

# DRAFT DONABATE FRAMEWORK PLAN SEA SCREENING REPORT

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Client:

Fingal County Council

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## DOCUMENT CONTROL SHEET

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# 1 Introduction

Fingal County Council (FCC) has prepared a Draft Donabate Framework Plan to guide careful urban improvement and to plan for appropriate future growth in the Donabate town centre area. The Draft Framework Plan will guide future development within the Donabate town centre area to create a vibrant and sustainable town core which will support and encourage economic, social and cultural development and provide an attractive, high-quality environment for existing and future residents. Building on this overall approach, the primary aims of the Donabate Framework Plan are to:

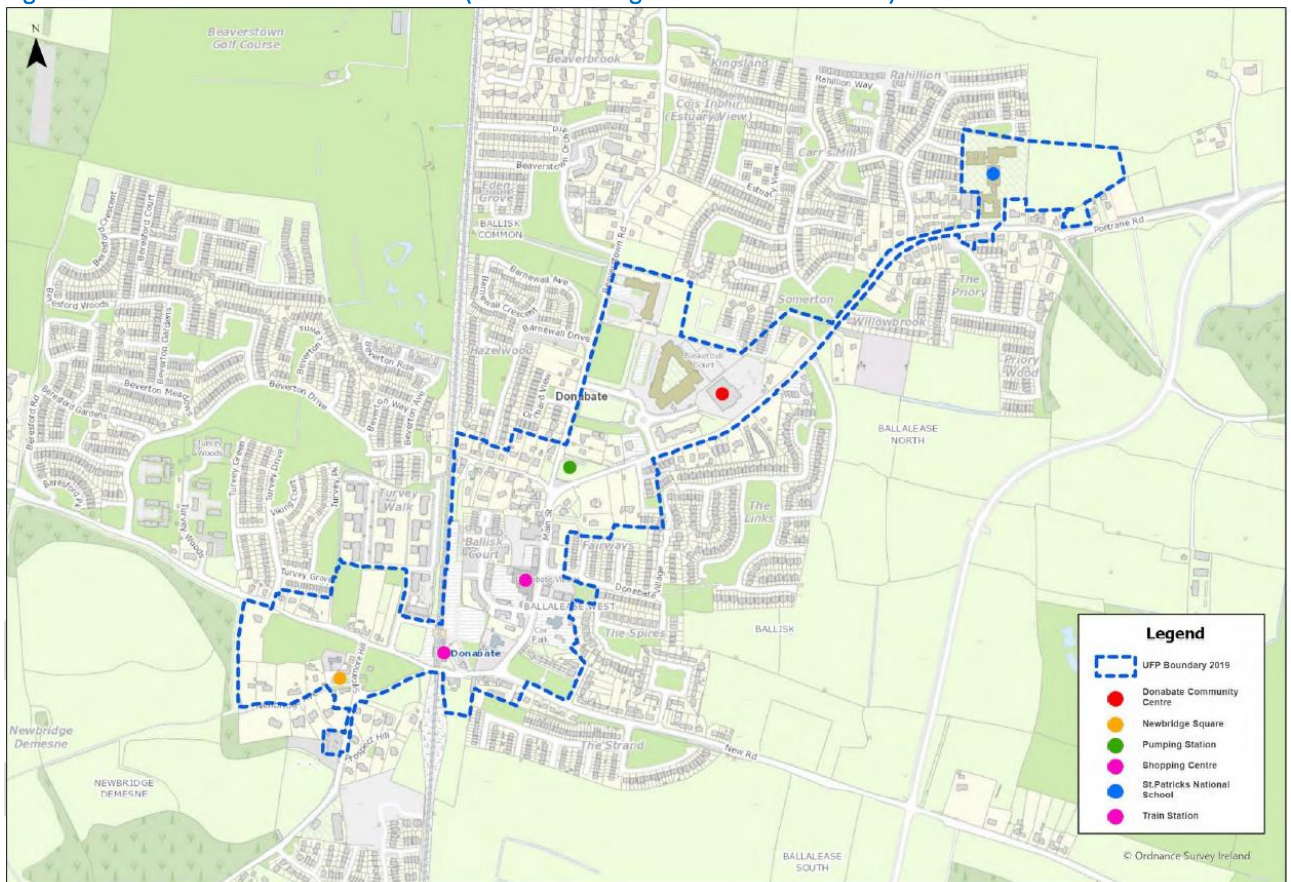
- repair and improve the townscape;
- provide for new civic and social activities; and
- improve accessibility and permeability within the area.

Brady Shipman Martin (BSM) has been appointed by Fingal County Council to carry out screening for Strategic Environmental Assessment (SEA) and a screening for Appropriate Assessment (AA) in respect of the *Draft Donabate Framework Plan* (hereafter either the 'Draft Framework Plan' or the 'Draft Plan').

This report documents the screening exercise for SEA in respect of the Draft Plan for the purposes of consultation, in accordance with Article 9(7) of S.I. 435 of 2004 (the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004), as amended by S.I. 200 of 2011.

This SEA Screening should be read in conjunction with the Draft Donabate Framework Plan and the Appropriate Assessment (AA) Screening Report (BSM, 2024).

Figure 1.1 Donabate Framework Plan Area (Extract from Figure 1.5 from Draft Plan)



## 2 Strategic Environmental Assessment (SEA)

### 2.1 Introduction

Directive 2001/42/EC<sup>1</sup> of the European Parliament and of the Council on the assessment of the effects of certain plans and programmes on the environment (the ‘SEA Directive’) requires EU Member States to assess the ‘likely significant environmental effects’ of plans and programmes prior to their adoption. This provides for the assessment of strategic environmental considerations at an early stage in the decision-making process.

Article 1 of the SEA Directive states that:

*“The objective of this directive is to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment.”*

The SEA Directive was transposed into Irish law through:

- Statutory Instrument (S.I.) No. 435 of 2004 (the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004), as amended by S.I. No. 200 of 2011 (the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011); and
- S.I. No. 436 of 2004 (the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2004), as amended by S.I. No. 201 of 2011 (the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011).

S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, relates to SEA as it applies to plans or programmes prepared for *“agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use”*<sup>2</sup>.

S.I. No. 436 of 2004, as amended by S.I. No. 201 of 2011, relates to SEA as it applies to plans or programmes where the context requires, *“a development plan, a variation of a development plan, a local area plan (or an amendment thereto), regional planning guidelines or a planning scheme”*<sup>3</sup>.

As a non-statutory plan, the *Donabate Framework Plan* is being screened for the requirement for SEA under the requirements of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011.

### 2.2 SEA Screening

Article 3(4) of the SEA Directive requires that *“Member States shall determine whether plans and programmes, other than those referred to in paragraph 2, which set the framework for future development consent of projects, are likely to have significant environmental effects.”* This process for deciding whether a particular plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects and, therefore, would require SEA, is known as ‘screening’.

The criteria for screening, *i.e.* determining whether a particular plan is likely to have significant environmental effects, are set out in Annex II of the SEA Directive. These criteria are reproduced in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011. The criteria are set out under two principal headings, each of which have a number of sub-criteria (refer to [Section 6](#) of this report):

- Characteristics of a Plan / Programme; and

<sup>1</sup> SEA Directive: <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

<sup>2</sup> See Section 9(1)(a)

<sup>3</sup> Section 5(c)

- Characteristics of the effects and of the area likely to be affected.

Article 9(1) of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, states that:

*“Subject to sub-article (2), an environmental assessment shall be carried out for all plans and programmes:*

- (a) which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or land use, and which set the framework for future development consent of projects listed in Annexes I and II to the Environmental Impact Assessment Directive, or*
- (b) which are not directly connected with or necessary to the management of a European site but, either individually or in combination with other plans, are likely to have a significant effect on any such site.”*

Article 9(2) of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, further states that:

*“A plan or programme referred to in sub-article (1) which determines the use of a small area at local level or a minor modification to a plan or programme referred to in sub-article (1) shall require an environmental assessment only where the competent authority determines that it is likely to have significant effects on the environment and, for this purpose, the competent authority shall make any necessary determination.”*

## 2.3 Requirement for SEA Screening

The *Draft Donabate Framework Plan* is a non-statutory land use plan and is being screened for the requirement for SEA in accordance with the requirements of:

- The SEA Directive, particularly Articles 3(3), 3(4) and 3(5) in relation to ‘screening’; and
- The European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004), as amended by the European Communities (Environmental Assessment of Certain Plans and Programmes) (Amendment) Regulations 2011 (S.I. No. 200 of 2011), particularly Schedule 1, which sets out the *“Criteria for determining whether a plan or programme is likely to have significant effects on the environment”*.

This report constitutes a screening of the Draft Plan for the requirement for SEA in accordance with the above legislation.

## 2.4 Appropriate Assessment (AA)

Articles 6(3) and 6(4) of Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the ‘Habitats Directive’) require Appropriate Assessment (AA) to be carried out where a plan or project is likely to have a significant impact on a Natura 2000 site. Natura 2000 sites include:

- Special Areas of Conservation (SAC) and candidate Special Areas of Conservation (cSAC), designated for the conservation of Annex I habitats and Annex II species of the Habitats Directive; and
- Special Protection Areas (SPA), designated for the protection of Annex I birds of Directive 2009/147/EC on the conservation of wild birds (the ‘Birds Directive’) and other regularly occurring migratory birds and their habitats.

Stage 1 in the AA process is to establish whether AA is required for the particular plan or project. This stage is referred to as ‘screening for the requirement for AA’, and its purpose is to determine:

- Whether a plan or project is directly connected to or necessary for the management of the site; and
- Whether a plan or project, alone or in combination with other plans and projects, is likely to have significant effects on a Natura 2000 site in view of its conservation objectives.

## Draft Donabate Framework Plan

### SEA Screening Report

As set out in Department Circular Letter SEA 1/08 & NPWS 1/08<sup>4</sup> (15 February 2008), Screening for AA is of relevance to SEA in that “where following screening, it is found that the draft plan or amendment may have an impact on the conservation status of a Natura 2000 site or that such an impact cannot be ruled out, adopting the precautionary approach:

- An AA of the plan must be carried out, and
- In any case where SEA would not otherwise be required, it must also be carried out.”

Hence, if the Draft Plan requires AA, it shall also require SEA.

