



Fingal County Council
**Bremore Regional Park
Development Project**

Part 8 Planning Application

March 2021 (F)



Comhairle Contae
Fhine Gall
Fingal County
Council



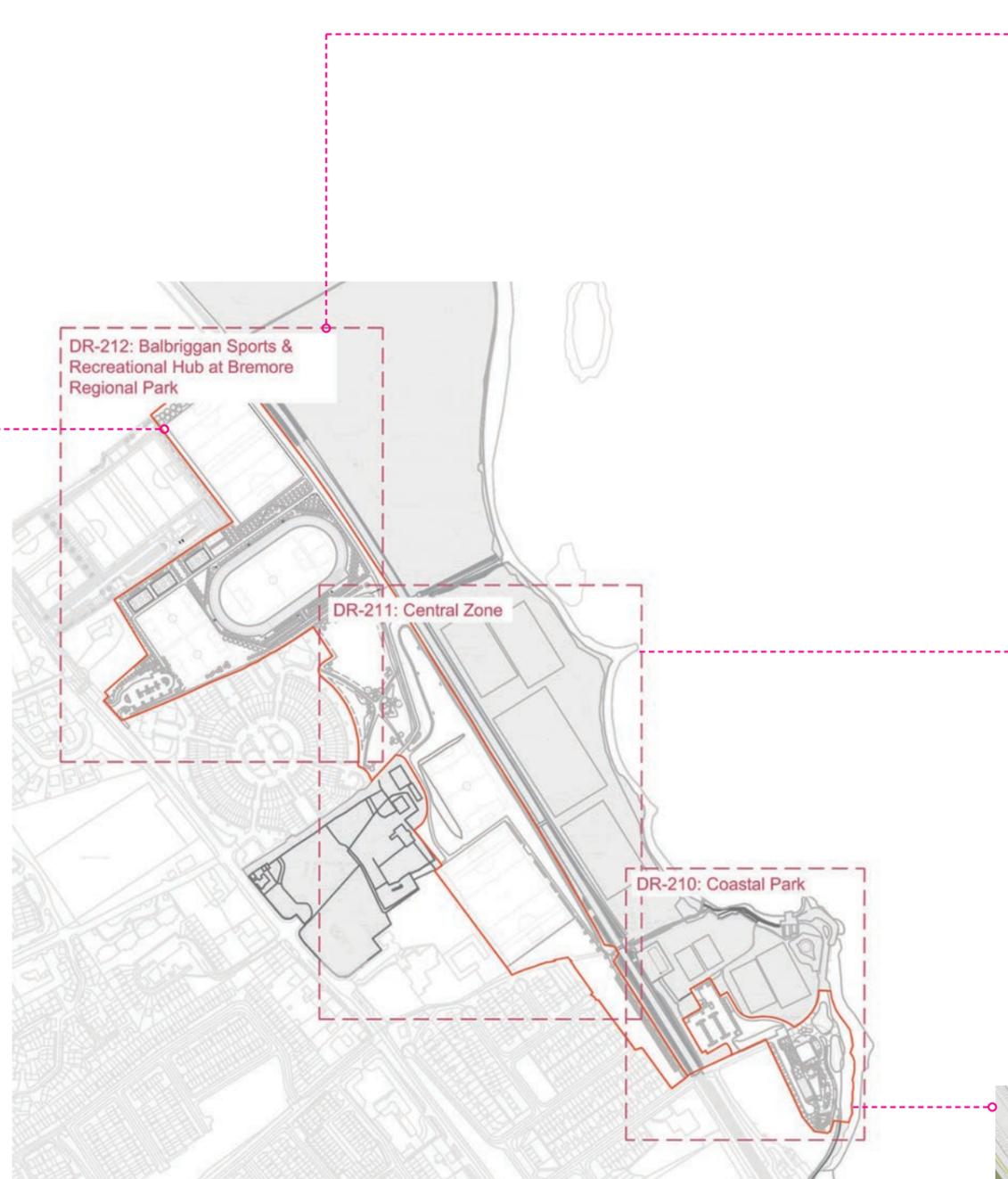
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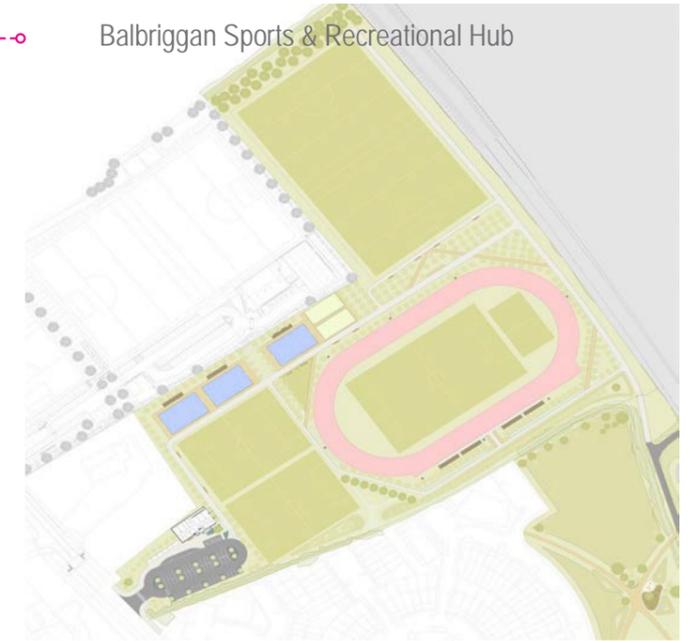
Bremore Regional Park Development Project : Site Boundary



Site Location Plan



Bremore Regional Park Development Project : Keyplans to Detailed Areas



Balbriggan Sports & Recreational Hub



The Central Zone - Open Spaces



The Coastal Park



Table of Contents

	Page
1.0 Introduction	
1.1 Project Background	5
1.2 Part 8 Planning Application	5
1.3 Bremore Park Project Overview	6
1.4 Design Team	7
2.0 Planning & Development Context	
2.1 Introduction	9
2.2 Fingal Development Plan (2017-2023)	10
2.3 'The Heart of Balbriggan'	14
2.4 'Our Balbriggan'	14
2.5 Additional Resources	15
3.0 Site Context	
3.1 Existing Site Description	17
3.2 Site History	18
3.3 Site Photographs	20
3.4 Site Analysis	22
3.5 Key Site Constraints	25
4.0 Part 8 Development Project : Landscape Design Proposals	
4.1 Landscape Strategy	27
4.1.1 Bremore Regional Park Development Project: Part 8 Proposals	27
4.2 Detailed Design	
4.2.1 The Balbriggan Sports and Recreational Hub	30
4.2.2 The Central Zone Open Spaces	35
4.2.3 The Coastal Park	38
4.3 Proposed Planting Palette	43
4.4 Proposed Hardscape Materials & Furniture	44
4.5 Interpretation & Signage	45
4.6 Future Objectives	46

Table of Contents

	Page
Appendices	
5.0 Consultation	47
5.1 Public Consultation and Workshops	48
5.2 Key Stakeholder Meetings	50
6.0 Transportation	53
6.1 Sustainable Transport Links	54
6.2 Bremore Regional Park Car Parking	55



INTRODUCTION



1.1 Project Background

In January 2019, Fingal County Council appointed Áit Urbanism + Landscape Ltd. as the successful tenderer to lead the external design team to prepare a holistic design for Bremore Regional Park on Balbriggan's town coastline in North County Dublin.

The core of the client brief was to engage with and gain consensus with key local stakeholders on their current and future needs in order to develop a proposal for Bremore Park that can realistically deliver a sustainable vision for Balbriggan's growing and diverse population, in terms of both active and passive recreation in a coastal setting, through the local authority's own Part 8 Planning Process.

1.2 Part 8 Planning Application

Bremore Park Development Project

The Park Development Project proposals are grouped under their respective zones within the site namely, The Balbriggan Sports & Recreational Hub, The Central Zone and The Coastal Park. The detailed project development works proposed in each zone are as follows:

The **Balbriggan Sports & Recreational Hub** and main ancillary infrastructure

(Section 4.2.1 pg.30 and associated Drawings 19FG02-DR-200, DR-201 DR-212)

- 8 Lane Athletics Track (All weather surface)
- 1 no. All Weather (3g Surface) Pitch, 100m x 60m
- 1no. 5-a-side side All Weather (3g Surface) Pitch 40m x 25m
- 2no. 9-a-side football pitches, 70m x 50m
- 3no. Basketball courts 28m x 16m
- 2no. Tennis Courts 24m x 11m
- 1 no. GAA Pitch 145m x 90m
- Bleacher seating structures

- Sports enclosure fencing
- Primary Circulation Network

Main ancillary infrastructure:

- Changing & Toilets Building (341 sqm)
- Vehicular Access from R132
- Bicycle Parking:
57 no. 'Sheffield' type Bicycle Stands

Landscaped Car Park and Associated Car Parking:

- 50no. Standard Car Spaces
- 3no. Universally Accessible Spaces
- 1no. Coach Set Down
- Associated Foul/ Fresh Water & ESB Connections and Fibre Optic Communications Connections

Proposed Sports & Recreational Hub Lighting:

- Public lighting of primary circulation network
- Public lighting of car park
- Sports lighting
 - 8m & 12m high columns to sports courts
 - 18m & 20m high columns to athletics track & all weather pitch

The Central Zone

Open Spaces

(Section 4.2.2 pg.35 and associated Drawings 19FG02-DR-200, DR-201, DR-210 and DR-211)

- Natural play elements
- Outdoor gym equipment and other park furniture elements
- Resurfacing and landscaping works
- Provision of over flow parking:
50no. spaces on reinforced grass surface

- Signage, seating
- Bicycle Parking:
13 no. 'Sheffield' type Bicycle Stands
- Public Lighting of select, primary circulation routes including associated ducting and ducting for future fibre optic connections

The Coastal Park

(Section 4.2.3 pg.38 and associated Drawings 19FG02-DR-200, DR-201 and DR-210)

- Basketball Half Court
- Skate Bowl
- Structural Planting (Trees & Shrubs)
- Amenity planting and grass mounds
- Paving surface treatments
- Terraced steps/ seating
- Bicycle Parking:
25 no. 'Sheffield' type Bicycle Stands

Landscaped Car Park and Associated Car Parking

(Section 4.2.3 pg.38 and associated Drawings 19FG02-DR-200, DR-201, DR-210 & DR-211)

- 98no. Standard Car Spaces
- 6no. Universally Accessible Spaces
- Resurfacing and landscaping works
- SuDS Installation
- Removal of private car access to coastal car park area & relocation of 19no. existing car parking spaces
- Bicycle Parking:
18 no. 'Sheffield' type Bicycle Stands

Park boundaries (1220 lin.m)

(See Drawing 19FG02-DR-250)

- 1.8m High Steel Railing: 925m
- 1.8m High Stone Wall and Railing: 295m

1.3 Bremore Park Project Overview

Bremore Regional Park's unique coastal site includes important historical monuments and maritime landscapes which provide significant public amenity to the local community. The park proposals are designed to achieve the best fit between the unique characteristics of the site, provision of active and passive recreation and linkages to Bremore Castle and surrounding residential areas, whilst taking a sensitive approach to the visual, historic and ecological attributes of the site. A key feature of the proposed Bremore Regional Park development project is the consideration of the visual, historic and ecological attributes of the site. The successful implementation of the 'vision' for the future development of Bremore Park is one of a number of key objectives of 'Our Balbriggan' which is part of the wider 'reimagining' and rejuvenation of Balbriggan Town as a coastal destination by Fingal County Council.

Bremore Park is located north of Balbriggan along the coastal fringe of Fingal, with a total area of 43.5 hectares. The focus of this Part 8 Planning Application is lands to the west of the rail-line as well as the section of the park to the south-east (designated as a new coastal pocket park) encompassing a project area of 15.07 hectares.

In a broader context, Bremore Regional Park is bounded by and includes agricultural lands to the north with cliff face and shoreline to the east. Balbriggan harbour is located at the south-eastern tip of the park while residential areas frame the western boundary. These key residential areas include Cardy Rock to the north-west and Lambeecher, Bricklane and Bath Road to the west. There is a more mixed land use to the south-west of site which also includes residential uses within Convent Lane, Railway Street, George's Hill and Mill Street adjacent to the Balbriggan Harbour area. St. Molaga's National School bounds the immediate western boundary of the park to the south of Bremore Castle grounds. A pre-school, Busy Bees is located further south in Lambeecher. Loretto Secondary School is located on Brick Lane.

