



Proposed Bremore Castle Car & Bicycle Parking Facility Development

Project Overview Report

1. Introduction

This report provides an overview of the site and the proposed works to be undertaken in order to develop a high-quality public car park including bicycle parking facilities, public lighting & landscaping to serve the adjoining public park and sports facilities.

The proposed development complies with current best practice in the provision of a universal accessible design, Electric Vehicle (EV) ready infrastructure and in particular improved bicycle parking facilities.

2. Site Description

The 0.6ha site is located on Drogheda Street, Balbriggan between St. Molaga's Senior National School and Bell's Lane serving Bremore Castle and is adjacent to protected Structures or RPS No. 13 St. Molaga's Church and Graveyard and RPS No. 14 Bremore Castle. The site is in use as a public car park and is currently temporarily surfaced with quarry dust.

The site is enclosed with a capped low stone wall with solid bar railing along the public footpath (west) and Bell's Lane (north) boundary. A concrete stub wall and metal rail fence separates the site from the primary school to the south, with a timber rail fence separating the Bremore Castle lands to the east. There are pedestrian access points from Bell's Lane, Drogheda St. (2no.) and to the east connecting to the castle grounds. There is one main vehicle entrance consisting of stone piers and double gates (in & out) incl. pedestrian gates onto Drogheda Street. A 4m wide gateway in the south-west corner connecting onto Drogheda Street adjoining St. Molaga's SNS and another to the north with Bell's Lane are currently pedestrian only access.

The car park is used during the school term time as a popular drop-off area for children attending the adjacent primary school, as parking for sporting events in the adjoining public park and for visitors to the weekend farmer's market.

3. Proposed Development



A car park consisting of 125no. spaces, including 9no. universally accessible parking bays; provision for 23no. EV-ready parking bays (with potential for future expansion) including 5no. universally accessible EV bays; 1no. covered bicycle parking for 32no. bicycles and 32no. uncovered spaces. Spaces for shared bicycle schemes, adapted bicycles and cargo bicycles will be provided within the bicycle parking. The proposed layout will be subject to auto-track analysis during a detailed design phase.

The Car Park will be constructed in compliance with Sustainable Urban Drainage Systems principles such that all car parking bays will be constructed in permeable paving such as Grasscrete ® or similar approved system, circulatory routes will be paved in permeable asphalt, trees will be planted in constructed tree pits and landscaping will include rain gardens.

Public lighting, consisting of LED public lighting, will be installed throughout the car park to an approved lighting design. The lighting design will ensure no light spillage onto adjoining lands.

Landscaping works including tree planting in constructed tree pits providing a minimum of 16m³ rooting space and pollinator friendly species suitable for raingarden planting will provide seasonal interest. The proposed development works are within the existing site boundaries with no works proposed to alter site boundaries.

4. Zoning

On Sheet No. 4 (Balbriggan) of the Fingal Development Plan 2023-2029 the site is shown as zoned Open Space with an Objective to Preserve and provide for open space and recreational amenities.

OS Objective permits in principle land use classes including community and recreational/sports facilities. The proposed car park is considered ancillary to Bremore Castle & Bremore Regional Park (as permitted in application PartXI/006/20) which includes the public sports & recreational facilities.

5. Screening for Appropriate Assessment (AA) & EIA

A comprehensive Stage 1 AA Screening Report prepared by CAAS Ltd.

Environmental consultants concluded that the proposed development is not likely to have any potential for significant effects alone or in-combination, to any European designated conservation site. The AA Screening report concluded that a Stage 2 Natura Impact Statement (NIS) is not required.



The EIA Screening Report also prepared by CAAS Ltd. environmental consultants concluded that the proposed development does not correspond to any project type that is subject to EIA requirements and no further EIA screening is required.

6. Flood Risk & Drainage

McCloy Consulting engineers have completed a site-specific Flood Risk Assessment Report to assess the potential risk of flooding at the site. The method of assessment complies with the Source-Pathway-Receptor model, providing a spatial assessment of flood risk to people, property and the environment. The report concludes that the site is unaffected by fluvial and coastal flooding. The site is categorised as Flood Zone C as defined by the OPW Guidelines. The proposed development will not impact on flood risk elsewhere and no other significant flood mechanisms are anticipated.

At design and build stage the surface water drainage design shall implement Fingal County Council Blue-Green Guidelines including the use of permeable paving (grass-concrete or similar system) for parking bays and permeable pavements. The landscaping will incorporate 'rain garden' type SUDs solutions. As per best practice there are no pipes, gullies or storage tanks proposed. Drainage from the proposed development will be fully attenuated within the curtilage of the development site, in particular under the permeable car parking bays. It is expected that in heavy rainfall events no additional surface water from the proposed development will enter the existing drainage network compared to the pre-development volume.

7. Landscape

No tree or hedgerow removals are required to facilitate the proposed development works.

The proposed site layout includes areas of soft landscaping including tree planting along the inside of the Drogheda Street boundary and at the end of parking bay rows, in order to provide visual amenity, screening and shade.

The proposed tree planting within beds or wide verges will incorporate pollinator & seasonal interest groundcover plants. Trees will be planted in integrated Constructed Tree Pits and supplementary bioretention/raingardens will complete the landscaping in line with the Fingal County Council Green Blue Infrastructure Guidance. The Selected tree species shall be suitable for the site conditions including *Acacia dealbata*, *Malus* sp., *Acer campestre* 'Elsrijk', *Quercus*



robur, Pyrus 'Chanticleer' or similar. Trees within paved areas & narrow margins will be planted within constructed tree pits of 16m³ rooting volume.