The *Draft Donabate Framework Plan* has been screened for the requirement for AA. The AA Screening Report, (BSM, 2024: refer to standalone report under separate cover) has concluded that:

“Following review of the Draft Plan against the Conservation Objectives of the relevant European sites, it is concluded that there is no possibility that the implementation of the Draft Plan could result in any likely significant effects on European sites on its own or in combination with other plans and programmes. This conclusion was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

In view of best scientific knowledge therefore, this report concludes that the Draft Donabate Framework Plan, individually or in combination with another plan or project, is not likely to have a significant effect on European sites under Article 6 of the Habitats Directive (92/43/EEC) in light of their conservation objectives. The Draft Plan does not require an Appropriate Assessment and the preparation of a Natura Impact Report.”

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<sup>4</sup> NPWS SEA letter: <https://www.npws.ie/sites/default/files/general/circular-sea-01-08.pdf>

## 3 Description of the Draft Donabate Framework Plan

### 3.1 Overview

The Framework Plan will guide future development within the Donabate town centre area to create a vibrant and sustainable town core which will support and encourage economic, social and cultural development and provide an attractive, high-quality environment for existing and future residents.

Building on this overall approach, the **primary aims** of the Donabate Framework Plan are to:

- repair and improve the townscape;
- provide for new civic and social activities; and
- improve accessibility and permeability within the area.

These aims are underpinned by a series of **strategic objectives** which support the sustainable principles set out as follows:

- encourage the creation of a vibrant core town centre area, attractive for both the new and existing local community and visitors to the area.
- develop a framework for providing a high standard of architecture and urban design which will introduce a dynamic/vibrancy to the character and attractiveness of the area.
- encourage sustainable transport with safe and direct routes for pedestrians and cyclists to and from residential areas to the village core, the train station, schools, community centre, Newbridge Demesne, sports clubs and the beaches.
- maximise the potential of the unique natural, cultural, built and coastal heritage of the area.
- be substantially achievable in a 15 to 20 year time frame.

Having regard to these aims and objectives, the Draft Framework Plan identifies specific public realm works, identifies potential opportunity sites for new commercial or community development and addresses accessibility and connectivity throughout the Plan area.

The Draft Framework Plan also identifies a number of projects which may be suitable for funding applications under different programmes, such as the Town and Village Renewal Scheme and other capital grants programmes.

The Framework is intended to act as a general guidance document for the Planning Authority and potential applicants for planning permission in the area and will provide general principles for future development along Donabate Main Street in particular.

### 3.2 Public Consultation and Key Issues

Public consultation formed an integral part of the preparation of the Draft Framework Plan. This included issue of an information leaflet and provision of webinar and online consultations; and having consultations with community and sporting groups; and school groups.

In summary, a number of issues were raised on a consistent basis during the public consultation process and these were carried forward to inform the preparation of this Draft Framework Plan. These **key issues** related to the need to:

- improve the public realm in the town's core areas and on Main Street in particular;
- provide additional community facilities and areas where community events and gatherings can take place;
- ensure that new development on opportunity sites will be carried out to a high standard will be properly integrated into the built fabric of the town;
- ensure better connectivity and better facilities for active travel throughout the Framework Plan area.

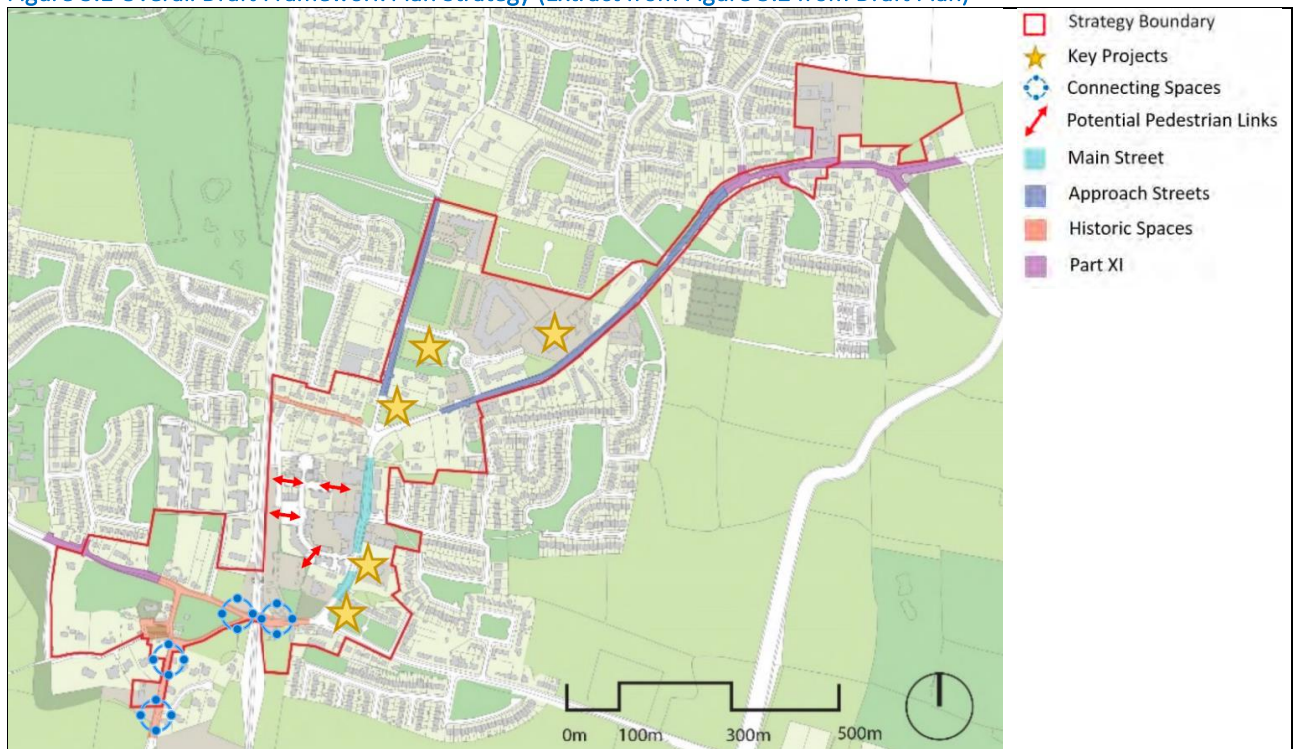


### 3.3 Approach to the Draft Donabate Framework Plan

The core of the Draft Framework Plan has been structured around **Developing a Strategy for Donabate**, which includes:

- Devising a **Public Realm Strategy for Donabate**;
- Setting out the **Guiding Principles of the Strategy**, including:
  - Designing Places for People;
  - Creating a Clear Sense of Place
  - Encouraging Variety and Viability
  - Promoting Environmental Sustainability
  - Enabling Connectivity, Accessibility and Movement
- Identifying Elements of the Strategy (refer to **Figure 3.1**), including:
  - Key Projects
  - Connecting Spaces
  - Potential Pedestrian Links
  - Streets and Spaces
  - Improving the Public Realm

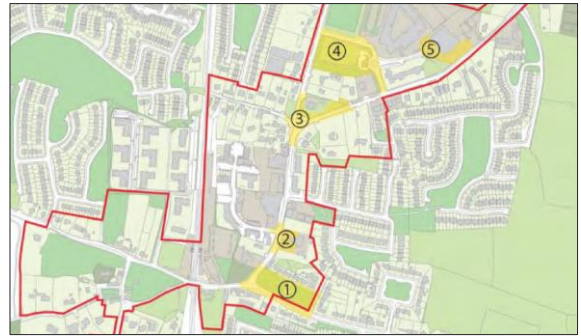
Figure 3.1 Overall Draft Framework Plan Strategy (Extract from Figure 5.2 from Draft Plan)




### 3.3.1 Key Projects

Five Key Projects are identified:

1. Donabate Village Green;
2. St. Patrick’s Square;
3. The Hand Pocket Park;
4. Educate Together Recreational Area; and
5. Donabate Portrane Community Centre Public Space.



Key Project 1 - Donabate Village Green			
Actions	Outline Proposal		
<ul style="list-style-type: none"> <li>- Redefine the edges of the green space with new planting / hedging and trees where appropriate</li> <li>- Provide for a wild meadow area to provide for increased biodiversity in accordance with the principles of the All- Ireland Pollinator Plan</li> <li>- Provide for a small event space with seating to the front of the park facing onto Main Street</li> <li>- Incorporate new signage / artwork to signal Donabate and potential signage/ interpretation of the town</li> <li>- Consider the creation of a raised table crossing Main Street to knit the space with the surrounding area</li> <li>- Consider incorporating utilities to accommodate a market or events</li> <li>- Consider an interactive water feature as well as new paths, places to sit and play within the space</li> </ul>	<div style="margin-top: 10px;"> </div> <div style="margin-top: 10px;"> <table border="0"> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Boundary Line</li> <li><span style="background-color: #f4a460; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> High Quality Surface</li> <li><span style="background-color: #90ee90; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Green Area/ Nature based solutions</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid green; margin-right: 5px;"></span> Trees</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed green; margin-right: 5px;"></span> New Hedging</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Signage/ Interpretation</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; margin-right: 5px;"></span> Seating</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Ramp to Table Top</li> <li><span style="background-color: #f4a460; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Shared Surface/ Pedestrian Priority</li> </ul> </td> <td style="vertical-align: top; padding-left: 20px;"> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Pedestrian Crossing</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Multigenerational Space eg. Exercise machines</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Event Space</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Pollinator Area</li> </ul> </td> </tr> </table> </div>	<ul style="list-style-type: none"> <li><span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Boundary Line</li> <li><span style="background-color: #f4a460; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> High Quality Surface</li> <li><span style="background-color: #90ee90; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Green Area/ Nature based solutions</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid green; margin-right: 5px;"></span> Trees</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed green; margin-right: 5px;"></span> New Hedging</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Signage/ Interpretation</li> <li><span style="display: inline-block; width: 10px; height: 10px; background-color: #808080; margin-right: 5px;"></span> Seating</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Ramp to Table Top</li> <li><span style="background-color: #f4a460; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Shared Surface/ Pedestrian Priority</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Pedestrian Crossing</li> <li><span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Multigenerational Space eg. 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Key Project 2 – St. Patrick’s Square	
Actions	Outline Proposal
<ul style="list-style-type: none"> <li>- Create a new paved space to the front of the church using high quality paving materials having regard to the protected status of the church and its railings</li> <li>- Reorganise existing carparking around the church with no car parking provided to the front of the building line of the church to Main Street</li> <li>- Incorporate bench seating along the existing front boundary wall and rail to the main street</li> <li>- Define the space to the north and south with trees and planting to provide sheltered, green amenity spaces</li> <li>- Consider incorporating utilities to accommodate a market or events within the new space</li> </ul>	