Balbriggan Railway Station is located further south adjacent to Balbriggan Harbour.

The Dublin to Belfast railway line is a prominent feature within the park, traversing centrally through the park along a north – south axis. Raised on an engineered embankment, with fencing and planting on either side, it divides the park both physically and visually. From the west, the railway embankment and railway line visually compartmentalizes the park cutting off views of the coastline and the Irish Sea. Two stone arched tunnels are present beneath the embankment to facilitate access to the eastern park lands.

Key challenges addressed during the design process :

Public Engagement

Using an innovative design process and communication tools to engage stakeholders and build consensus for the proposal, particularly since March 2020 with the onset of the Covid pandemic restrictions.

The Recreational Hub

The park must be developed to incorporate an Active Recreational Hub including integrated sports facilities to serve Balbriggan and the surrounding area.

Bremore Castle

The park development project must take account of and integrate with proposals for the future use of Bremore Castle including the Bremore Castle Feasibility Study and Draft Bremore Castle Conservation Plan.

Play provision

The project must include proposals for a destination style playground facility for families, of an appropriate scale for a regional public park.

Connectivity and Permeability

Bremore Park is separated from its adjacent communities by the surrounding road network. The Dublin – Belfast railway line divides the park along a north – south axis. Appropriate strategies for reducing barriers and increasing connectivity are sought.

Landscape Unity and Diversity

A vital part of the park development project is to diversify the park spaces and create greater texture and interest in the landscape, within a context of unifying the park. The consultant will be required to provide recommendations and priorities for further planting appropriate to the location and context.

Acknowledging the parks historical values

Bremore Park includes important historic sites that influence the Park's structure. The selected consultant should analyse the parks historical background to ensure the future development of the park respects and reflects its heritage.

Balance of Structured and Casual Spaces

A significant portion of the park land is committed to structured recreation. The project should examine whether the current balance of structured and unstructured space is optimal. The project should examine the most efficient and effective use of existing playing fields and community facilities.

Resource Sustainability

Bremore Park presents an opportunity to promote sustainability and to become a model for sustainable park development for Fingal County Council. Opportunities for sustainable urban drainage (SuDS) and for resource/greenhouse gas reduction should be investigated as part of the vision for the park.

Biodiversity

The Bremore Regional Park Development Project will explore opportunities to increase the diversity and population sizes of local indigenous flora & fauna within the park.

Roads/Parking

It is proposed that the Bremore Regional Park Development Project adopts the current major road configuration. The demand for parking within the park is increasing. Opportunities to increase parking availability appropriate to the scale of the park should be explored.



Events

The project should consider needs for infrastructure to support events and consider which areas of the park can and cannot support events and of what nature. The selected consultant should recommend options to effectively manage events within the park.

Community Facilities

Fingal County Council is seeking guidance on the capacity of the park to support future community facilities and optimize existing buildings as appropriate.

Residential Amenity

All issues will be considered with the amenity of local residents in mind. Noise, light, traffic, dust and any other impacts should be considered, as well as the additional increases to amenity arising from park improvements.

Restoration and Re-Use of Site Features

The Bremore Regional Park Development Project must consider the potential restoration and re-use of protected structures and features within the study area including the Bath House, Boat House and Bell's Cottage.

Stakeholder engagement is key to the success of the project; to encourage public participation and gain further insight into key challenges and concerns and to identify opportunities and constraints that can be addressed through the design process. Substantial public consultation was undertaken in 2019 and 2020 with additional focused key stakeholders meetings held in May and June 2020, the details of which are presented in Section 5 of this report.

It is anticipated that the construction and implementation of the park proposals will be implemented in three phases subject to funding. A Construction and Environmental Management Plan (CEMP) has been undertaken to address at a high level, the key elements that will be considered through the construction process to mitigate any potential adverse impacts on the local communities and users as well as on the overall environment during the construction process.

1.4 Design Team

1.4.1 Fingal County Council Working Group: Parks and Green Infrastructure Division

Kevin Halpenny	Senior Parks Superintendent
Marc Coyle	Senior Executive Parks & Landscape Officer
Michael Staunton	Assistant Parks and Landscape Officer
Hans Visser	Biodiversity Officer

The client working group is led by Kevin Halpenny, Senior Parks Superintendent responsible for the Parks and Green Infrastructure Division.

1.4.2 Áit Urbanism + Landscape: Lead Project Consultants: Landscape Architecture

As lead consultant, Áit Urbanism + Landscape communicated directly with the client, Fingal County Council Working Group. A substantial number of on-site meetings and client meetings were held at Bremore Park, Bremore Castle and Fingal County Council head-quarters in Swords village until mid-March 2020. In the interim, due to the Covid 19 pandemic public health restrictions, all client and focused stakeholder meetings have been facilitated virtually through Microsoft Teams and have proven successful as a communication tool.

The external design team includes a number of professional sub-consultants to advice on the fundamentals of the Bremore Regional Park site archaeology, architectural heritage, ecology, biodiversity and planning.

1.4.3 Archaeological Consultancy Services Unit (ACSU): Archaeological Consultants

As part of the project brief, ASCU undertook an Archaeological Impact Assessment (Desktop) in 2019 for Bremore Regional Park. The initial desktop study of recorded monuments and protected structures located within Bremore Regional Park and the surrounding townlands, and review of previous archaeological assessments, excavations etc. suggested that the overall landscape of the park had high archaeological potential and advised that a geophysical survey of the site be undertaken to identify further sub-terranean archaeology prior to progressing the design and any proposed groundworks in advance of any future development.

A geophysical survey was then commissioned by the client and completed in January 2020 and identified further monuments west of the Martello Tower, with additional potential archaeological features spread throughout the remainder of the site including the proposed recreation hub.

A number of recorded archaeological monuments and protected structures within the park include the following:

- Bremore Castle (DU002-002001)
A reconstructed four-storey castle with five-storey tower that contains at ground floor the remains of the original 16th century fortified house.
- St. Molaga's Church (in ruins) (DU002-002002) and Graveyard (DU002-002003)
Remains of nave and chancel of late medieval church with some decorative stonework (DU002-002004-006).
- Bremore Mound (DU002-003), Tankardstown Enclosure (DU002-016) and mound (DU002-017) upon which the Martello tower was built.
- Martello Tower (DU002-004)
Early 19th century circular military stone tower

- Bath House & Boat House. Late 19th century stone boat house and baths (including cut stone slipway)

- Mid-19th century single-arch stone railway bridge

(The Archaeological Assessment and Geophysical Survey are presented in a separate report as part of the overall Part 8 Planning Application).

1.4.4 Howley Hayes Architects: Architectural Heritage Consultants

Howley Hayes Architects prepared a conservation report for Bremore Park and site assessments and surveys of the site were undertaken in early 2019. The purpose of the Architectural Heritage Assessment is to assess the condition and significance of the various historic structures in and adjacent to the park and its setting to inform the overall project for Bremore Regional Park.

The findings of the Architectural Heritage Assessment and Conservation Strategy for the park advises that the various historic structures should be retained and repaired with appropriate materials. In conjunction with the number of recorded monuments through the archaeological assessment and geophysical survey, the evidence points to the significance of the park within this coastal setting as a record of the early occupation of the Balbriggan coastline. In particular, the cultural associations with the 7th Century St. Mologa, the medieval ruins of St. Mologa's Church and graveyard as well as the 14th century construction of Bremore Castle itself defines the Bremore Park site as one of national archaeological importance.

The Martello Tower is also regarded as of high historic significance in terms of associations with the military history of the eastern coastline of Ireland and a landmark in itself within its' current setting. The bath house and boat house located to the north-east of the Martello Tower have key cultural and maritime associations with the site and Balbriggan's coastal location, and both are identified for future repair and development as part of additional works associated with the project.

(The Conservation Report by Howley Hayes is presented in a separate document as part of the overall Part 8 Planning Application.)

1.4.5 Eibhlín Ní Cheannaigh: Ecological Consultant

An 'Ecological Assessment and Management Recommendations' report for Bremore Regional Park Development Project was undertaken by our consultant ecologist in April 2019. The initial assessment noted that Bremore Park is not a designated site in European terms as it does not meet the required standards in term of ecological diversity or rarity and does not form part of the Natura Network of European sites (SAC and SPA). However from an ecological and biodiversity perspective it is of substantial value as a coastal habitat. A number of habitats are present and include improved agricultural grassland, cultivated land, amenity grassland, scrub, hedgerow and freshwater stream. The habitats adjacent to the Park include coastal cliffs, beaches and improved agricultural grassland.

1.4.6 James Conroy: Environmental Consultant

An Appropriate Assessment Screening Report was undertaken by James Conroy and included a review of all available drawings and relevant reports ie. Bat Survey, Winter Bird Survey, both commissioned directly by Fingal County Council; the Ecological Assessment and Management Recommendations report, as well as the Construction and Environmental Management Plan (CEMP) for the Part 8 Application for the Bremore Regional Park Development Project.

The AA Screening Report concluded that no impacts may be predicted upon any of the listed Natura sites (listed in Table 1 of the report). The outcome of the AA Screening process concludes that having assessed all relevant drawings and reports that an Appropriate Assessment is not required for this development project.

1.4.7 Tom Phillips and Associates: Planning Consultants (EIAR Screening)

Tom Phillips + Associates (TPA), Town Planning Consultants have been engaged by Áit Urbanism + Landscape Ltd to review the proposed development project at Bremore Regional Park in order to assess if the project should be subject to an

Environmental Impact Assessment Report (EIAR). Having assessed all drawings and relevant reports and assessments, the EIAR screening process concludes that the project and proposed development works do not require an Environmental Impact Assessment to be undertaken.



2.0

PLANNING &
DEVELOPMENT
CONTEXT

2.1 Introduction

The proposed Bremore Regional Park Development Project has been an objective of the Fingal County Council for many years. The Part 8 proposals support not only specific zoning objectives but also Green Infrastructure and Natural Heritage objectives. The project has been designed with these objectives at the forefront of the project brief to ensure the future enhancement and sustainability of this key resource for the population of Balbriggan and visitors to this coastal town.

2.2 Fingal Development Plan (2017-2023)

The Fingal Development Plan 2017-2023 (FDP) categorises the site under two zoning objectives as follows:

OS Open Space: Preserve and provide for open space and recreational amenities

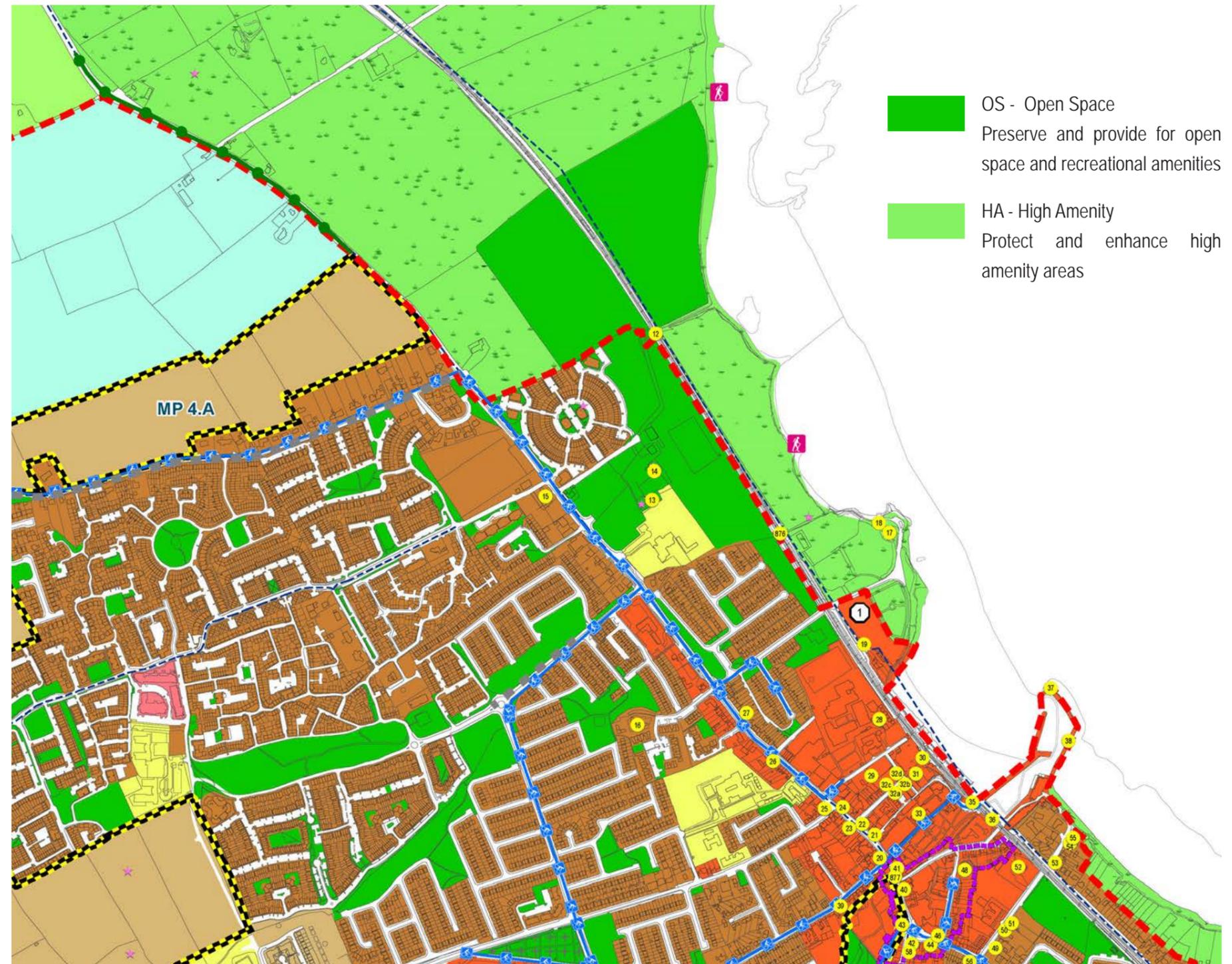
"Vision: Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority."

