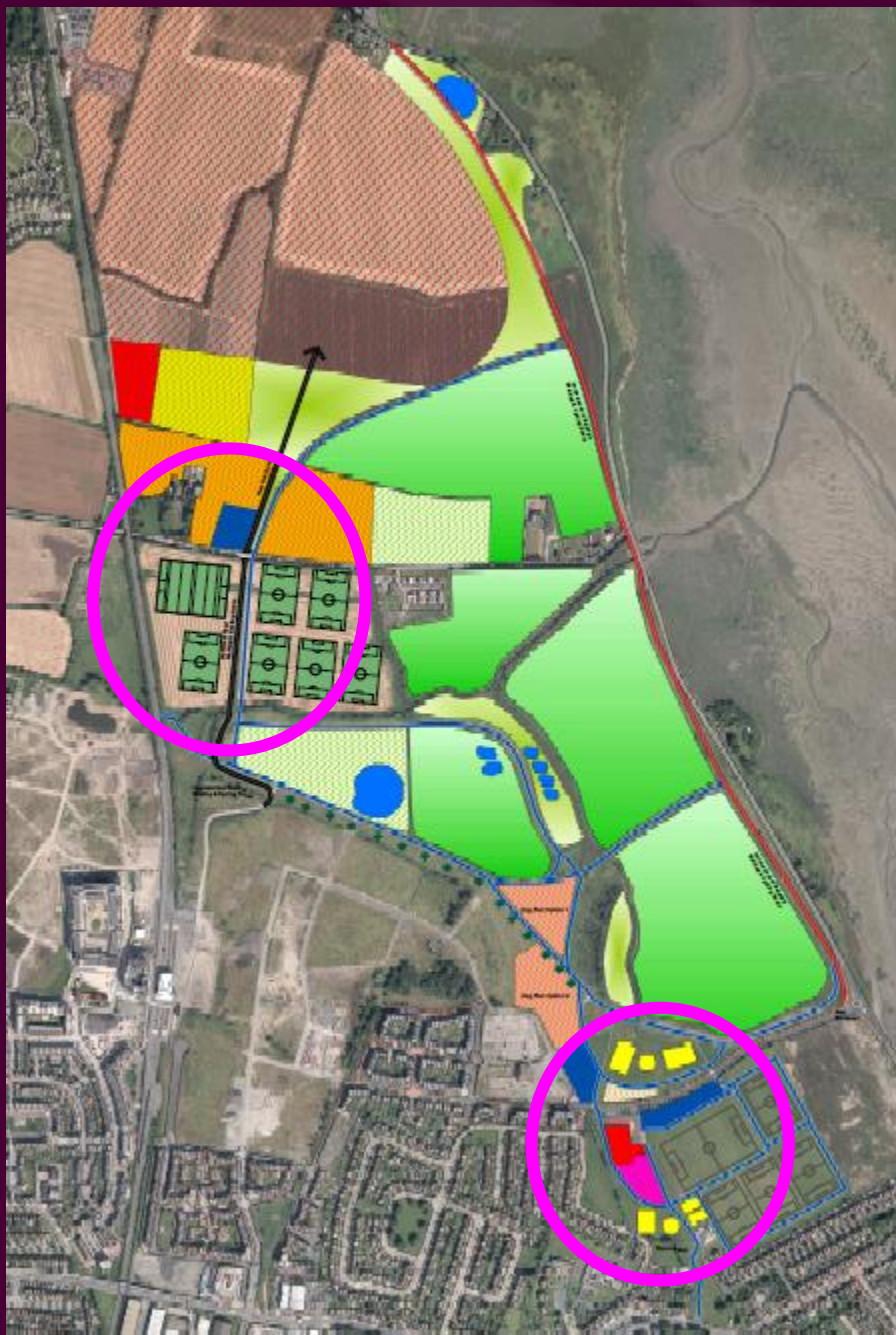
What would you like to do in the park

1. Long walks > 30mins
2. Admire the views
3. Relaxation
4. Dog walking
5. Short walk < 30 mins
6. Birdwatching
7. Picknicking
8. Attend playground
9. Cycling
10. Attend events



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Where to from here?

Monitoring of bird populations

Monitoring flora development

Adjusting flap valve management

Adjusting grazing times and intensity

Park Development



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Contact Details

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