Key Project 3 – The Hand Pocket Park	
Actions	Outline Proposal
<ul style="list-style-type: none"> <li>- Improve and expand the existing public space at the Hand to allow for greater use by the community</li> <li>- Set back the boundary to the existing Irish Water pump house to create additional space and consider reducing the carriageway width to adjoining roads</li> <li>- Provide a new boundary treatment with the pumping station to include railing, planting and bench seating</li> <li>- Provide additional seating within the space that can also provide an incidental space for play and events</li> <li>- Rationalise or relocate the existing wirescape and lampposts where possible while ensuring the area is well lit at night</li> <li>- Incorporate utilities to accommodate pop up food trucks, or small events</li> <li>- Consider extending the space to the full width of the adjoining streets, by creating a raised table crossing at Beaverstown Road to Ballisk, Main Street, Portrane Road</li> </ul>	<p> <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Boundary Line  <span style="background-color: #f4a460; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> High Quality Surface  <span style="background-color: #90ee90; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Green Area/ nature based solutions  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Signage  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Event Area  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> New Hedging  <span style="display: inline-block; width: 10px; height: 10px; border-radius: 50%; margin-right: 5px;"></span> Trees  <span style="background-color: #8b4513; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Seating  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Ramp to Table Top  <span style="background-color: #f08080; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Shared Surface/ Pedestrian Priority         </p>

Key Project 4 – Educate Together Site	
Actions	Outline Proposal
<ul style="list-style-type: none"> <li>- Create a multi-functional recreational space to provide for a meeting point, sheltered space / pavilion for performance, playing pitches, playground, seating</li> <li>- Allow for paths to cross the park to match desire lines, and connections from Beaverstown Road, Portrane Road</li> <li>- Remove existing roundabout and car parking and provide a link road to create pedestrian priority and a continuous pedestrian route to the community centre</li> <li>- Make use of sustainable urban drainage solutions including appropriate planting to address potential surface water issues</li> </ul>	<p> <span style="border: 1px solid red; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Boundary Line  <span style="background-color: #f4a460; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> High Quality Surface  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Pedestrian Crossing  <span style="background-color: #f08080; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Shared Surface/ Pedestrian Priority  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Multigenerational Space eg.Exercise machines  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Event Space  <span style="background-color: #90ee90; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Green Areas/ Nature based solutions  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Playground  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Library Extension  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> Playing Pitches  <span style="display: inline-block; width: 10px; height: 10px; border-radius: 50%; margin-right: 5px;"></span> Trees  <span style="display: inline-block; width: 10px; height: 10px; border: 1px solid black; margin-right: 5px;"></span> New Hedging  <span style="background-color: #8b4513; display: inline-block; width: 10px; height: 10px; margin-right: 5px;"></span> Seating  <span style="display: inline-block; width: 10px; height: 10px; border-bottom: 1px dashed black; margin-right: 5px;"></span> Ramp to Table Top         </p>

Key Project 5 – Community Centre Public Plaza	
Actions	Outline Proposal
<ul style="list-style-type: none"> <li>- Create a welcoming, accessible, safe and well-lit public plaza to the front of the community centre</li> <li>- Incorporate public seating areas, planting, trees and bespoke lighting to define the space</li> <li>- Reorganise the car parking surrounding the building to incorporate pedestrian routes</li> <li>- Carry out landscaping to provide for trees and planting pits throughout the area</li> <li>- Consider the provision of a link road from the Portrane Road to provide an alternative pedestrian and vehicular route to the adjoining schools</li> <li>- Consider the creation of a raised table crossing to extend the space to the full width of the adjoining street</li> </ul>	<p>Donabate Portrane Community and Leisure Centre</p> <p>Proposed permeable access route to 'The Paddocks'</p> <p>Proposed bespoke seating at bus stop</p> <p>Bus Stop</p> <p>Legend:</p> <ul style="list-style-type: none"> <li>□ Boundary Line</li> <li>■ High Quality Surface</li> <li>⊗ Pedestrian Crossing</li> <li>⊕ Event Space</li> <li>■ Green Area / Nature based solutions</li> <li>⊕ Pollinator Area</li> <li>● Trees</li> <li>■ New Hedging</li> <li>■ Seating</li> <li>▬ Ramp to Table Top</li> <li>■ Shared Surface/ Pedestrian Priority</li> </ul>

### 3.3.2 Connecting Spaces

Four Specific Areas / Sites are identified:


1. New entrance at Semple Wood and Hearse Road;
2. Enhanced public realm at junction of The Square and Hearse Road;
3. Enhanced public realm junction of Turvey Road / Hearse Road and The Bridge; and
4. Enhanced public realm at the Smyth’s Pub, the entrance to the railway station, and the entrance to the lands at Corballis, and the reuse and adaptation of existing structures.



Connecting Space 1– Semple Wood and Hearse Wood	
Actions	Outline Proposal
<ul style="list-style-type: none"> <li>- Create a new ‘entry’ to Donabate at Semple Wood / Hearse Road by using high quality paving materials, street furniture and appropriate signage</li> <li>- Provide a pedestrian crossing to include raised tables to allow continuity of pedestrian movement across the street, and connecting to the new footpath on Hearse Road</li> </ul>	

Connecting Space 2 – The Square and Hearse Road	
Actions	Outline Proposal
<ul style="list-style-type: none"> <li>- New paving and reduced carriageway at the junction between Hearse Road and the entrance to The Square</li> <li>- Removal of existing traffic signage (subject to road safety considerations) and rationalisation of wirescape</li> <li>- Installation of appropriate street furniture including heritage signage and high quality bollards</li> <li>- Provide for appropriate tree and bed planting</li> <li>- Consider the installation of seating and low level lighting</li> </ul>	

Connecting Space 3 – The Square and Hearse Road	
Actions	Outline Proposal
<ul style="list-style-type: none"> <li>- Improve the public realm at this location by providing new, high quality paving and road surfaces as well as appropriate signage to mark the entrance to the town</li> <li>- Provide for a new pedestrian crossing subject to road safety and traffic considerations</li> <li>- Integrate the public realm and paving improvements to the proposed improvements on the Bridge</li> <li>- Ensure that all works have regard to, and are integrated with the proposed reuse of warehouse buildings</li> <li>- Provide for improved connections / links as well as public realm improvements from Donabate Train Station to Ballisk Court and onward to Main Street</li> </ul>	

Connecting Space 4 – The Bridge	
Actions	Outline Proposal
<ul style="list-style-type: none"><li>- Create a more pedestrian friendly environment on and in the approach to the Bridge</li><li>- Remove railings on both sides of the road at the Bridge</li><li>- Resurface the junction from the Bridge to the front of Smyth’s pub with high quality road paving materials</li><li>- Provide for additional pedestrian crossings and provide for reductions the carriageway widths where appropriate</li></ul>	



**Potential Connections**

Consideration will be given to how to provide direct access from Main Street to Ballisk Court and from locations along Ballisk Court to the train station.





Potential Pedestrian Locations	
Actions	Study Area
<ul style="list-style-type: none"> <li>- Actively consider the removal of barriers to pedestrian access from Main Street to Ballisk Court and from Ballisk Court to Donabate Train Station</li> <li>- Consult with Iarnród Éireann and local land/property owners in relation to the creation of new pedestrian links including additional pedestrian routes from the entrance at Smyth’s pub to Main Street via Ballisk Court</li> <li>- Consider limited vehicular access to from Ballisk Court to Donabate Train Station via the potential access directly to the west of Supervalu</li> </ul>	


### 3.3.3 Streets and Spaces

The Draft Plan includes high level guidance for improvements to specific streets and spaces that form the spine of Donabate, namely:

- Main Street;
- Donabate’s Approach Streets; and
- Key Historic Spaces at Ballisk and the Square.

Streets and Spaces – Main Street	
Principles for Improvement	Study Area
<ul style="list-style-type: none"> <li>- Provide high quality stone paved carriageway and footways, making use of visual contrasting colour or texture to define use and priority</li> <li>- Provide additional pedestrian crossings on Main Street subject to traffic and road safety considerations</li> <li>- Provide additional seating with low level lighting at different locations along Main Street</li> <li>- Provide additional street planting including trees in integrated constructed tree pits</li> <li>- Provide additional cycle parking where appropriate along Main Street using high quality materials</li> <li>- Rationalise and standardise existing street furniture, particularly existing bollards, lampposts and cycle stands</li> <li>- Consider level surface across the street with shallow kerbs to enhance pedestrian movement between both sides of the street and to facilitate the potential use of the main street for gatherings</li> <li>- In the longer term, consider the use of a ‘shared space’ Main Street with a view to developing a safe and walkable street with pedestrian and cycle priority</li> <li>- Investigate the possibility of making Main Street a one way street for private vehicular access</li> </ul>	

Streets and Spaces – Approach Streets	
Principles for Improvement	Study Area
<ul style="list-style-type: none"> <li>- Rebalance pedestrian and vehicular space, with maintenance of verges, hedgerows and historic boundaries where practical and appropriate</li> <li>- Provide for additional planting, including tree planting along Portrane Road where appropriate</li> <li>- Provide additional pedestrian crossings where appropriate to include raised tables to allow continuity of pedestrian movement / level crossings at road junctions</li> <li>- Provide consistent lighting along both streets</li> <li>- Consider visually contrasting paved paths and crossings</li> <li>- Incorporate cycling infrastructure where possible</li> <li>- Continue to progress the Part XI projects on Turvey Avenue and at St. Patrick’s national school</li> </ul>	<p>Fig. 8-10: Indicative, Current Views of Beaverstown Rd</p>  <p>Fig. 8-11: Indicative, Current Views of Portrane Road</p> 

Streets and Spaces – Historic Spaces	
Principles for Improvement	Study Area
<ul style="list-style-type: none"> <li>- Maintain and restore historic paving and kerbs where they survive</li> <li>- Retain or reinstate edges, cobbles and grass verges where possible in the Square</li> <li>- Investigate the repositioning of car parking to the front of St. Patricks Church (COI)</li> <li>- Require the input of a conservation professional with relevant conservation expertise and experience for any works to or in proximity to a protected structure</li> </ul>	<p>Fig. 8-12: Current Views of Ballisk Laneway</p>  <p>Fig. 8-13: Current View of The Square</p>  <p>Fig. 8-14: View of Parking at the Square</p> 

### 3.3.4 Improving the Public Realm

Improvements to the public realm can lead to improved vitality and vibrancy along Main Street and in the wider Draft Plan area, including the provision of new seating areas, paving and footpath improvements, shopfront painting and improved signage and planting and landscaping. These measures relate to

- Road Surfaces, Footpaths and Paving;
- Street Furniture;
- Planting;
- Street Lighting and Wirescape; and
- Shopfronts and Signage.