HA High Amenity: Protect and enhance high amenity areas

"Vision: Protect these highly sensitive and scenic locations from inappropriate development and reinforce their character, distinctiveness and sense of place. In recognition of the amenity potential of these areas opportunities to increase public access will be explored."

The plan sets out objectives for High Amenity Areas to ensure that any development includes the retention of important features and characteristics and takes into consideration geology and landform, scenic quality, habitats, historic heritage, local vernacular heritage, land-use and tranquility.

Several green infrastructure mapped objectives are also of specific relevance to the site as follows:



Zoning Objectives, Fingal Development Plan 2017 - 2023



GIM1: "Provide new Active Recreation Hubs in Bremore Regional Park, St. Catherine's Park (Rush), Lusk, Donabate, Moore town/Old town (Swords), Drinan, Baldoyle Racecourse Park and Phoenix Park Racecourse."

GIM2: "Protect the natural and built heritage of the following (which include important historic sites, landscapes and gardens, while providing significant public amenities): Bremore Castle and Park, Ardgillan Castle and Demesne, Newbridge House and Demesne, Malahide Castle and Demesne, Swords Castle and Park, Santry Demesne and Beechpark (Clonsilla)."

GIM3: "Upgrade and enhance Bremore Regional Park, Ward Valley Park, Tolka Valley Park and Millenium Park, Blanchardstown."

"Keeping It Green, An Open Space Strategy for Fingal", states the following:

"The Council is seeking to develop active 'Recreational Hubs' at various locations throughout Fingal as provided for in the map based objectives above. These hubs will be provided by or facilitated by the Council and will allow clubs from different sporting codes to share facilities such as changing/meeting rooms, car-parking, all-weather pitches, and other ancillary facilities. The Recreational Hubs concept has been developed to encourage multi-use and sustainable community sporting facilities. The hub will also act as a catalyst to build and bring communities together by delivering services that meet the needs of the community and serve other purposes such as providing a safe meeting place and hosting the delivery of community programmes that develop community capacity and connectivity. Recreational Hubs shall be inclusive and open to all sectors of the community, including sport participants and members at all ability levels and age groups. The purpose of the hub is to locate sport in an area where it doesn't conflict with adjoining residential use. It will create intensive recreational areas. The Council will endeavour to locate these hubs adjacent to school buildings or other municipal facilities to increase the use of same."

'Chapter 4: Urban Fingal' of FDP 2017-2023 identifies the following objective directly associated with the park development:

Objective BALBRIGGAN 4

FDP Green Infrastructure Objective	Description
GI03	Develop the green infrastructure network to ensure the conservation and enhancement of biodiversity, including the protection of European Sites, the provision of accessible parks, open spaces and recreational facilities (including allotments and community gardens), the sustainable management of water, the maintenance of landscape character including historic landscape character and the protection and enhancement of the architectural and archaeological heritage.
GI04	Seek a net gain in green infrastructure through the protection and enhancement of existing assets, through the provision of new green infrastructure as an integral part of the planning process, and by taking forward priority projects including those indicated on the Development Plan green infrastructure maps during the lifetime of the Development Plan.
GI07	Ensure green infrastructure protection and provision promotes pedestrian access, cycling, and public transport in preference to the car, as appropriate.
GI08	Integrate the provision of green infrastructure with infrastructure provision and replacement, including walking and cycling routes, as appropriate, while protecting biodiversity and other landscape resources.
GI13	Ensure the Green Infrastructure Strategy for Fingal protects the County's natural coastal defences, such as beaches, sand dunes, salt marshes and estuary lands, and promotes the use of soft engineering techniques as an alternative to hard coastal defence works wherever possible.
GI25	Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDS) where possible and appropriate.
GI26	Maximise the use and potential of existing parks, open space and recreational provision, both passive and active, by integrating existing facilities with proposals for new development and by seeking to upgrade existing facilities where appropriate.
GI27	Provide a range of accessible new parks, open spaces and recreational facilities accommodating a wide variety of uses (both passive and active), use intensities and interests.
GI28	Provide attractive and safe routes linking key green space sites, parks and open spaces and other foci such as cultural sites and heritage assets as an integral part of new green infrastructure provision, where appropriate and feasible
GI31	Ensure the provision of new green infrastructure addresses the requirements of functional flood storage, the sustainable management of coastal erosion, and links with provision for biodiversity, Sustainable Drainage Systems (SuDS) and provision for parks and open space wherever possible and appropriate.
GI34	Ensure, wherever possible and appropriate, that elements of the archaeological and architectural heritage are fully integrated into proposals for new developments at the project design stage.
GI35	Seek to provide and/or enhance access to archaeological and architectural heritage assets in a sustainable manner, where appropriate, thus facilitating opportunities for education and understanding.
GI35	Ensure green infrastructure provision responds to and reflects landscape character including historic landscape character, conserving, enhancing and augmenting the existing landscapes and townscapes of Fingal which contribute to a distinctive sense of place.



FDP Natural Heritage Objective	Description
NH02	Integrate provision for biodiversity with public open space provision and sustainable water management measures (including SuDS) where possible and appropriate.
NH08	Ensure that the management of the Council's open spaces and parks is pollinator-friendly, provides more opportunities for biodiversity, and does not introduce or lead to the spread of invasive species.
NH27	Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/or contribute to landscape character and ensure that proper provision is made for their protection and management.
NH34	Ensure development reflects and, where possible, reinforces the distinctiveness and sense of place of the landscape character types, including the retention of important features or characteristics, taking into account the various elements which contribute to their distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquility.
NH51	Protect High Amenity areas from inappropriate development and reinforce their character, distinctiveness and sense of place.
NH52	Ensure that development reflects and reinforces the distinctiveness and sense of place of High Amenity areas, including the retention of important features or characteristics, taking into account the various elements which contribute to its distinctiveness such as geology and landform, habitats, scenic quality, settlement pattern, historic heritage, local vernacular heritage, land-use and tranquility.
NH53	Ensure the County's natural coastal defences, such as beaches, sand dunes, salt and estuary lands, are protected and are not compromised by inappropriate development.
NH56	Identify, prioritise and implement necessary coastal protection works subject to the availability of resources, whilst ensuring a high level of protection for natural habitats and features, and ensure due regard is paid to visual and other environmental considerations in the design of any such coastal protection works.
NH63	Encourage leisure and amenity type uses along the coast so long as such uses do not cause significant adverse impacts on the environment, visual amenity and heritage.
NH64	Plan and develop the Fingal Coastal Way from north of Balbriggan to Kilbarrack taking full account of the need to protect the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites, other protected areas and species protected by law.
NH65	Ensure that there is appropriate public access to the coast including the provision of coastal walkways and cycleways, while taking full account of the need to conserve and enhance the natural and cultural heritage of the coast and the need to avoid significant adverse impacts on European Sites and species protected by law, through Screening for Appropriate Assessment, and examine the designation of traditional walking routes thereto as public rights of way.
NH67	Protect beaches, and bathing areas as valuable local amenities and as a tourism resource and support the maintenance, protection and improvement of access to them.

“Develop Bremore Regional Park incorporating an Active Recreational Hub including integrated sports facilities to serve Balbriggan and the surrounding area, including plans to facilitate the restoration and use of Bremore Castle, Bells Cottage, Boat House and the Martello Tower as community facilities, with a maritime museum/museum and civic facility to serve the town.”

Green Infrastructure & Natural Heritage

The proposed development of the park also supports a number of objectives that are set out in FDP 2017-2023 in respect of open space, green infrastructure and cultural and natural heritage. A number of objectives relating to the coast are identified and highlight the requirement to ensure that there is appropriate public access to the coast and coastal walkways and cycleways. Leisure and amenity uses along the coast are to be encouraged provided they do not detract from the environmental, visual amenity and heritage value of the landscape. The plan objectifies the development of the Fingal Coastal Way, taking full account of the protection of the natural and cultural heritage of the coast and proper management of coastal erosion. Beaches and bathing areas are to be protected and enhanced as valuable local amenities and as a tourism resource, with improved access being provided. The relevant green infrastructure and natural heritage objectives are identified within the accompanying tables.

Cultural Heritage

The proposed development site is rich in archaeological and architectural heritage. *Chapter 10: Cultural Heritage* within FDP 2017-2023 identifies the presence of a number of recorded monuments and protected structures within the site as listed below:

Protected Structures



RPS No.

- 12 Railway bridge
- 13 St. Molaga's Church (in ruins) and Graveyard
- 14 Bremore Castle
- 17 Martello Tower
- 18 Bath House and Boat House

Objectives and policies highlight the need to protect archaeological sites and monuments, the appropriate management and maintenance of the County's archaeological heritage, and to support the growth of cultural tourism. The plan seeks to provide or enhance access to archaeological and architectural heritage assets in a sustainable manner, ensuring that development within the vicinity does not detract from the landscape setting (Refer to adjacent table).

FDP Cultural Heritage Objective	Description
CH03	Protect all archaeological sites and monuments, underwater archaeology, and archaeological objects, which are listed in the Record of Monuments and Places and all sites and features of archaeological and historic interest discovered subsequent to the publication of the Record of Monuments and Places, and to seek their preservation in situ (or at a minimum, preservation by record) through the planning process.
CH05	Ensure archaeological remains are identified and fully considered at the very earliest stages of the development process, that schemes are designed to avoid impacting on the archaeological heritage.
CH15	Raise public awareness of the cultural heritage and improve legibility by providing appropriate signage or interpretation in areas, sites, villages, and buildings of archaeological and historic significance.
CH17	Support the growth of cultural tourism in the County, including the potential for niche heritage-based tourism products by facilitating the development of heritage events, infrastructure such as heritage trails, walkways and cycleways etc. and activities such as community excavation.
CH20	Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, is compatible with the special character, and is appropriate in terms of the proposed scale, mass, height, density, layout, materials, impact on architectural or historic features, and junction with the existing Protected Structure.
CH21	Seek that the form and structural integrity of the Protected Structure is retained in any re-development and that the relationship between the Protected Structure and any complex of adjoining buildings, designed landscape features, or designed views or vistas from or to the structure is conserved.
CH22	Encourage the sympathetic and appropriate reuse, rehabilitation and retention of Protected Structures and their grounds including public access seeking that the Protected Structure is conserved to a high standard, and the special interest, character and setting of the building preserved. In certain cases the relaxation of site zoning restrictions may be considered in order to secure the preservation and conservation of the Protected Structure where the use proposed is compatible with the existing structure and this will only be permitted where the development is consistent with conservation policies and the proper planning and sustainable development of the area.
CH50	Provide universal access to archaeological and architectural heritage sites where appropriate. Ensure the archaeological and architectural heritage significance of the site is taken into account when providing such access.