Improving the Public Realm	
Road surfaces, Footpaths and Paving: Principles for Improvement	Street Furniture: Principles for Improvement
<ul style="list-style-type: none"> <li>- Address existing deficiencies in footpath continuity and design in the Framework Plan area where feasible</li> <li>- Ensure that any improvements to road surfaces, footpaths and paving are carried out according to a unified design approach within the Framework Plan area</li> <li>- Use high-quality Irish paving materials which are appropriate in terms of cleaning and maintenance</li> </ul>	<ul style="list-style-type: none"> <li>- Adopt a consistent and integrated approach to the provision of street furniture across the entire Framework Plan area or have regard to any guidance on public realm produced by Fingal County Council</li> <li>- Ensure any additional seating is of high quality and has regard to accessibility and the needs of all users</li> <li>- Ensure that litter bins/recycling are located so as not to obstruct pedestrian movement or building entrances</li> <li>- Minimise the use of bollards in the study area to reduce street colour, adopt a standardised design for new bollards and retail historic bollards where possible</li> <li>- Provide additional cycle parking capacity in the study area as part of the delivery of the projects and improvements set out in previous chapters</li> <li>- Maintain and protect street furniture which has historic character and interest including the town's traditional water pumps</li> </ul>
Planting: Principles for Improvement	Lighting and Wirescape: Principles for Improvement
<ul style="list-style-type: none"> <li>- Increase the overall level and quality of planting in the Framework Plan area, where appropriate</li> <li>- Planted beds should have complementary designs and materials that are continuously maintained</li> <li>- Identify opportunities for long-term street trees or landmark tree planting and add integrated constructed tree pits and rain gardens to paved areas where feasible</li> </ul>	<ul style="list-style-type: none"> <li>- Adopt a unified approach for the provision of lampposts and lampstands in the Framework Plan area</li> <li>- Ensure that all public realm projects and works have regard to the need to provide place-appropriate lighting</li> <li>- Consider the rationalisation and removal where feasible of overhead wiring on the approach to the town and on Main Street</li> </ul>
Signage and Shopfronts: Principles for Improvement	
<ul style="list-style-type: none"> <li>- Encourage improvements to existing shopfronts in Donabate having regard to the principles set out in Chapter 14 of the County Development Plan</li> <li>- Ensure that all public signage is provided in accordance with the FCC's Draft Heritage Signage Guidance</li> </ul>	

#### 3.3.5 Implementation and Monitoring

The Draft Plan includes an outline schedule of the main actions arising from the Draft Framework Plan (Refer to **Table 3.1** (on page over)). The schedule includes details as to the ownership of each action, bodies which are expected to provide project support, sources of potential funding as well as indicative timelines.

It is also noted that as many of the actions identified as part of this Framework Plan are likely to be subject to additional detailed design and permitting / environmental assessment the overall timeframe for the completion of all actions could take 5 to 10 years or more.

Monitoring will take account of baseline data prepared at the pre-plan and the plan preparation stages in order to establish sufficient indicators against which progress can be measured at the review stage. Monitoring will be undertaken on an annual basis and take account of indicators such as:

- the main physical, economic, social and environmental characteristics of the town centre;
- the actions completed;
- funding opportunities identified and applied for.

## Draft Donabate Framework Plan

### SEA Screening Report

Table 3.1 Schedule of Actions in the Draft Framework Plan (Extract from Table 10.1 from Draft Plan)

Project	Actions	Owner(s)	Project Support	Potential Funding Sources	Indicative Timelines
Donabate Village Green	Prepare detailed drawings	FCC	Church of Ireland, Local Residents, Local Community	TVRS, URDF	Medium Term
	Seek consent through Part XI (or other appropriate process)	FCC			
	Submit funding application	FCC			
St. Patrick's Square	Prepare detailed drawings	FCC	St. Patrick's Church, Local Businesses	TVRS, URDF	Medium to Long Term
	Seek consent through Part XI (or other appropriate process)	FCC			
	Submit funding application	FCC			
The Hand Pocket Park	Prepare detailed drawings	FCC	Irish Water, Local Community	TVRS, URDF	Medium Term
	Seek consent through Part XI (or other appropriate process)	FCC			
	Submit funding application	FCC			
Educate Together Community Multi-Functional Space	Prepare detailed drawings	FCC	Educate Together, Gaelscoil na Mara, Sea Scouts, Local Community	TVRS, URDF	Medium Term
	Seek consent through Part XI (or other appropriate process)	FCC			
	Submit funding application	FCC			
Community Centre Public Space	Prepare detailed drawings	FCC	Donabate Portrane Community Centre, Educate Together, Local Community	TVRS, URDF	Medium Term
	Seek consent through Part XI (or other appropriate process)	FCC			
	Submit funding application	FCC			
Semple Wood and Hearse Road	Undertake a Transport Appraisal for the Main Street and adjoining streets. This should include a Baseline Assessment and an Area Based Transport Assessment and will indicate extent of works for projects.	FCC	NTA	Active Travel Investment Grant	Short to Medium Term
	Seek consent through Part XI (or other appropriate process)	FCC			
The Square and Hearse Road	Undertake a Transport Appraisal	FCC	NTA	Active Travel Investment Grant	Short to Medium Term
	Seek consent through Part XI (or other appropriate process) and Submit funding application	FCC			
Smyth's Pub Frontage	Undertake a Transport Appraisal	FCC	NTA	Active Travel Investment Grant	Short to Medium Term
	Seek consent through Part XI (or other appropriate process) and Submit funding application	FCC			
The Bridge	Undertake a Transport Appraisal	FCC	NTA	Active Travel Investment Grant	Short to Medium Term
	Seek consent through Part XI (or other appropriate process) and Submit funding application	FCC			
Main Street	Undertake a Transport Appraisal	FCC	NTA, Local Businesses, St. Patrick's Church, Local Community	Active Travel Investment Grant	Medium Term
	Seek consent through Part XI (or other appropriate process) and Submit funding application	FCC			
Approach Streets	Undertake a Transport Appraisal	FCC	NTA	Active Travel Investment Grant	Short to Medium Term
	Seek consent through Part XI (or other appropriate process) and Submit funding application	FCC			
Pedestrian Connections	Undertake a Transport Appraisal	FCC	Iarnród Éireann, Local Landowners	Active Travel Investment Grant	Short to Medium Term
Historic Spaces	Continue to support conservation and protection of these areas	FCC	Church of Ireland, Newbridge Demesne, NTA	Heritage Council Grants Scheme	Long Term
		FCC			
Public Realm	Prepare detailed drawings	FCC			
Monitoring	Ongoing	FCC	Local Community		

## 4 Description of the receiving environment

The Draft Donabate Framework Plan area is located within the Donabate development boundary, shown in **Figure 4.1** below. Development in Donabate is set against the policies and objectives of the Fingal Development Plan 2023-2029 (**Figure 4.2**) and the Donabate Local Area Plan 2016 (extended to 2026).

It is not a statutory land use plan and does not set a framework for future development consents. It is a Local Authority Plan, as required under the Fingal Development Plan 2023-2029 (refer to *Table 2.19 : List of proposed Framework Plans – Donabate (FP 7.A)*). The Fingal Development Plan 2023-2029 sets policies and objective for the preparation and implementation of the Framework Plan and states-

*Policy CSP9 – Framework Plans : Prepare Framework Plans as required for identified areas to facilitate a co-ordinated approach to development.*

*Policy CSP10 – Implementation of Framework Plans : Prepare Framework Plans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated therein.*

*Objective CSO45 – LAPs and Framework Plans for Donabate : [...] Prepare and implement a Framework Plan over the life of the Plan to guide and inform future development and to include measures to improve and promoted the public realm of the village. [...].*

Donabate Local Area Plan 2016-2022 (extended to 2026) proposes to establish a framework for the planned, co-ordinated and sustainable development of undeveloped lands and it states-

*Objective 6.16 – ‘Prepare an Urban Framework Plan for Donabate (including a Public Realm and Integrated Traffic Management Strategy) to guide and inform future development, to include measures to improve and promote the public realm of the Village.’*

Donabate is located approximately 25km from Dublin City Centre and is approximately 11km north of Dublin Airport. The Dublin-Belfast railway line runs through Donabate and road access is from the M1 (via Hearse Road and Turvey Avenue). Donabate Village is surrounded by agricultural, residential and recreational use and the town is well connected by road and public transport.

Donabate peninsula is surrounded by Rogerstown Estuary to the north, Malahide Estuary to the south and North-west Irish Sea to the east. The Draft Plan Area is also in close proximity to Portrane beach (c.1.6km to the north-east - Excellent water quality) and Donabate beach (c. 2.2km to the south-east – Excellent water quality). The extensive Newbridge Demesne is an important regional park located immediately adjacent to the south-west of the Plan area. Turvey Nature Reserve is further to the west.

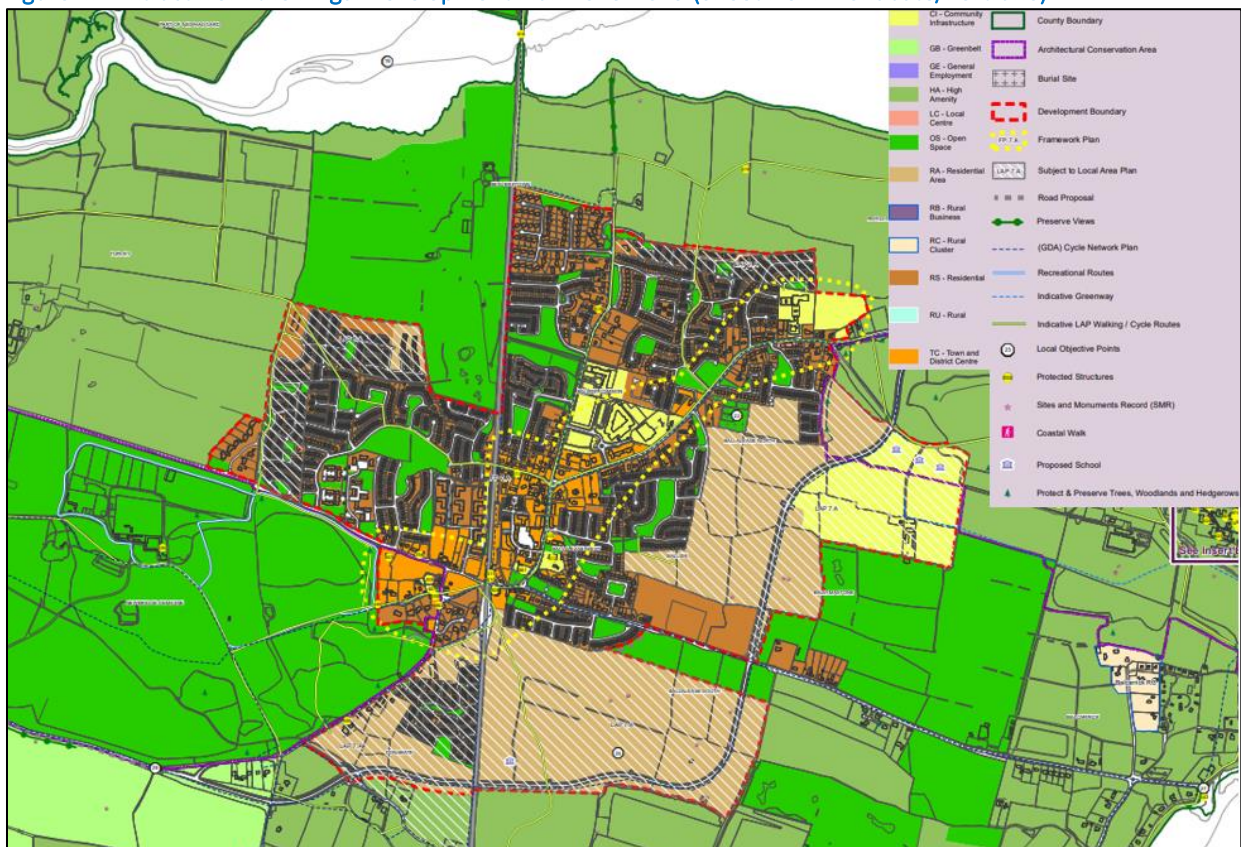
There are a number of existing and proposed walkways on the Donabate Peninsula that are proximate to and interconnect with the village centre, including the Fingal Coastal Way, the Rahillion / Windmill / St Ita’s trail and Coastal Way, the Newbridge/Turvey Trail as well as the Broadmeadow Way. There are two formal green spaces including The Square and Chapel View (St. Patrick’s) Town Park within Donabate town centre.

The lands in the centre of Donabate are generally included within zoning objective ‘TC’ Town Centre which seeks to: ‘Protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities.’ There are also areas of lands zoned ‘CI’ Community Infrastructure in the Draft Plan Area, the objective for which is to ‘provide for and protect civic, religious, community, education, health care and social infrastructure’. Refer to **Figure 4.2**.

Figure 4.1 Draft Donabate Framework Plan Area



Figure 4.2 Extract from the Fingal Development Plan 2023-2029 (Sheet No. 7 Donabate/Portrane)





The Draft Plan Area is located within the Nanny-Delvin catchment (08), the Ballough[Stream]\_SC\_010 subcatchment and the Turvey\_010 river sub basin. The Water Framework Directive (WFD) status of the rivers, transitional & coastal waterbodies in the vicinity of the Plan area ranges from ‘poor’ to ‘good’ during the 2016-2021 monitoring period. The waterbodies are (refer to **Figure 4.3**):

- Rahilion stream (IE\_EA\_08B012200) (Poor and ‘at risk of not achieving good status’);
- Turvey river(IE\_EA\_08T020700) (Poor and ‘at risk of not achieving good status’);
- Ballalease stream (IE\_EA\_08T020700) (Poor and ‘at risk of not achieving good status’);
- Rogerstown Estuary (Poor and ‘at risk of not achieving good status’);
- Broadmeadow Estuary (Moderate and ‘at risk of not achieving good status’);
- Malahide Bay (Moderate and ‘at risk of not achieving good status’);
- North-western Irish Sea (Good and ‘at risk of not achieving good status’).

Broadmeadow Estuary[Inner]/Malahide estuary is identified as a nutrient sensitive estuary under the Urban Waste Water Treatment Directive Sensitive Area.

The Malahide Shellfish Waters are c. 4.8km to the east of the Plan area. The Rogerstown Nature Reserve and the Ramsar Sites of Rogerstown Estuary (site no. 412) and Broadmeadow Estuary (site no. 833) are in close proximity. Fingal County Council has also identified lands around Malahide/Broadmeadow and Rogerstown estuaries as ecological buffer zones.

There are no European (Natura 2000) sites within the framework plan area. The nearest sites are listed below (and shown in **Figure 4.4**):

- Special Areas of Conservation (SAC):
  - Rogerstown Estuary SAC (site code 000208), c. 550m to the north;
  - Malahide Estuary SAC (site code 000205), c. 900m to the south;
  - Lambay Island SAC (site code 000204), c. 6.4km to the east;
  - Rockabill to Dalkey Island SAC (site code 003000), c. 4.1km to the east;
  - Baldoyle Bay SAC (site code 000199), c. 7.2km to the south;
  - Ireland’s Eye SAC (site code 002193), c. 10km to the south-east;
  - Howth Head SAC (site code 000202), c. 12.5km to the south-east;
  - North Dublin Bay SAC (site code 000206), c. 11.1km to the south;
  - South Dublin Bay SAC (site code 000210), c. 16km to the south.
- Special Protection Areas (SPA):
  - Rogerstown Estuary SPA (site code 004015), c. 550m to the north;
  - Malahide Estuary SPA (site code 004025), c. 900m to the south;
  - Lambay Island SPA (site code 004069), c. 6.4km to the east;
  - Baldoyle Bay SPA (site code 004016), c. 7.2km to the south;
  - Ireland’s Eye SPA (site code 004117), c. 9.5km to the south-east;
  - Howth Head Coast SPA (site code 004113), c. 12.1km to the south-east;
  - North-west Irish Sea SPA (site code 004236), c. 2.2km to the east;
  - North Bull Island SPA (site code 004006), c. 11.1km to the south;
  - South Dublin Bay and River Tolka Estuary SPA (site code 004024), c. 16km to the south;
  - Skerries Islands SPA (site code 004122), c. 8.8km to the north-east;
  - Rockabill SPA (site code 004006), c. 9.5km to the north-east;
  - River Nanny Estuary and Shore SPA (site code 004158), c. 18.2km to the north-west.

Designated sites (i.e. proposed Natural Heritage Areas (pNHA) and designated Natural Heritage Areas (NHA)) within the potential Zone of Influence have been included in this assessment in order to address their potential to act as supporting sites for European sites. There are no pNHA or NHA sites within the framework plan area. The nearest sites are listed below:

- Natural Heritage Area (NHA):
  - Skerries Island NHA (site code 001218), c. 8.8km to the north-east;
- Proposed Natural Heritage Area (pNHA):
  - Rogerstown Estuary pNHA (site code 000208), c. 550m to the north;
  - Malahide Estuary pNHA (site code 000205), c. 900m to the south;
  - Portraine Shore pNHA (site code 001215), c. 2.3km to the east;
  - Lambay Island pNHA (site code 000204), c. 6.4km to the east;
  - Knock Lake pNHA (site code 001203), c. 10.8km to the north-west;
  - Bog of the Ring pNHA (site code 001204), c. 10.3km to the north-west;
  - Loughshinny Coast pNHA (site code 002000), c. 7.8km to the north-east;
  - Rockabill Island pNHA (site code 000207), c. 14km to the north-east;
  - Feltrim Hill pNHA (site code 001208), c. 5.6km to the south-west;
  - Sluice River Marsh pNHA (site code 001763), c. 6.4km to the south;
  - Santry Demesne pNHA (site code 000178), c. 10.8km to the south-west;
  - Baldoyle Bay pNHA (site code 000199), c. 7.2km to the south;
  - Ireland's Eye pNHA (site code 000203), c. 9.5km to the south-east;
  - Howth Head pNHA (site code 000202), c. 12.1km to the south-east;
  - Royal Canal pNHA (site code 002103), c. 15.3km to the south-west;
  - Grand Canal pNHA (site code 002104), c. 16.5km to the south-west;
  - Liffey Valley pNHA (site code 000128), c. 19.5km to the south-west;
  - Cromwell's Bush Fen pNHA (site code 001576), c. 19km to the north-west;
  - Laytown Dunnes/Nanny Estuary pNHA (site code 000554), c. 20.1 km to the north-west;
  - North Dublin Bay pNHA (site code 000206), c. 11.1km to the south;
  - Dolphins Dublin Docks pNHA (site code 000201), c. 16km to the south;
  - South Dublin Bay pNHA (site code 000210), c. 16km to the south;
  - Booterstown Marsh pNHA (site code 001205), c. 19.4km to the south.

The Central Statistics Office (CSO) data illustrates that the population of the Irish State increased between 2011 and 2016 by 3.8%, and further increased by 8.1% between 2016 and 2022, bringing the total population of the Irish State to c. 5.1 million in April 2022, which is the highest population recorded in a census since 1841. The summary results for 2022 census states that Fingal is one of the highest growing counties with a population increase of 11.6% between Census 2016 and Census 2022. In the period between 2016 and 2022, the population in the administrative area of Fingal County Council (FCC) increased by 11.6% as compared to the previous increase of 8% between 2011 and 2016. In 2022, the Small Area Population Statistics (SAP) for Donabate town noted a population of 9,669, which was an increase from the 2016 population of 7,443.

Donabate also has a diverse building stock and includes structures, streetscapes, village and town cores, historic designed landscapes such as gardens, parklands, woodland, estates and public parks. The most historic parts of the Framework Plan Area coincide with the protected structures clustered in the vicinity of The Square, the Railway Station, Donabate Cemetery, St. Patricks RC Church, Warrington's House on Main Street and the thatched cottage at Ballisk. There are several structures within the Draft Plan area that are listed on the record of protected structures and record of monuments and places. The south-western portion of the Donabate Framework Plan is located in the Newbridge Demesne Architectural Conservation Area (ACA) and that the north eastern Framework Plan area abuts the Portrane / St. Ita's Hospital Complex ACA.