2.3 The Heart of Balbriggan

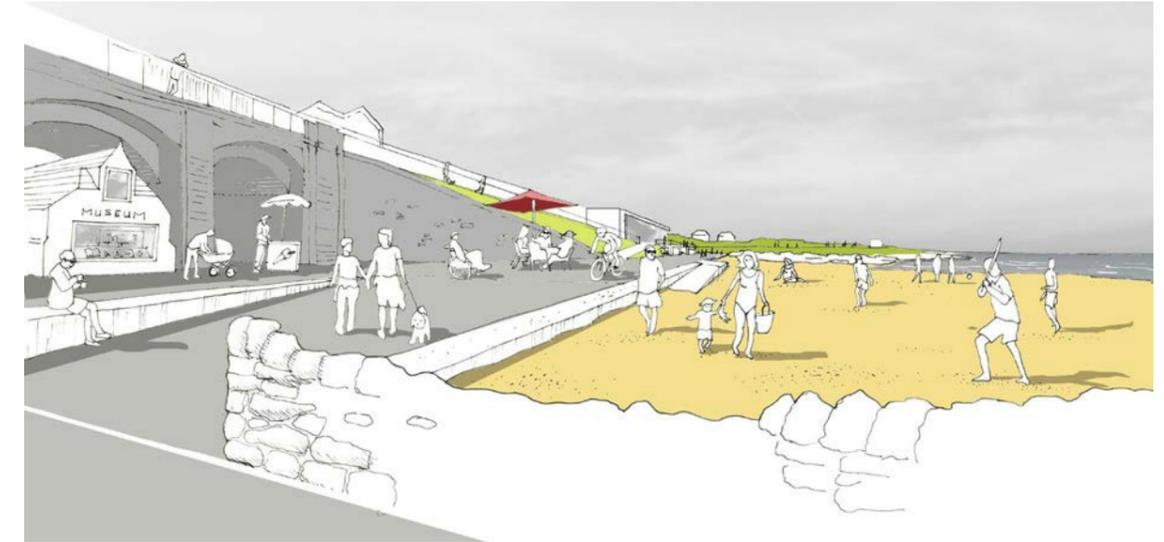
The 'Heart of Balbriggan' document sets out an overall vision and strategy for improving streets and public spaces in Balbriggan Town Centre, acting as a guide for future projects. The plan incorporated a large amount of public consultation in order to establish a shared vision for the development of the town centre.

One of the key elements that is focused on within the plan is developing the harbour and seafront area. The plan identifies the need to accentuate the maritime and coastal character of the town and improve the physical linkages to the shoreline. It proposes improving access to the beach area with the possibility of a boardwalk feature, and improving onward pedestrian connections to the Martello Tower and Bremore Castle. The harbour and beach area are identified as potential locations for water-related events such as triathlon, beach volleyball and a seafood festival. The area surrounding the Martello Tower is identified as an area for improvement and a point of interest on a proposed heritage walking trail.

2.4 'Our Balbriggan'

The 'Our Balbriggan 2019-2025 Rejuvenation Plan' document outlines a conceptual framework for Balbriggan Town Centre. The plan recognises Balbriggan as a fast growing town with a young and culturally diverse population. As part of the study, over 4000 surveys were conducted to gain an understanding of local perceptions of improvements within the town that should be prioritised or undertaken.

The final document puts in place a plan for a number of public realm improvements, enhanced connections and linkages within the town and the development of a number of nodal destinations including the Main Street, Harbour area, Bremore Castle and Bremore Regional Park. The plan highlights the importance of placemaking and improving the public realm as a means of making Balbriggan an attractive destination. Among the twenty priorities listed to be undertaken is to 'consult and publish a final plan for the development of Bremore Regional Park'. Ambitions are also highlighted for the refurbishment of the RNLI Boat House, improvements to the harbour area, and design development of the Fingal Coastal Way.



'Heart of Balbriggan' beachfront concept



'Heart of Balbriggan' public realm framework plan



2.5 Additional Resources

Other material that has been researched throughout the design process include the following:

- KEEPING IT GREEN - An Open Space Strategy for Fingal
- THE FOREST OF FINGAL - A Tree Strategy for Fingal
- Planning & Development Act 2000 (as amended)
- Planning & Development Regulations 2001 Part VIII (as amended)
- Fingal Biodiversity Action Plan
- Fingal Heritage Plan
- Strategy for the Future Development of National and Regional Greenways
- All Ireland Pollinator Plan



'Our Balbriggan 2019-2025 Rejuvenation Plan'



3.0

EXISTING SITE CONTEXT

3.1 Existing Site Description

Bremore Regional Park is a coastal site located in the north of the town of Balbriggan, Co. Dublin. The regional park extends north from Balbriggan Harbour to agricultural lands on the northern edge of the town. It lies within the townland of Bremore, which originates from the Irish meaning 'big hills' or 'high hill'.

The town of Balbriggan is located just under 20km north of Swords and within close reach of the M1 motorway. In the past 20 years it has experienced a large population growth and has developed as a major residential town with a young and expanding population. Balbriggan is designated as a Large Growth Town Level II.

Bremore Regional Park covers an area of 43.5ha and comprises Balbriggan Beach, various sports playing fields associated with Balbriggan FC, agricultural grassland and amenity grassland. The subject site of this Part 8 Planning Application covers an area of 15.07 ha, encompassing all the lands to the west of the rail-line and a pocket of land to the south-east of the park including the overflow car-park, and the existing open space with bandstand and playground.

The overall park is rich in archaeology and architectural heritage with a number of archaeological landmarks and protected structures including Balbriggan Martello Tower, Bremore Castle and the RNLI boathouse. Recorded monuments within the park include two mounds, a bivallate enclosure and a graveyard. The Dublin to Belfast railway line tranverses the site on a north to south axis, creating a physical and visual barrier through the site.

Residential developments of Cardy Rock and Lambeecher estate can be found along the western site boundary whilst agricultural lands extend beyond the northern perimeter of the site. The Irish Sea shoreline and Fingal coast bounds the extent of the eastern perimeter, with extensive views to the sea from the majority of the site.



3.2 Site History

Bremore Regional Park is of high significance in terms of its archaeological and historical merit and is an integral part of the development of Balbriggan and the associated coastline.

Early History

The part of the coastline on which the park lies is thought to have been inhabited from prehistoric times. Following the introduction of Christianity in Ireland during the 5th century, a number of ecclesiastical settlements were established. Bremore Church, a recorded monument, is thought to have been established in the 7th century and founded by St. Molaga. Today, all that remains of the early ecclesiastical settlement are the ruins of a late medieval church within a disused graveyard. Bremore Castle, located adjacent to the north-east, is thought to have been constructed in 1535 by James Barnwall. The Barnwall family acquired holdings in north Dublin and were known as the lords of Bremore, Balrothery and Balbriggan. The Castle was a fortified house and manor with associated boundary and garden walls. Since, the castle has been under the ownership of a number of different landowners.

The town of Balbriggan was prospering by the 18th Century as a result of the influence of the Hamilton family who invested in housing, industry and the development of the harbour. In 1762 work began on the pier at Balbriggan to form a substantial harbour.

19th Century Development

In 1826 work began on a pier that ran from the north-west part of the Balbriggan Harbour. Balbriggan was branded as a seaport, market and post town by the late 1830s. The Dublin and Drogheda Railway Company was established in 1836 and in 1844 the railway, rail-station and nine arch viaduct were constructed. This railway infrastructure bisects Bremore Park, creating a physical divide between the town centre and the coast.

Maritime Heritage

Balbriggan has a rich maritime heritage dating back to the 18th century. 28 Martello Towers were constructed in 1804 and 1805 along the Wicklow and Dublin coastlines by the British Admiralty during the Napoleonic Wars (1799-1815). The Martello Tower in Balbriggan is the most northerly tower constructed, armed with a 24 pounder cannon for the defense of the pier and cove of Balbriggan. The tower is approximately 12m in height with 2.4m thick walls, with the entrance constructed 3m above ground level. The original plans for the Martello Tower consisted of two boat berths adjacent to it. These later became boathouses, the remnants of which can be found today. The smaller of the boathouses was built in 1875 following the shipwrecks of the Sara of Runcorn (1873) and the Belle Hill (1875). In 1889 a new lifeboat house was constructed beneath the railway viaduct near to the harbour. When the threat of invasion subsided and soldiers were redeployed, Balbriggan Martello Tower was used by the Coastguard Service. In 1909 the tower was sold to a local business man named William J. Cumisky.

"The Banks"

Since the 1800s Balbriggan was known as a fashionable spa town where holiday-makers would come to avail of the attractive seaside location and good sea bathing conditions in the summer season. Following the building of the railway viaduct, the promenade was established, creating a social and leisure amenity by the beach. The pathway running along Balbriggan Front Strand is referred to as 'The Banks', likely gaining its name from the railway embankments. The archway underneath the railway lane leading from Convent Lane is referred to as 'The Tunnel'.

20th Century Development

Bremore Castle and its lands remained in private ownership throughout much of the 20th Century. It was purchased by Dublin City Council in 1984 and in 1994, passed to the ownership of Fingal County Council. A 25 year reconstruction of the castle has been undergoing since and is now almost at the completion stage.

21st Century Development

The coastguard station and brick works have been demolished to make way for housing and playing fields that serve Balbriggan FC. In 2004 Cardy Rock housing

development was completed to the north of the Castle. The Martello Tower, lifeboat station and boathouse are all in a ruinous state, serving as abandoned follies on a walking route from an adjacent public car park. The reconstruction of Bremore Castle is almost complete however the adjacent church and walled gardens remain as overgrown remnants.