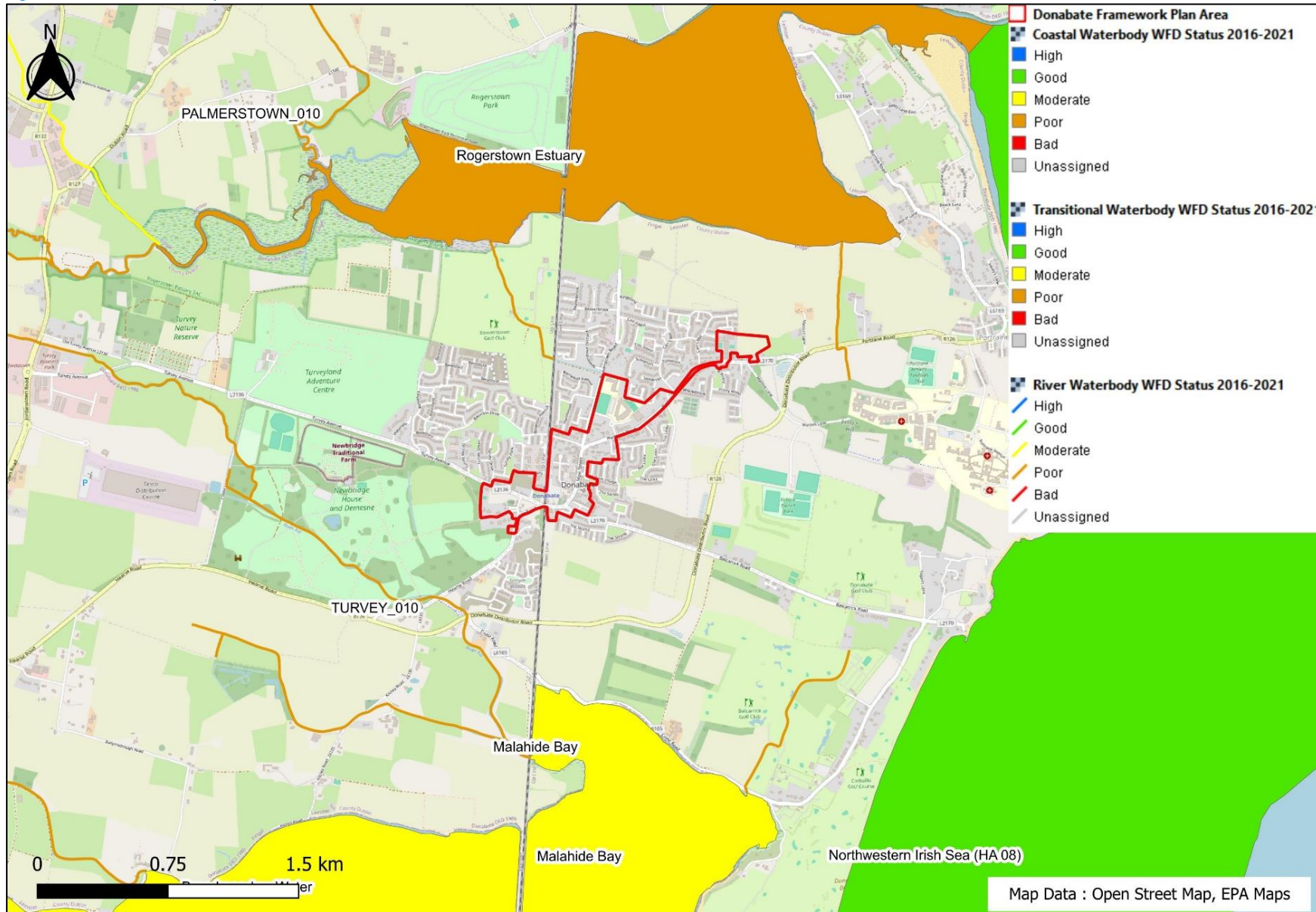
The Geological Survey of Ireland (GSI) has identified Portraine Shore (DF001) and Malahide Point (DF020) as important geological heritage sites. The Draft Plan area is majorly underlain by till derived chiefly from limestone.

A character assessment which was carried out for Donabate indicated that there are four principle character areas and is detailed in the accompanying Draft Donabate Framework Plan.

# Draft Donabate Framework Plan

## SEA Screening Report

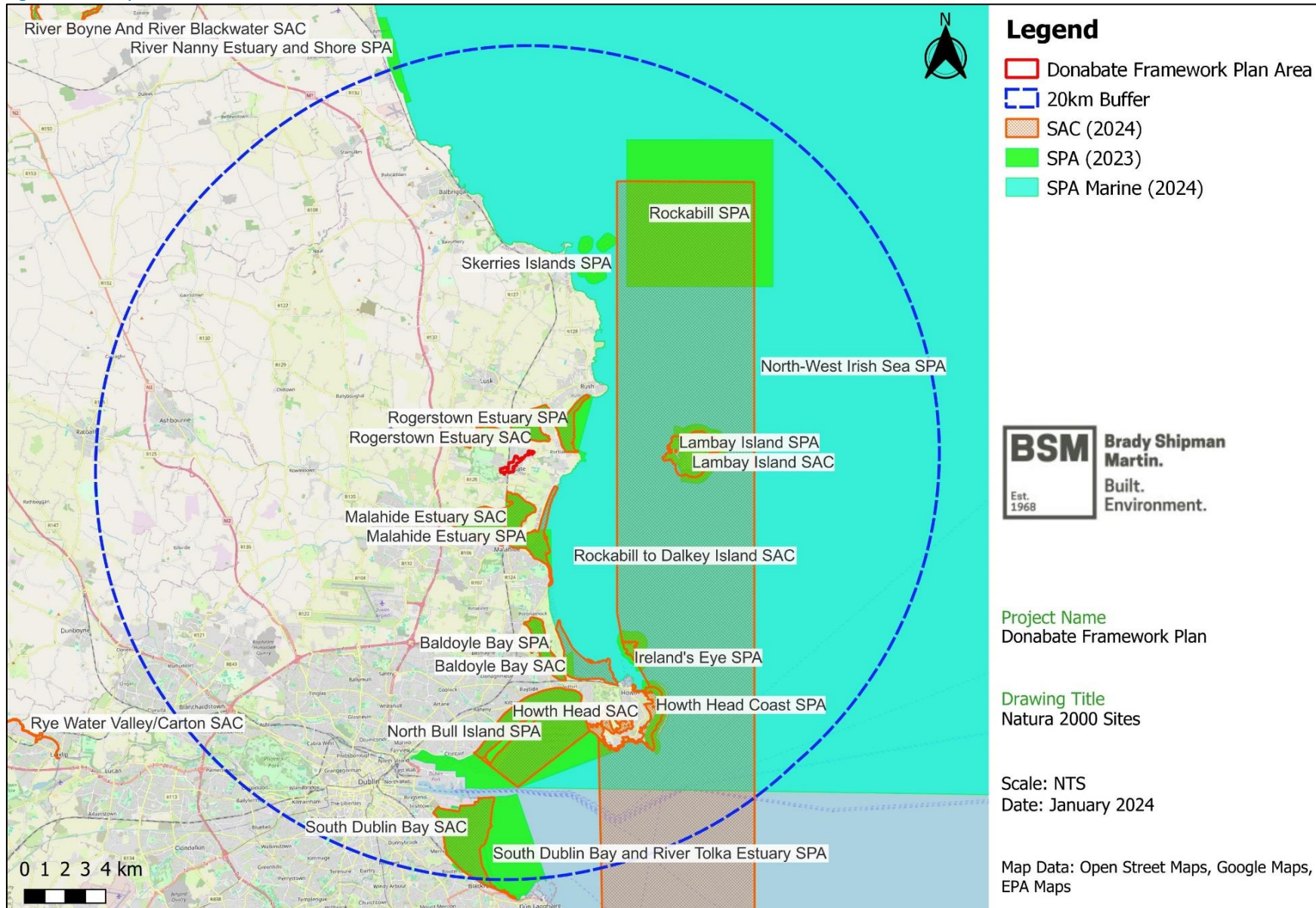
Figure 4.3 WFD waterbody status within the Draft Plan Area



# Draft Donabate Framework Plan

## SEA Screening Report

Figure 4.4 European sites within zone of influence of the Draft Plan. A 20 km radius is shown for scale.



## 5 Planning Context

Implementation of the Draft Donabate Framework Plan will be informed and contextualised by a range of policies and plans at international, national, and local level.

### 5.1 International

- ‘United Nations’ Sustainability Development Goals (SDGs) as set out in the 2030 Agenda for Sustainable Development Transforming our World.
- United Nations Convention on the Rights of Persons with Disabilities (UNCRPD);
- UN (1992) The Convention on Biological Diversity (CBD);
- Council of Europe (1996) The Pan-European Biological and Landscape Diversity Strategy;
- Council of Europe (1996) The European Landscape Convention 2000;
- EU Marine Strategy Framework Directive (MSFD);
- EU The Marine Spatial Planning Directive (MSP);
- EU Water Framework Directive (WFD);
- Birds (2009/147/EC) and Habitats Directive (92/43/EEC);
- EU Floods Directive;
- EU Green Infrastructure Strategy.

### 5.2 National

- Project Ireland 2040, The National Planning Framework (NPF) is the Government’s high-level strategic vision for shaping future growth and development in the entire country over a 20-year period, which identifies heritage as a strategic investment priority, recognising ‘Enhanced Amenities and Heritage’ as a National Strategic Outcome;
- Regional Spatial and Economic Strategies (RSES) for the East and Midlands Area;
- Metropolitan Area Strategic Plan (MASP);
- Climate Action Plan 2023;
- Urban Design Manual – A Best Practice Guide (2009);
- Design Manual for Urban Roads and Streets (2019);
- The Planning System and Flood Risk Management – Guidelines for Planning Authorities (2009);
- National Sustainable Mobility Policy (2022);
- Greater Dublin Area Transport Strategy 2022-2042.

### 5.3 County

The Fingal Development Plan 2023-2029 sets out the spatial framework to guide future development within the County acknowledges, supports, and reinforces the integral role heritage, culture and the arts play in sustaining and creating attractive, vibrant, and engaging places to live, work and enjoy.

- Fingal Development Plan 2023-2029
- Donabate Local Area Plan 2016-2022 (extended to 2026)
- Fingal Biodiversity Action Plan 2022-2030 puts forward an ambitious programme of a hundred actions to reverse the decline in biodiversity by 2030.
- Fingal County Council’s Climate Change Action Plan 2019–2024 includes undertaking a Climate Change Risk Assessment of Fingal’s Cultural Heritage to identify and survey the architectural and archaeological heritage sites and designed landscapes at risk.
- Fingal County Council Corporate Plan 2019-2024
- Fingal’s Culture and Creative Strategy 2023-2027

## 6 Screening for Requirement for SEA

The screening for the requirement for SEA has been conducted in accordance with the criteria set out in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011.

The criteria are set out under two principal headings:

- Characteristics of a Plan / Programme; and
- Characteristics of the effects and of the area likely to be affected.

The corresponding sub-criteria are addressed in [Tables 6.1](#) and [6.2](#), below, respectively.

A screening for SEA of the strategies and actions in the Donabate Framework Plan is also provided in [Table A1](#) in [Appendix 1](#).

**Table 6.1: Characteristics of the Plan / Programme, having regard, in particular, to:**

<i>The degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions, or by allocating resources</i>
<p>The non-statutory Draft Framework Plan will guide future development within the Donabate town centre area to create a vibrant and sustainable town core which will support and encourage economic, social and cultural development and provide an attractive, high-quality environment for existing and future residents.</p> <p>The strategy for the Draft Plan focuses on the following core elements:</p> <ul style="list-style-type: none"> <li>• Key Projects;</li> <li>• Connecting Spaces;</li> <li>• Streets and Spaces;</li> <li>• Improving the Public Realm.</li> </ul> <p>The strategy provides the basis for a design brief for each of the elements listed above. The Draft Plan outlines a series of actions and projects for each theme, and the priorities were identified in consultation with the community and stakeholders across the local government, state, and non-governmental sectors.</p> <p>The Draft Plan also sets an implementation plan and outlines schedule of the main actions arising from the Draft Framework Plan. The schedule includes details as to the ownership of each action, bodies which are expected to provide project support, sources of potential funding as well as indicative timelines.</p> <p>It should be noted that as many of the actions identified as part of this Framework Plan are likely to be subject to additional detailed design and permitting / environmental assessment, the overall timeframe for the completion of all actions could take 5 to 10 years or more.</p> <p>Monitoring undertaken on an annual basis shall take account of indicators such as - the main physical, economic, social and environmental characteristics of the town centre, the actions completed and funding opportunities identified and applied for.</p>
<i>The degree to which the plan influences other plans, including those in a hierarchy</i>
<p>In the context of global, European, national, regional and local plans; the Draft Plan is at a low level in the hierarchy of plans. The key related plans and policy documents are highlighted in <a href="#">Section 5</a> above. The adoption and implementation of the final version of the Plan will support the implementation / objectives of various plans and policies at higher levels in the planning hierarchy, including the <i>Fingal Development Plan 2023-2029</i>.</p>

*The relevance of the plan for the integration of environmental considerations, in particular with a view to promoting sustainable development*

The primary aims of the Draft Plan are - to repair and improve the townscape, provide for new civic and social activities and improve accessibility and permeability within the area. These aims are underpinned by a series of strategic objectives which support the sustainable principles set out as follows:

- *encourage the creation of a vibrant core town centre area, attractive for both the new and existing local community and visitors to the area.*
- *develop a framework for providing a high standard of architecture and urban design which will introduce a dynamic/vibrancy to the character and attractiveness of the area.*
- *encourage sustainable transport with safe and direct routes for pedestrians and cyclists to and from residential areas to the village core, the train station, schools, community centre, Newbridge Demesne, sports clubs and the beaches.*
- *maximise the potential of the unique natural, cultural, built and coastal heritage of the area.*
- *be substantially achievable in a 15 to 20 year time frame.*

The Framework Plan identifies specific public realm works, identifies potential opportunity sites for new commercial or community development and addresses accessibility and connectivity throughout the Framework Plan area. The Plan also identifies a number of projects which may be suitable for funding applications under different programmes, such as the Town and Village Renewal Scheme and other capital grants programmes.

It is the guiding principle of the Draft Plan to promote environmental sustainability through the appropriate use of materials, the designation of spaces as potential biodiversity zones, and the use of sustainable drainage systems where possible. The strategy also aims to enhance walkability and promote sustainable transport modes, encouraging people to take a trip into the village either by walking or cycling

*Environmental problems relevant to the plan or programme*

Environmental problems of greatest relevance to the Draft Plan are as follows:

- Impact on the protected sites (Natura 2000 sites) and species;
- Impact on water quality;
- Impact on air quality and noise;
- Sustainable urban drainage solutions;
- Impacts of climate change in form of coastal erosion and flooding;
- Shortfalls in the current provision of pedestrian and cycling facilities as well as any existing road safety issues.

The above issues, including any strategic planning issues have been addressed within the Draft Plan to provide for structured and balanced development in Donabate.

*The relevance of the plan for the implementation of European Union legislation on the environment (e.g. plans linked to waste management or water protection)*

The Draft Plan is of relevance to the implementation of International / European Union legislation, particularly the following:

- ‘United Nations’ Sustainability Development Goals (SDGs) as set out in the 2030 Agenda for Sustainable Development Transforming our World;
- United Nations Convention on the Rights of Persons with Disabilities (UNCRPD);
- UN (1992) The Convention on Biological Diversity (CBD);
- Council of Europe (1996) The Pan-European Biological and Landscape Diversity Strategy;
- Council of Europe (1996) The European Landscape Convention 2000;

- EU Marine Strategy Framework Directive (MSFD);
- EU The Marine Spatial Planning Directive (MSP);
- EU Water Framework Directive (WFD);
- Birds (2009/147/EC) and Habitats Directive (92/43/EEC);
- EU Floods Directive;
- EU Green Infrastructure Strategy.

**Table 6.2: Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:**

<i>The probability, duration, frequency and reversibility of the effects</i>
<p>The actions of the Draft Plan have been reviewed with regard to the potential for unintended negative environment effects and it is considered that there is no real likelihood of significant negative environmental effects occurring as result of the implementation of the Draft Plan.</p> <p>The significance, duration, frequency and reversibility of effects will vary between the different actions proposed and the aspects of the receiving environment affected.</p>
<i>The cumulative nature of the effects</i>
<p>The implementation of the Draft Plan will result in the implementation of projects and actions (refer to <a href="#">Appendix 1</a>) potentially set out in the Draft all of which are likely to result in positive or neutral environmental effects. On the basis of information presented in previous sections it can be excluded that the implementation of the Plan, individually or in-combination with other plans or projects, will have a significant effect on the environment.</p>
<i>The trans-boundary nature of the effects</i>
<p>The area of relevance for the Draft Framework Plan is localised to Donabate town centre. It is not located on or near any international boundary. No transboundary effects are predicted to occur.</p>
<i>The risks to human health or the environment (e.g. due to accidents)</i>
<p>There are no actions set out in the Draft Plan whose implementation would significantly increase the risk to human health or the environment (e.g. due to accidents) relative to the baseline. On the contrary, certain actions of the Draft Plan – particularly those around repair and improvement of the townscape, new civic infrastructure and improving accessibility and permeability within the area– may be expected to have positive effects for human health and to enhance climate resilience of the receiving environment in the Local Authority area, thereby reducing vulnerability to accidents and extreme events such as flooding, drought, storms and accidental pollution events.</p>
<i>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</i>
<p>The adoption and implementation of the Draft Plan is expected to contribute to the future development within the Donabate town centre area. The extent of the geographical area is shown in <b>Figure 4.1</b>.</p> <p>In 2022, the Small Area Population Statistics (SAP) for Donabate town noted a population of 9,669, which was an increase from the 2016 population of 7,443 (CSO, 2024).</p>
<i>The value and vulnerability of the area likely to be affected due to:</i>



<i>(a) special natural characteristics or cultural heritage</i>
The natural environment and cultural heritage assets within and in close proximity to Donabate are described in detail in Section 4.
<i>(b) exceeded environmental quality standards or limit values</i>
The implementation of the Draft Plan is likely to result in sustainable future development within Donabate town centre. No likely significant negative effects are predicted to occur in relation to any aspects of the environmental standards or limit values.
<i>(c) intensive land-use</i>
The implementation of the Draft Plan is likely to result in provision of high quality architecture and urban design, encourage sustainable transport, improve accessibility and permeability within the area. The Draft Plan is not likely to give rise to any significant negative impacts in this regard, but rather will serve to address the existing pressures negatively affecting development in the area.
<i>The effects on areas or landscapes which have a recognised national, European Union or international protection status</i>
<p>It is considered that the adoption and implementation of the Draft Plan is likely to result in neutral or positive effects on such areas or landscapes.</p> <p>An AA Screening Report is being prepared in respect of the Draft Plan and it has concluded that there will be no impact on the integrity of any European sites as a result of implementing the Plan.</p>

## 7 Recommendation on Requirement for SEA

The *Draft Donabate Framework Plan* is a non-statutory land use plan. The Plan sets out actions under four key themes for implementation over the stated plan period.

As a non-statutory land use plan, the Draft Plan has been screened for the requirement for SEA under the requirements of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011. The Draft Plan has been considered in respect of the SEA screening criteria set out in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, and the findings are set out in [Section 5](#) of this report. It is considered, on the basis of this exercise, that the implementation of the Draft Plan has no real likelihood of having likely significant negative effects on the environment.

On the contrary, the implementation of the Draft Donabate Framework Plan will guide future development within the Donabate town centre area to create a vibrant and sustainable town core which will support and encourage economic, social and cultural development and provide an attractive, high-quality environment for existing and future residents.

It is, therefore, recommended that the competent authority reach a determination that the **Draft Donabate Framework Plan is not likely to have significant negative effects on the environment and, therefore, that SEA is not required.**

In accordance with Article 9(7) of S.I. 435 of 2004, as amended by S.I. 200 of 2011, Fingal County Council will notify the SEA environmental authorities of its Determination that SEA is not required, and place a copy of its Determination on public display together with this SEA Screening Report and associated documentation relating to the *Donabate Framework Plan*.

## 8 References

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OPW (2009). *The Planning System and Flood Risk Management – Guidelines for Planning Authorities.*

*Planning and Development Act 2000, as amended.*

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## Appendix 1: Screening of Draft Strategy & List of Actions

Table A1 Screening of Strategy of the Draft Donabate Framework Plan

## Draft Donabate Framework Plan

### SEA Screening Report

Project	Actions	Potential environmental impact for	Mitigation Required?
<b>KEY PROJECTS</b>			
<b>Key Project 1 - Donabate Village Green</b>	<ul style="list-style-type: none"> <li>• Redefine the edges of the green space with new planting / hedging and trees where appropriate</li> <li>• Provide for a wild meadow area to provide for increased biodiversity in accordance with the principles of the All- Ireland Pollinator Plan</li> <li>• Provide for a small event space with seating to the front of the park facing onto Main Street</li> <li>• Incorporate new signage / artwork to signal Donabate and potential signage/ interpretation of the town</li> <li>• Consider the creation of a raised table crossing Main Street to knit the space with the surrounding area</li> <li>• Consider incorporating utilities to accommodate a market or events</li> <li>• Consider an interactive water feature as well as new paths, places to sit and play within the space</li> </ul>	No likely significant negative environmental effects or positive effects.	No
<b>Key Project 2 – St. Patrick’s Square</b>	<ul style="list-style-type: none"> <li>• Create a new paved space to the front of the church using high quality paving materials having regard to the protected status of the church and its railings</li> <li>• Reorganise existing carparking around the church with no car parking provided to the front of the building line of the church to Main Street</li> <li>• Incorporate bench seating along the existing front boundary wall and rail to the main street</li> <li>• Define the space to the north and south with trees and planting to provide sheltered, green amenity spaces</li> <li>• Consider incorporating utilities to accommodate a market or events within the new space</li> </ul>	No likely significant negative environmental effects or positive effects.	No
<b>Key Project 3 – The Hand Pocket Park</b>	<ul style="list-style-type: none"> <li>• Improve and expand the existing public space at the Hand to allow for greater use by the community</li> <li>• Set back the boundary to the existing Irish Water pump house to create additional space and consider reducing the carriageway width to adjoining roads</li> <li>• Provide a new boundary treatment with the pumping station to include railing, planting and bench seating</li> <li>• Provide additional seating within the space that can also provide an incidental space for play and events</li> <li>• Rationalise or relocate the existing wirescape and lampposts where possible while ensuring the area is well lit at night</li> <li>• Incorporate utilities to accommodate pop up food trucks, or small events</li> <li>• Consider extending the space to the full width of the adjoining streets, by creating a raised table crossing at Beaverstown Road to Ballisk, Main Street, Portrane Road</li> </ul>	No likely significant negative environmental effects or positive effects.	No