The first Coastguard Boathouse, circa 1900s



Blackrocks bathing area, circa 1900s



Balbriggan Harbour, circa 1954



Sunday afternoon on The Banks, circa 1890



Historical 25" Map

3.3 Site Photographs



Bandstand foundation and bandstand playground



Hardcore surface car park adjacent to Balbriggan FC



Coastal park adjacent to Balbriggan Beach



Access road via railway underpass



Balbriggan Martello Tower



View from the top level of Bremore Castle of All-weather pitch



Agricultural fields in the north of the site



Looped walk adjacent to Bell's Lane and all-weather pitch



Railway line underpass



Open green space adjacent to Cardy Rock Estate



3.4 Overall Park Site Analysis

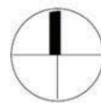
Balbriggan Context : Greenspace



LEGEND

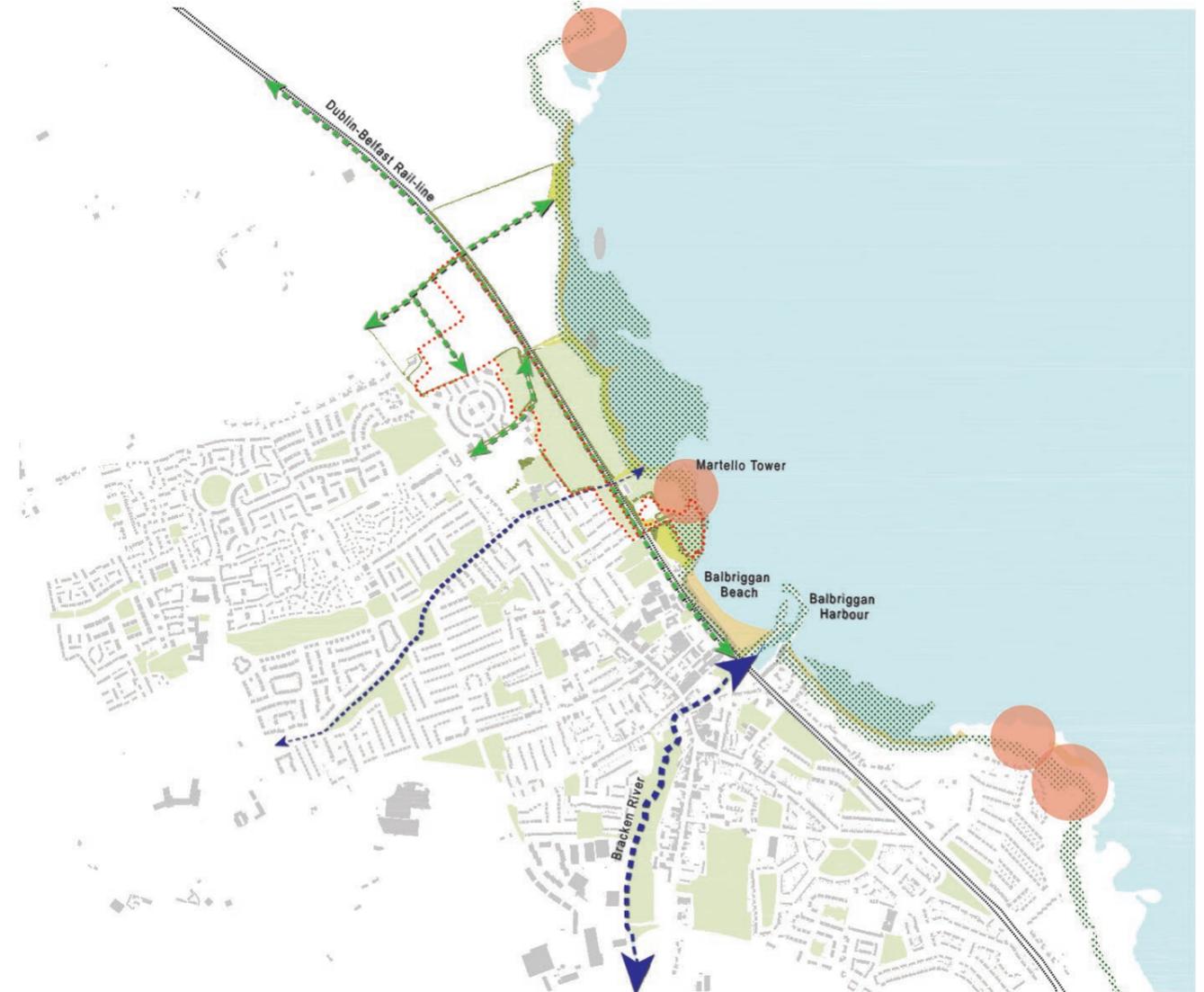
- Sports playing fields
- Public open space
- Semi-private open space
- Children's play area (public)
- Children's play area (institutional)

- MUGA (institutional)
- Derelict open space
- Beach
- Railway line



0 50 100 200 400m

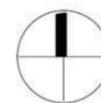
Balbriggan Context : Ecological Network



LEGEND

- Annex I Habitat
- Fingal Rare Flora Site
- Aquatic ecological corridor
- Existing ecological green linking corridor

- Green space
- Vegetation - Hedgerow
- Vegetation - Scrub
- Sand & Shingle



0 50 100 200 400m

*Information sourced from 'Green Infrastructure 2 Sheet No, 15', Fingal Development Plan 2017-2023

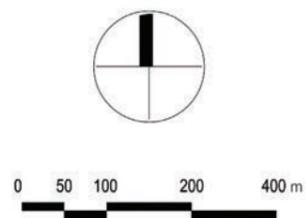


Physical Environment



LEGEND

- | | |
|---|--|
|  Hedgerow |  Agricultural grassland |
|  Scrub |  Beach |
|  Natural grassland |  Rock |
|  Amenity grassland | |
|  Sports playing fields | |

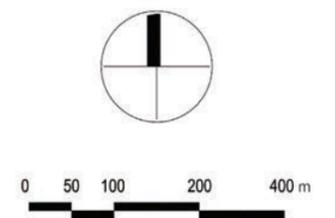


Land Use & Pedestrian Movement



LEGEND

- | | |
|--|--|
|  Agriculture |  Vegetation |
|  Sports playing fields |  Historical site |
|  Amenity lawn |  Primary pedestrian route |
|  Beach |  Secondary pedestrian route |
|  Car park | |
|  Bremore Castle grounds | |



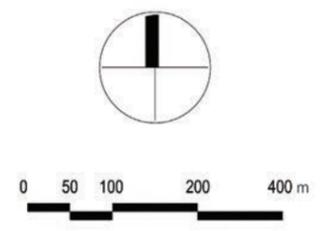


Circulation



LEGEND

- Primary vehicular route
- Secondary vehicular route
- Primary pedestrian route
- Secondary pedestrian route
- Public footpaths
- Car park
- Laneway
- Railway

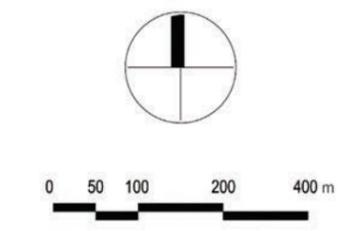


Landmarks



LEGEND

- Notable building / landmark
- Institutional campus grounds
- Bremore Castle grounds
- Railway line



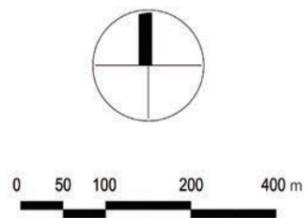
3.5 Key Constraints

Barriers



LEGEND

- Coastal cliffs
- Rail embankment
- Grass embankment
- Hedgerow
- Fence
- Wall
- Fence and Wall
- Railway line
- Stream

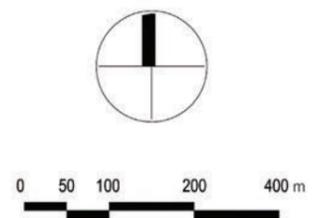


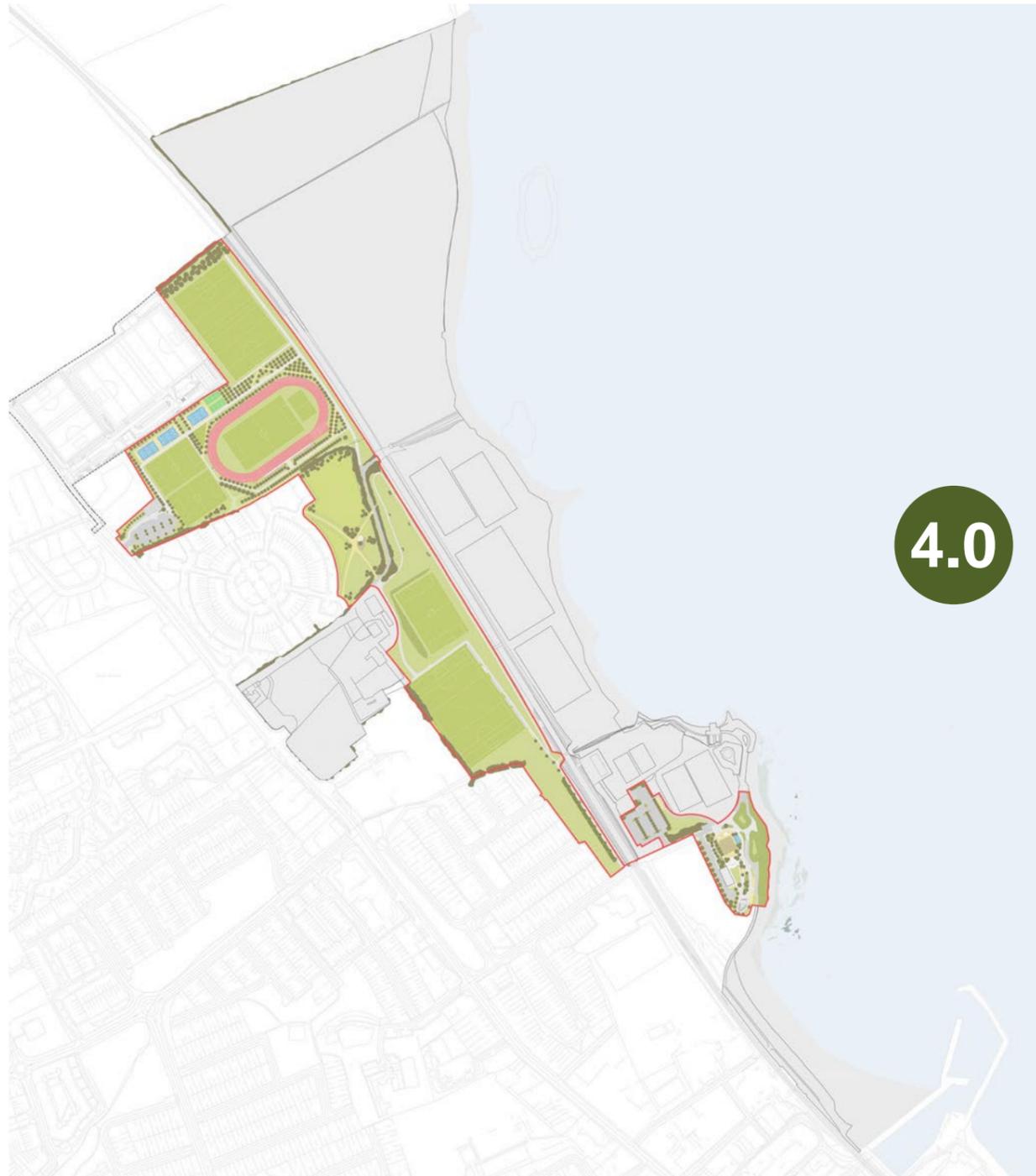
Strategic Analysis



LEGEND

- Pedestrian underpass
- Vehicular underpass
- Vehicular and pedestrian underpass
- Existing Entry point to the park
- Railway
- Barriers
- Cells





4.0

PART 8 DEVELOPMENT PROJECT

LANDSCAPE DESIGN PROPOSALS



4.1 Overall Park Landscape Strategy

The Bremore Regional Park Development Project has presented many challenges throughout the design process. The main constraints lie in the poor connectivity, poor permeability and poor visibility due to the bisection of the site by the railway embankment and due to the existing topography on site. The park is therefore divided into two separate entities, each with its own individual aesthetic and landscape character with the physical separation of the site creating a visual separation from views of and sounds of the sea.

There is a wealth of archaeology and architectural heritage set within a series of habitats. While all of these layers present opportunities for the future use of the site, it lacks a landscape unity, diversity and coherence in its' current form. Identifying these constraints and opportunities have facilitated successful public engagement and consultation during the design process and have led to the evolution of the park design proposals as presented in this report and associated drawings.

The overall landscape strategy for the park aims to find the best fit in terms of design proposals that will fulfill many of the needs of the local communities and key stakeholders. As a starting point, the zoning objectives vision for Bremore Regional Park were addressed at the outset along with the numerous green infrastructure and natural heritage objectives as laid out in the Fingal County Council Development Plan 2017-2023. Initial high level designs and concepts were presented at a public consultation workshop and information evening in November 2019 (see Appendix 5.0 for details).

The feedback from the workshop itself, online submissions and a second public consultation evening were key drivers in the direction of the overall park landscape strategy. The information collated was distilled and informed the progression of the overall project. Further key stakeholder meetings were held virtually throughout May and June 2020, facilitated by the Council Working Group and Áit Urbanism + Landscape.

A key constraint to further refining the design proposals for the areas to the east

of the rail-line are the ongoing design and preferred route options for the 'Coastal Way'. The proposals for remaining lands within the park east of the railway will be realized and integrated with the design and future planning process for the coastal way.