## Draft Donabate Framework Plan

### SEA Screening Report

Project	Actions	Potential for environmental impact	Mitigation Required?
<b>Key Project 4 – Educate Together Site</b>	<ul style="list-style-type: none"> <li>• Create a multi-functional recreational space to provide for a meeting point, sheltered space / pavilion for performance, playing pitches, playground, seating</li> <li>• Allow for paths to cross the park to match desire lines, and connections from Beaverstown Road, Portrane Road</li> <li>• Remove existing roundabout and car parking and provide a link road to create pedestrian priority and a continuous pedestrian route to the community centre</li> <li>• Make use of sustainable urban drainage solutions including appropriate planting to address potential surface water issues</li> </ul>	No likely significant negative environmental effects or positive effects.	<b>No</b>
<b>Key Project 5 – Community Centre Public Plaza</b>	<ul style="list-style-type: none"> <li>• Create a welcoming, accessible, safe and well-lit public plaza to the front of the community centre</li> <li>• Incorporate public seating areas, planting, trees and bespoke lighting to define the space</li> <li>• Reorganise the car parking surrounding the building to incorporate pedestrian routes</li> <li>• Carry out landscaping to provide for trees and planting pits throughout the area</li> <li>• Consider the provision of a link road from the Portrane Road to provide an alternative pedestrian and vehicular route to the adjoining schools</li> <li>• Consider the creation of a raised table crossing to extend the space to the full width of the adjoining street</li> </ul>	No likely significant negative environmental effects or positive effects.	<b>No</b>
<b>CONNECTING SPACES</b>			
<b>Project 1 – Semple Wood and Hearse Wood</b>	<ul style="list-style-type: none"> <li>• Create a new ‘entry’ to Donabate at Semple Wood / Hearse Road by using high quality paving materials, street furniture and appropriate signage</li> <li>• Provide a pedestrian crossing to include raised tables to allow continuity of pedestrian movement across the street, and connecting to the new footpath on Hearse Road</li> </ul>	No likely significant negative environmental effects or positive effects.	<b>No</b>
<b>Project 2 – The Square and Hearse Road</b>	<ul style="list-style-type: none"> <li>• New paving and reduced carriageway at the junction between Hearse Road and the entrance to The Square</li> <li>• Removal of existing traffic signage (subject to road safety considerations) and rationalisation of wirescape</li> <li>• Installation of appropriate street furniture including heritage signage and high quality bollards</li> <li>• Provide for appropriate tree and bed planting</li> <li>• Consider the installation of seating and low level lighting</li> </ul>	No likely significant negative environmental effects or positive effects.	<b>No</b>

## Draft Donabate Framework Plan

### SEA Screening Report

Project	Actions	Potential for environmental impact	Mitigation Required?
<b>Project 3 – Smyth’s Pub Road Frontage</b>	<ul style="list-style-type: none"> <li>• Improve the public realm at this location by providing new, high quality paving and road surfaces as well as appropriate signage to mark the entrance to the town</li> <li>• Provide for a new pedestrian crossing subject to road safety and traffic considerations</li> <li>• Integrate the public realm and paving improvements to the proposed improvements on the Bridge</li> <li>• Ensure that all works have regard to, and are integrated with the proposed reuse of warehouse buildings</li> <li>• Provide for improved connections / links as well as public realm improvements from Donabate Train Station to Ballisk Court and onward to Main Street</li> </ul>	No likely significant negative environmental effects or positive effects.	<b>No</b>
<b>Project 4 – The Bridge</b>	<ul style="list-style-type: none"> <li>• Create a more pedestrian friendly environment on and in the approach to the Bridge</li> <li>• Remove railings on both sides of the road at the Bridge</li> <li>• Resurface the junction from the Bridge to the front of Smyth’s pub with high quality road paving materials</li> <li>• Provide for additional pedestrian crossings and provide for reductions the carriageway widths where appropriate</li> </ul>	No likely significant negative environmental effects or positive effects.	<b>No</b>
<b>Potential New Connections - To the Train Station</b>	<ul style="list-style-type: none"> <li>• Actively consider the removal of barriers to pedestrian access from Main Street to Ballisk Court and from Ballisk Court to Donabate Train Station</li> <li>• Consult with Iarnród Éireann and local land/property owners in relation to the creation of new pedestrian links including additional pedestrian routes from the entrance at Smyth’s pub to Main Street via Ballisk Court</li> <li>• Consider limited vehicular access to from Ballisk Court to Donabate Train Station via the potential access directly to the west of Supervalu</li> </ul>	No likely significant negative environmental effects or positive effects.	<b>No</b>
<b>STREET AND SPACES</b>			

## Draft Donabate Framework Plan

### SEA Screening Report

Project	Actions	Potential for environmental impact	Mitigation Required?
Main Street	<ul style="list-style-type: none"> <li>• Provide high quality stone paved carriageway and footways, making use of visual contrasting colour or texture to define use and priority</li> <li>• Provide additional pedestrian crossings on Main Street subject to traffic and road safety considerations</li> <li>• Provide additional seating with low level lighting at different locations along Main Street</li> <li>• Provide additional street planting including trees in integrated constructed tree pits</li> <li>• Provide additional cycle parking where appropriate along Main Street using high quality materials</li> <li>• Rationalise and standardise existing street furniture, particularly existing bollards, lampposts and cycle stands</li> <li>• Consider level surface across the street with shallow kerbs to enhance pedestrian movement between both sides of the street and to facilitate the potential use of the main street for gatherings</li> <li>• In the longer term, consider the use of a 'shared space 'Main Street with a view to developing a safe and walkable street with pedestrian and cycle priority</li> <li>• Investigate the possibility of making Main Street a one way street for private vehicular access</li> </ul>	No likely significant negative environmental effects or positive effects.	No
Approach Streets	<ul style="list-style-type: none"> <li>• Rebalance pedestrian and vehicular space, with maintenance of verges, hedgerows and historic boundaries where practical and appropriate</li> <li>• Provide for additional planting, including tree planting along Portrane Road where appropriate</li> <li>• Provide additional pedestrian crossings where appropriate to include raised tables to allow continuity of pedestrian movement / level crossings at road junctions</li> <li>• Provide consistent lighting along both streets</li> <li>• Consider visually contrasting paved paths and crossings</li> <li>• Incorporate cycling infrastructure where possible</li> <li>• Continue to progress the Part XI projects on Turvey Avenue and at St. Patrick's national school</li> </ul>	No likely significant negative environmental effects or positive effects.	No
Historic Spaces	<ul style="list-style-type: none"> <li>• Maintain and restore historic paving and kerbs where they survive</li> <li>• Retain or reinstate edges, cobbles and grass verges where possible in the Square</li> <li>• Investigate the repositioning of car parking to the front of St. Patricks Church (COI)</li> <li>• Require the input of a conservation professional with relevant conservation expertise and experience for any works to or in proximity to a protected structure</li> </ul>	No likely significant negative environmental effects or positive effects.	No
<b>IMPROVING THE PUBLIC REALM</b>			



## Draft Donabate Framework Plan

### SEA Screening Report

Project	Actions	Potential for environmental impact	Mitigation Required?
<b>Road surfaces, Footpaths and Paving</b>	<ul style="list-style-type: none"> <li>Address existing deficiencies in footpath continuity and design in the Framework Plan area where feasible</li> <li>Ensure that any improvements to road surfaces, footpaths and paving are carried out according to a unified design approach within the Framework Plan area</li> <li>Use high-quality Irish paving materials which are appropriate in terms of cleaning and maintenance</li> </ul>	No likely significant negative environmental effects or positive effects.	No
<b>Street Furniture</b>	<ul style="list-style-type: none"> <li>Adopt a consistent and integrated approach to the provision of street furniture across the entire Framework Plan area or have regard to any guidance on public realm produced by Fingal County Council</li> <li>Ensure any additional seating is of high quality and has regard to accessibility and the needs of all users</li> <li>Ensure that litter bins/recycling are located so as not to obstruct pedestrian movement or building entrances</li> <li>Minimise the use of bollards in the study area to reduce street colour, adopt a standardised design for new bollards and retain historic bollards where possible</li> <li>Provide additional cycle parking capacity in the study area as part of the delivery of the projects and improvements set out in previous chapters</li> <li>Maintain and protect street furniture which has historic character and interest including the town's traditional water pumps</li> </ul>	No likely significant negative environmental effects or positive effects.	No
<b>Planting</b>	<ul style="list-style-type: none"> <li>Increase the overall level and quality of planting in the Framework Plan area, where appropriate</li> <li>Planted beds should have complementary designs and materials that are continuously maintained</li> <li>Identify opportunities for long-term street trees or landmark tree planting and add integrated constructed tree pits and rain gardens to paved areas where feasible</li> </ul>	No likely significant negative environmental effects or positive effects.	No
<b>Lighting and Wirescape</b>	<ul style="list-style-type: none"> <li>Adopt a unified approach for the provision of lampposts and lampstands in the Framework Plan area</li> <li>Ensure that all public realm projects and works have regard to the need to provide place-appropriate lighting</li> <li>Consider the rationalisation and removal where feasible of overhead wiring on the approach to the town and on Main Street</li> </ul>	No likely significant negative environmental effects or positive effects.	No
<b>Signage and Shopfronts</b>	<ul style="list-style-type: none"> <li>Encourage improvements to existing shopfronts in Donabate having regard to the principles set out in Chapter 14 of the County Development Plan</li> <li>Ensure that all public signage is provided in accordance with the FCC's Draft Heritage Signage Guidance</li> </ul>	No likely significant negative environmental effects or positive effects.	No



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