4.1.1 Bremore Regional Park Development Project: Part 8 Proposals

The Park Development Project proposals are grouped under their respective zones within the site namely, The Balbriggan Sports & Recreational Hub, The Central Zone and The Coastal Park. The detailed project development works proposed in each zone are as follows:

The Balbriggan Sports & Recreational Hub and main ancillary infrastructure

(Section 4.2.1 pg.30 and associated Drawings 19FG02-DR-200 and 19FG02-DR-212)

- 8 Lane Athletics Track (All weather surface)
- 1 no. All Weather (3g Surface) Pitch, 100m x 60m
- 1no. 5-a-side side All Weather (3g Surface) Pitch 40m x 25m
- 2no. 9-a-side football pitches, 70m x 50m
- 3no. Basketball courts 28m x 16m
- 2no. Tennis Courts 24m x 11m
- 1 no. GAA Pitch 145m x 90m
- Bleacher seating structures
- Sports enclosure fencing
- Primary Circulation Network

Main ancillary infrastructure:

- Changing & Toilets Building (341 sqm)
- Vehicular Access from R132
- Bicycle Parking:
57 no. 'Sheffield' type Bicycle Stands

Landscaped Car Park and Associated Car Parking:

- 50no. Standard Car Spaces
- 3no. Universally Accessible Spaces
- 1no. Coach Set Down
- Associated Foul/ Fresh Water & ESB Connections and Fibre Optic Communications Connections

Proposed Sports & Recreational Hub Lighting:

- Public lighting of primary circulation network
- Public lighting of car park
- Sports lighting
 - 8m & 12m high columns to sports courts
 - 18m & 20m high columns to athletics track & all weather pitch

The Central Zone

Open Spaces

(Section 4.2.2 pg.35 and associated Drawings 19FG02-DR-200, DR-210, DR-211)

- Natural play elements
- Outdoor gym equipment and other park furniture elements
- Resurfacing and landscaping works
- Provision of over flow parking:
50no. spaces on reinforced grass surface
- Signage, seating
- Bicycle Parking:
13 no. 'Sheffield' type Bicycle Stands
- Public Lighting of select, primary circulation routes including associated ducting and ducting for future fibre optic connections



The Coastal Park

(Section 4.2.3 pg.38 and associated Drawings 19FG02-DR-200 & DR-210)

- Basketball Half Court
- Skate Bowl
- Structural Planting (Trees & Shrubs)
- Amenity planting and grass mounds
- Paving surface treatments
- Terraced steps/ seating
- Bicycle Parking:
25 no. 'Sheffield' type Bicycle Stands

Landscaped Car Park and Associated Car Parking

(Section 4.2.3 pg.38 and associated Drawings 19FG02-DR200, DR210 & DR211)

- 98no. Standard Car Spaces
- 6no. Universally Accessible Spaces
- Resurfacing and landscaping works
- SuDS Installation
- Removal of private car access to coastal car park area & relocation of 19no. existing car parking spaces
- Bicycle Parking:
18 no. 'Sheffield' type Bicycle Stands

Park boundaries (1220 lin.m)

(See Drawing 19FG02-250)

- 1.8m High Steel Railing; 925m
- 1.8m High Stone Wall and Railing; 295m

Part 8 Proposals Landscape Strategy

While being cognisant of all the site constraints that presented themselves during the assessment, design, and public consultation process, the key elements of the landscape strategy for the 'reimagining' Bremore Regional Park, in the context of its' coastal setting, has been to deliver the Balbriggan Sports & Recreational Hub (an objective of the county development plan), while also seeking to add to



the existing recreational amenity available at the park through delivery of an improved Coastal Park setting. Other improvements to facilitate greater amenity include installation of outdoor gym equipment, works to existing car park, public lighting and natural play provision.

From the outset, the aim has been to create spaces with very different landscape characters. The more active recreational activities have been predominantly sited to the west of the railway line to facilitate a more passive and natural experience along the coast itself. The Recreational Hub has been sited with direct access off the main road (R132) on the landward side of the railway, offering a high level of connectivity from the surrounding area via cycle lanes/ tracks, footpaths and vehicular access. The Recreational Hub will also be connected to the wider Bremore Regional Park via Bell's Lane to a newly publicly lit park foot path route past the existing All Weather pitch, through the Balbriggan FC car park and to the new Coastal Park area.

The existing car park at Balbriggan FC will be part of the Part 8 Application works. Surface water drainage will be dealt through Sustainable Drainage Systems (SuDS) employing storm water attenuation tree pits, bio swales and permeable surfaces for ground infiltration. Additional car parking within an overflow area at Lambreecher is also proposed. Here, an additional 50no. spaces will be accommodated for occasional use and utilise a reinforced or 'grasscrete' type surface. The car park is designed as a key focal arrival space with substantial landscape planting to enhance the visual amenity of the space .

In addition to the Recreational Hub, public lighting, park furniture and the existing car parking improvements, it is also intended to re imagine the small park area off Bath Road as a rejuvenated Coastal Park. Currently, this area comprises a lawn area with newly created playground, the remnants of an old bandstand, public seating, signage and some out door gym equipment. The Part 8 proposals for the Bremore Regional Park Development Project will see a reimagining of this space to provide a greater range of amenity. The playground is to be retained and be the centre of the space, along with a revived 'bandstand'; a new coastal park facilitating new public seating and planting, skate area and basketball half court.

Construction and Operational Stage of the Proposed Development Project at Bremore Regional Park

The outcome of the wider environmental assessments undertaken throughout the design and consultation process for the Bremore Regional Park have identified a layered coastal landscape, rich in archaeology, flora and fauna, ecology and architectural heritage. It is the overall aim of the Part 8 Planning Application for Bremore Regional Park Development Project to preserve, conserve and improve access to the natural heritage of this coastal landscape for the benefit of the local community of Balbriggan and the wider Fingal area.

Bremore Park, has been highly modified over time, consisting of a series__ of habitats adjacent to coastal cliffs, beaches and improved agricultural grassland and tillage fields, all set against the backdrop of the Irish Sea. In line with The National Biodiversity Action Plan, the Fingal Biodiversity Action Plan (FBAP) will assist in conserving and enhancing Fingal County Councils natural heritage.

To ensure best practice is adhered to during the construction stage of the project, some specific work practices are recommended for habitat conservation and are contained within the Construction and Environmental Management Plan (CEMP) which accompanies the Part 8 application. Key habitats that require extra care during the construction stage include existing hedgerows that are used as roosting sites for bats as well as nesting sites for birds.

In accordance with Section 40 of the Wildlife Act 1976, and amended by the Wildlife Amendment Act 2000 and Heritage Act 2018, removal of any vegetation must occur outside the period beginning 1st March – 31st August in any year, in order to protect existing bird nesting and bat roosting sites.

Future Objectives

Upon the completion of the initial program of park development works, there are future objectives to deliver additional elements within the eastern section of the Bremore Park. These future objectives are elements which will require additional feasibility studies, environmental assessments, design and planning, all with a varying degrees of additional complexities, such as is the case with works within the foreshore. These elements include:

- The Coastal Way (including bridge links)
- Beach Promenade and Boardwalk
- Parks Services Pavilion with Toilet Facilities
- Tidal Pool / Swimming Platform

Existing Heritage Buildings

A number of existing heritage buildings exist within the wider boundary of Bremore Regional Park. These structures featured in workshop responses garnered from the general public and local stakeholders during the informal consultation process, with interest on their future use figuring highly. Some of the heritage buildings are Registered Protected Structures or Scheduled Monuments, these buildings include:

- The Martello Tower (RPS: 17/ DU0031)
- The Bath House (RPS:18)
- The Boathouse
- Bremore Castle (RPS: 14/ DU00027)
- Bells Cottage

Works on the restoration of Bremore Castle are subject to a parallel, ongoing project which will include wider works to the grounds of the castle, including conservation works to registered monuments contained within.

4.2 Detailed Design

4.2.1 The Balbriggan Sports & Recreational Hub

The Balbriggan Sports & Recreational Hub at Bremore Park is an objective of the Fingal County Development Plan 2017-2023. Substantial public and key stakeholder consultation has been undertaken by the Council Working Group and the design team to ensure that the proposals addressed the needs of the local sporting clubs. The sports and recreational hub aims to provide for a number of sporting activities as a shared facility; these include athletics, all-weather football pitches with lighting; full size GAA pitch, basketball courts, tennis courts, car park access and changing facilities. In terms of a landscape strategy, the approach is to retain the existing hedgerows, and provide a high-quality landscape setting with native tree planting throughout the interior and boundary of the hub mitigating where possible any potential visual impacts on the adjacent residents of Cardy Rock. A number of rain gardens in the form of planted swales will assist in capturing rain water and also create more diverse opportunities for more wetland favouring native plant species.

As part of this submission, a Lighting Design & Light Spill report have been compiled for the Sport & Recreational Hub, please see accompanying report from project Lighting Consultants, Signify.

Sports Field / Court Allocation

- 1no. Purpose built full size GAA pitch
- 1no. 8 lane athletics track
- 1no. 3g all weather football pitch
- 2no. 9 a-side football pitch
- 1no. 5 a-side football pitch with flood lighting
- 3no. Basketball courts; FIBA compliant.
- 2no. Tennis courts



Changing facility



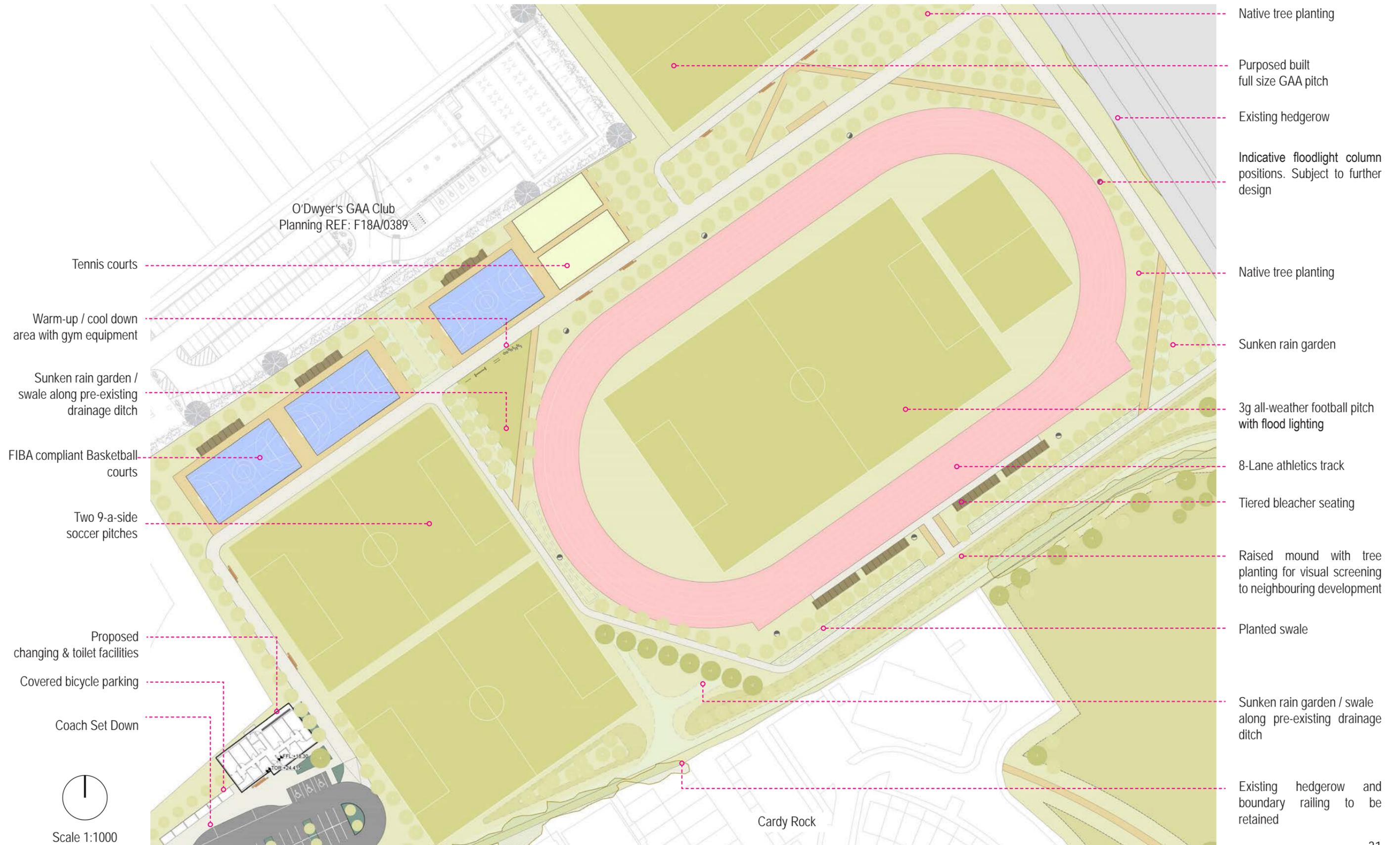
Bleacher seating



Tennis Courts



Athletics track and football pitch



Tennis courts

Warm-up / cool down
 area with gym equipment

Sunken rain garden /
 swale along pre-existing
 drainage ditch

FIBA compliant Basketball
 courts

Two 9-a-side
 soccer pitches

Proposed
 changing & toilet facilities

Covered bicycle parking

Coach Set Down

Native tree planting

Purposed built
 full size GAA pitch

Existing hedgerow

Indicative floodlight column
 positions. Subject to further
 design

Native tree planting

Sunken rain garden

3g all-weather football pitch
 with flood lighting

8-Lane athletics track

Tiered bleacher seating

Raised mound with tree
 planting for visual screening
 to neighbouring development

Planted swale

Sunken rain garden / swale
 along pre-existing drainage
 ditch

Existing hedgerow and
 boundary railing to be
 retained



Permeable concrete footpath



Resin bound gravel footpath

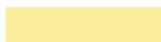


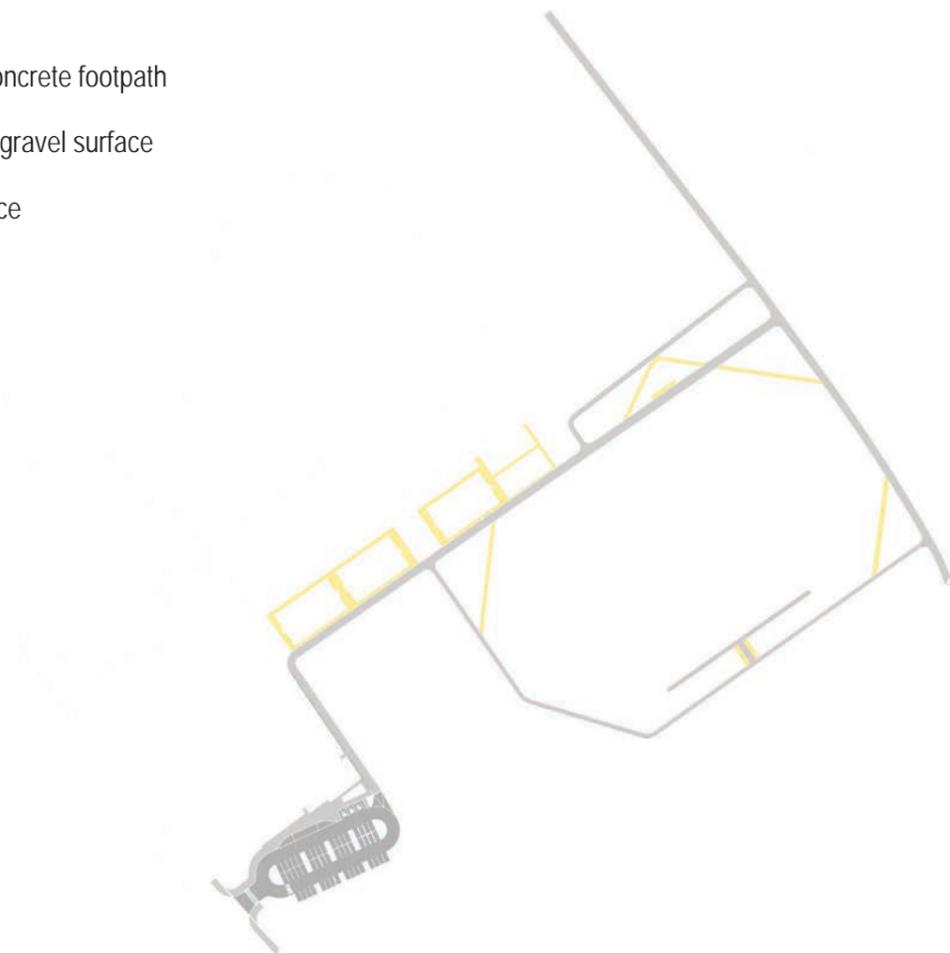
Native tree and understorey planting



Sunken rain garden

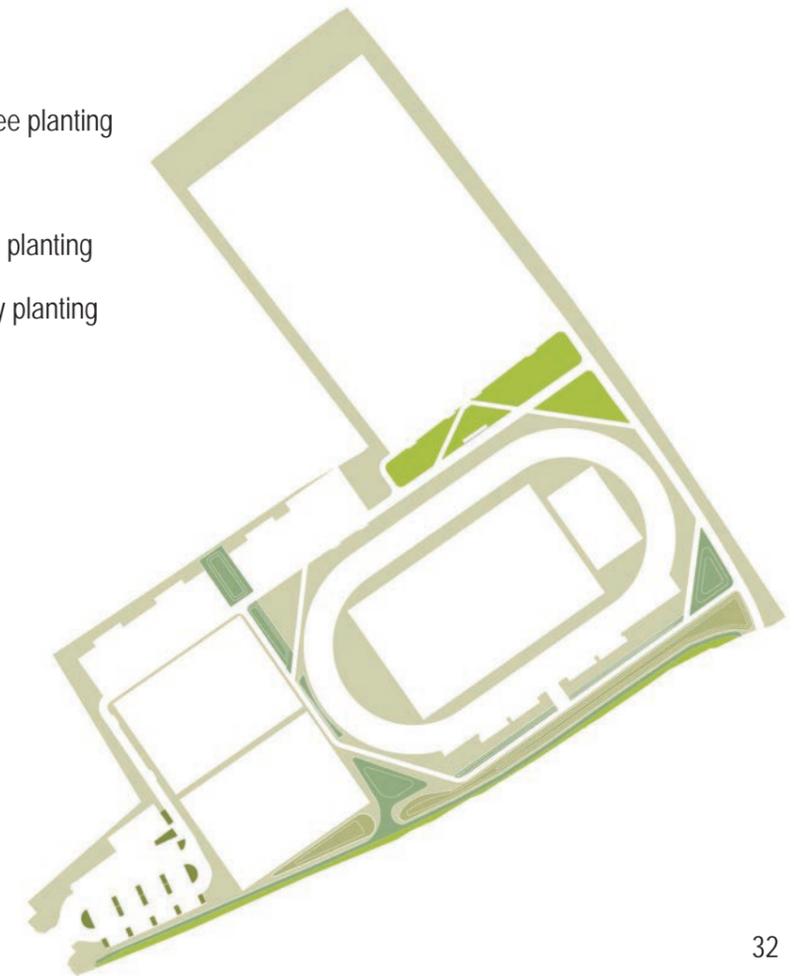
Hard Landscape Materials

-  Permeable concrete footpath
-  Hard-binding gravel surface
-  Asphalt surface



Soft Landscape Materials

-  Grassland and proposed tree planting
-  Grass mound
-  Sunken rain garden / swale planting
-  Native tree and understorey planting





O'Dwyer's GAA Club
Planning REF: F18A/0389



CGI of Balbriggan Sports and Recreational Hub
View looking north-west



O'Dwyer's GAA Club
Planning REF: F18A/0389



CGI of Balbriggan Sports and Recreational Hub
View looking north-east

4.2.2 The Central Zone

Open Spaces within the Central Zone

The landscape approach to the design of the open spaces within the central zone of Bremore Park are primarily to improve access, circulation and permeability between Cardy Rock, Bremore Regional Park and the sea while enhancing the physical and natural amenity of the space.

A substantial open space is located adjacent to the residential area of Cardy Rock. The Part 8 Planning Application include landscape proposals for the provision of a public recreational and natural play space to the east of Cardy Rock, south of the Balbriggan Recreational Hub and immediately north of Bremore Castle. At the centre of the open space is a 'natural' play area with raised grassed mounds and play elements for younger children and seating areas for their guardians, set within copses of native tree planting, lawn, and wildflower meadows.

A network of pathways will connect the open space to the residential area of Cardy Rock to the west (north-west and south-west). Two additional pathways will link to the existing lane to the east, which connects northwards to Balbriggan Sports and Recreational Hub, Balbriggan Beach and south into Bremore Park. The existing hedgerows along the boundary to the north, east and south are retained, providing green corridors and a rural aesthetic to the site.

There will be upgrades to the existing network of pathways circulation along with the provision of trim trail fitness equipment in set-back zones along the path network.



Plan view of the Central Zone open space adjacent to Cardy Rock



Plan view of the Central Zone overflow car park



CGI of open space within the Central Zone adjacent to Cardy Rock
View looking south through the open space and natural play area towards Bremore Castle



CGI of pathway upgrades and trim-trail equipment within the Central Zone
View looking south-west through the Central Zone towards Bremore Castle

4.2.3 The Coastal Park

The proposal for the Coastal Park aims to create a very much family orientated space which facilitates play, active recreation and social interaction. The existing playground and bandstand are to be retained and supplemented with a proposed skate bowl, grassed play-mounds and half-court basketball court. A more long term objective is to develop a parks services pavilion. This future facility would require a separate detailed design and planning process and could potentially accommodate a Park Ranger's station, toilet facilities, café and event space, with a drop-off zone and emergency access facilitated adjacent to the west.

Soft landscaping of ornamental planting and trees will feature within a high-quality public realm with public lighting, street-furniture and bicycle parking. Seating areas will afford opportunities to sit, look and experience the sea. The circulation to the north-east of the Coastal Park continues along the Coastal Promenade, following the coastline towards the Martello Tower, enriching the seaside experience within a graduated natural setting. The existing Boathouse and Bathhouse are located to the north of the Martello Tower and their future refurbishment and use will be part of a separate design and planning process. Initial assessments by our Architectural Heritage consultants advises that these two structures are suitable for reinstatement and future use. It is part of the overall strategy to ensure that access to the sea for active water recreational sports, for able and less abled, will be facilitated at this location. A handiplate is a possible intervention that could be introduced to allow for easy access to the sea for the less abled.

A shared surface areas will be provided to the north-west of the coastal park, offering options for movement around the perimeter of the existing pitches and west towards the proposed upgraded car park. This section will see a higher concentration of different modal users; as a visual cue to cyclists, surface materials here will be contrasted to signal the shared nature of the space. The car park proposals will include universally accessible car parking spaces and charging points for electric vehicles. Given the substantial subterranean archaeology within the area to the immediate north of the Coastal Park and Balbriggan FC pitches, a minimalist approach has been taken in terms of siting infrastructural works.





CGI of the open space within the Coastal Park

View looking north along the new coastal pocket park from the open space south of the band stand



CGI of the open space within the Coastal Park
View looking south along the new coastal pocket park



CGI of the open space within the Coastal Park

View looking south-east towards Balbriggan Harbour from the skate-park within the new coastal pocket park



Half-court basketball court



Gently sloping grass mound

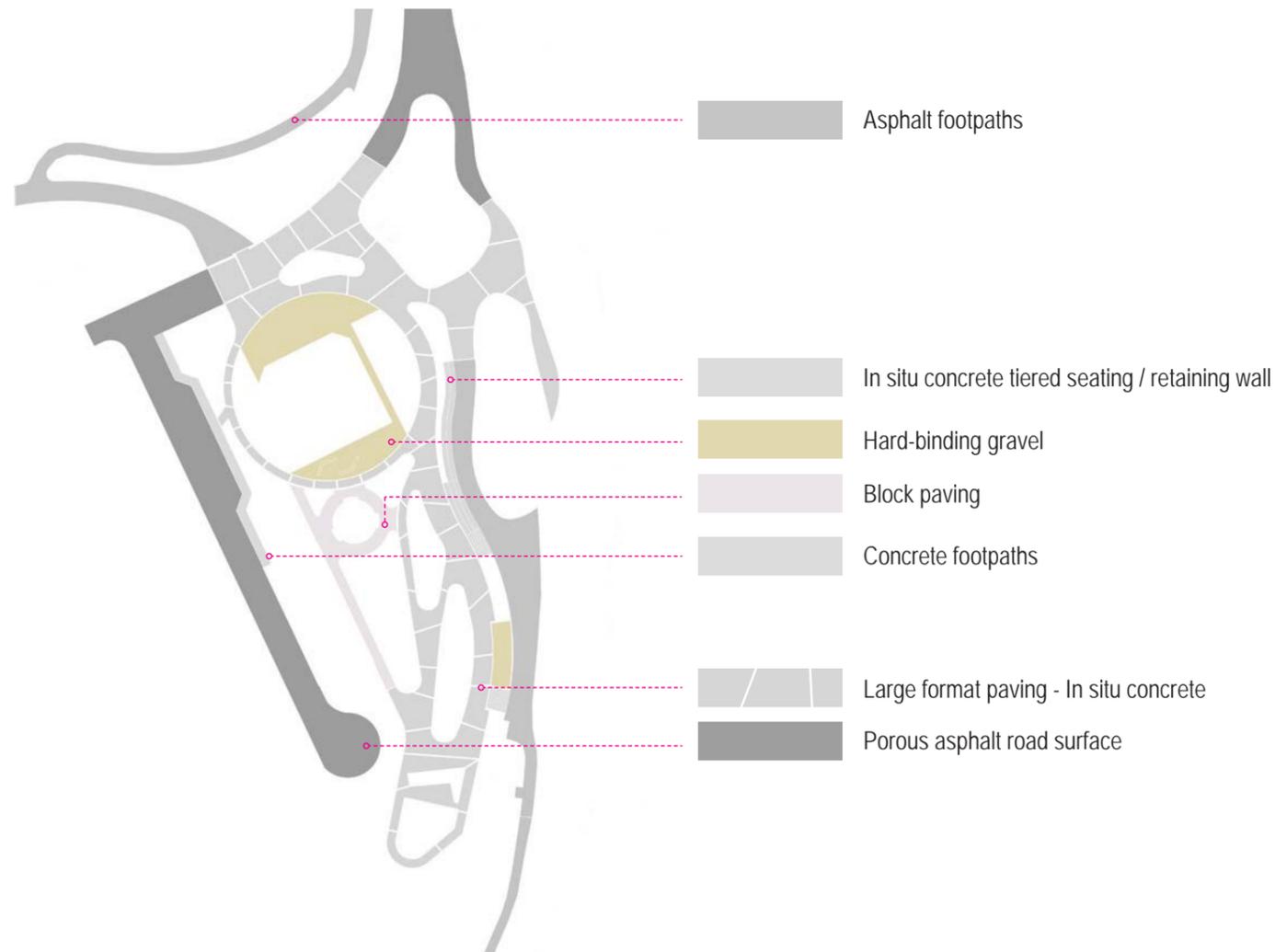


Skate bowl



Stepped access / tiered seating

Hard Landscape Materials



Soft Landscape Materials



4.3 Proposed Planting Palette

For full details refer to the 'Ecological Assessment and Management Recommendations for Bremore Park.'

Woodland Tree Planting



Pedunculate Oak - *Quercus robur*



Hazel - *Corylus avellana*



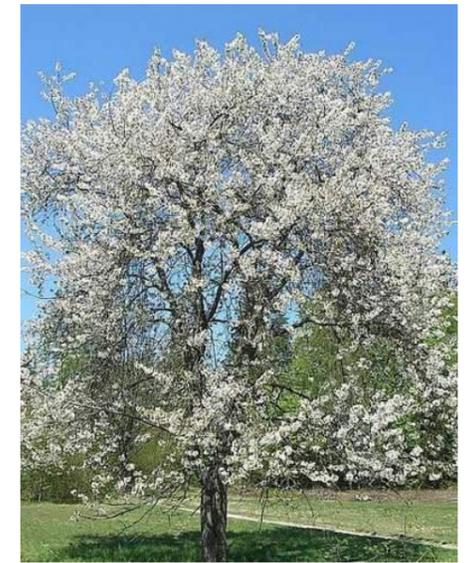
Hawthorn - *Crataegus monogyna*



Downy Birch - *Betula pubescens*



Spindle - *Euonymus europaeus*



Wild Cherry - *Prunus avium*

Wildflower Meadow Planting



Lady's Bedstraw - *Galium verum*



Yarrow - *Achillea*



Red clover
- *Trifolium pratense*



Buttercup
- *Ranunculus acris*



Wild Angelica
- *Angelica sylvestris*



Ragged robin
- *Lychnis flos-cuculi*

Coastal Planting



Feathered reed grass
- *Calamagrostis x acutiflora* 'Karl Foerster'



Fountain grass - *Pennisetum alopecuroides cvs*



Common vervain
- *Verbena bonariensis*



Aster



Blue fescue
- *Festuca glauca*



Woodland sage
- *Salvia nemorosa*

4.4 Proposed Hardscape Materials & Furniture

Furniture



Bespoke hardwood bench seating

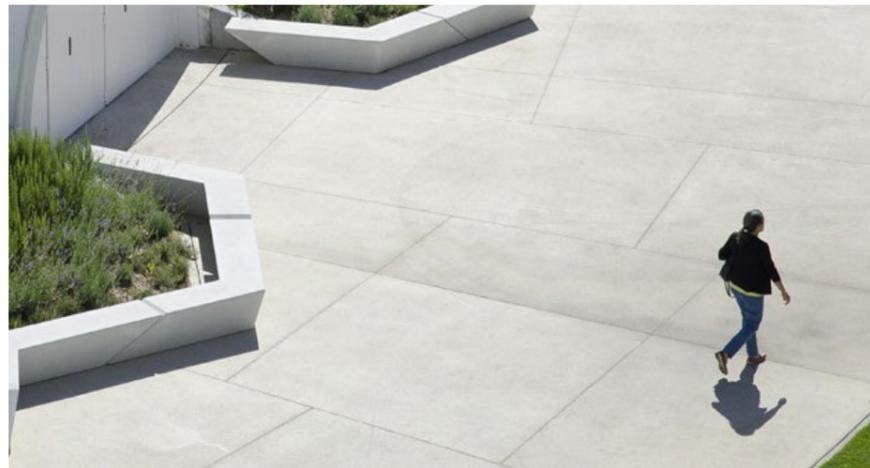


Sheffield cycle stands



Sail Shelter canopy (Coastal Park)

Materials



In-situ concrete panels (to Coastal Park shared surface)



Hard-binding gravel surface



Block paving (Coastal Park)

4.5 Interpretation & Signage

Bremore Regional Park contains a wealth of both natural and historical heritage. It is the intention that the interpretation of both the obvious site structures, such as the existing heritage buildings, and the less apparent archaeological heritage will form an important part of the experience for visitors to the Park.

Traditional signage on totem style information panels will be used in combination with more current technology based mediums of communication and interpretation.

Park signage, in addition to the information presented, will offer further experience and interpretation through QR codes, unlocking further information & mapping.

Interpretation techniques employing 'Augmented Reality' will offer visitors the opportunity to view historic photographs in context or see a 'Fulacht fiadh' or a defensive mound in use by early settlers.



QR Code Signage / Trails



Augmented Reality



Augmented Reality



Augmented Reality: Historic Photograph of Martello Tower in context



Augmented Reality - Geotagging



4.6 Future Objectives

Upon the completion of the initial program of park development works, there are future objectives to deliver additional elements within the eastern section of the Bremore Park. These future objectives are elements which will require additional feasibility studies, environmental assessments, design and planning, all with a varying degrees of additional complexities, such as is the case with works within the foreshore. These elements include:

- The Coastal Way (including bridge links)
- Beach Promenade and Boardwalk
- Parks Services Pavilion with Toilet Facilities
- Tidal Pool / Swimming Platform

Existing Heritage Buildings

A number of existing heritage buildings exist within the wider boundary of Bremore Regional Park. These structures featured in workshop responses garnered from the general public and local stakeholders during the informal consultation process, with interest on their future use figuring highly. Some of the heritage buildings are Registered Protected Structures or Scheduled Monuments, these buildings include:

- The Martello Tower (RPS: 17/ DU0031)
- The Bath House (RPS:18)
- The Boathouse
- Bremore Castle (RPS: 14/ DU00027)
- Bells Cottage

Works on the restoration of Bremore Castle are subject to a parallel, ongoing project which will include wider works to the grounds of the castle, including conservation works to registered monuments contained within.

It has been determined that the remaining heritage buildings within the

Regional Park should and can be conserved, restored and have future, appropriate uses found for them.

Following the initial phases of development works, which it is anticipated will establish the main framework for the re-imagined Bremore Regional Park, the restoration and reuse of the Park's heritage building's will form part of future, feasibility, design and planning processes.



Bremore Regional

PARK



Information Evening

Fingal County Council are progressing a park development project for Bremore Regional Park in Balbriggan. The project team will be hosting a follow up to the Consultation Workshop held over the summer so that the local community can give feedback and comment on the initial sketch proposals for the park which will be presented on the night.

RSVP: If you are able to attend, please register via email to ourbalbriggan@fingal.ie using the subject: RE – Bremore Regional Park.

When: Tuesday 5th November 2019

Time: 6:30-8:00pm

Where: Bracken Court Hotel , Balbriggan



5.0 CONSULTATION

5.1 Public Consultation and Workshops

As part of the design process, two public consultation workshops were undertaken to glean local potential concerns and challenges and opportunities with the park design. These workshops afforded an opportunity for the public to raise issues and provide information pertinent to the project.

Following the initial consultation workshop, the first high-level draft of the design proposals for Bremore Regional Park was presented to the public through an information evening, held in Balbriggan on 5th November 2019. The workshop was attended by local residents and stakeholders, such as representatives from nearby schools and sports clubs. From there, another public consultation took place through an online submission process over a three week period, providing members of the community an opportunity to submit their thoughts and feedback for the design proposals.

5.1.1 Public Consultation 1

Workshop Format

The initial consultation workshop held in the Bracken Court Hotel, Balbriggan on the evening of 30th July 2019 gave members of the community the opportunity to input into the design process through verbally and visually communicating their thoughts and feelings for how the park should be designed and what function, activities and elements it should contain. An online forum for responses was also established for people unable to attend the workshop evening.

The workshop lasted a duration of approximately 2.5 hours with approximately 70 people in attendance. A brief introduction outlining the extent of the study area, scope of the project and the site analysis undertaken to date was provided. The attendees were subdivided into nine groups of approximately 8 people and a series of interactive group tasks were set. Both verbal and written communication was summarised, recorded and compiled into a report document.

The information extracted give clarity to local perceptions as to the main

challenges and issues impacting the parks' usability, its existing positive features and suggestions as to how the amenity offerings could be improved. Attendees at the workshops included local residents, the local Gardaí and representatives from various departments of Fingal County Council. Representatives from local sports clubs and schools were also amongst stakeholders present.

Key Findings

The respondents of the workshop listed a range of preferred park features, functions and elements they felt should form part of the project. Ranking high amongst the response was that the park and beach should be inclusive and accessible to all.

The existing historical structures and buildings on site and their sensitive restoration and reuse featured highly as an important element of the park's future development. As well as reuse of the existing buildings, proposals for a new structure for community use in the form of a pavilion building was also mentioned by some groups.

Given the parks coastal location, the provision of facilities to aid and support water based activities was a common theme across the workshop groups with the provision of a tidal pool and diving board ranking high in the feedback. Other highlighted activities included athletics, running, cycling, skating and basketball.

The need for Bremore Regional Park to support everyday use was expressed through the desire for basic infrastructural elements such as toilets/ changing facilities, park circulation footpaths/ a coastal walk, lighting, signage, seating and car and bicycle parking.

Facilities for children were an important part of the parks design with play areas and fairy gardens being suggested as well as a Scout Den.

Biodiversity and sustainability were also themes that were highlighted by the groups as important to the community. The ability for the park to cater for events was another notable theme that arose, an events area being mentioned in responses.





Workshop 1, Task 2: Priorities



Online Submissions

In conjunction with the consultation evening held in Balbriggan on July 30th 2019, an opportunity was given for people who could not attend on the night to input their thoughts and observations on how the park should develop over the next 20 years.

The online themes raised were universal with those of the workshop attendees and included:

- Providing a safe and accessible park
- Sensitively constructed unified and connected coastal routes
- Improvements to support ecology and biodiversity
- Park pavilion
- Cycle tracks
- Coffee shop
- Improved park facilities & infrastructure– paths, lighting, play areas, skate facility, picnic areas, and viewing areas
- Restoration and reuse of historic features and structures
- Facilities for water sports
- Car & coach parking
- Facilities for dogs including active and stimulating activities



5.1.2 Public Consultation 2

A second public consultation was held in the format of an information evening on Tuesday 5th November 2019, lasting a duration of approx. 1.5 hours. The local community and active stakeholders were invited to attend to view the high-level draft proposal and booklet for the regional park that was put on display on walls and tables in the Bracken Court Hotel, Balbriggan for the duration of the evening.

Representatives from Áit Urbanism + Landscape Limited and Fingal County Council were present to assist with queries and questions concerning the proposed design and concepts. An estimated 70-80 people attended the session.

Attendees from the information evening were informed of the online consultation through Fingal County Council's online portal that would allow the local community to view digital copies of the high-level proposals and booklet for the regional park, and to submit their interest, concerns, and challenges with the proposed park design presented on the evening. Online feedback was received from 169 of the members of the local community.



5.2 Key Stakeholder Meetings

Engagement sessions with the following stakeholders were undertaken as part of the consultation process:

- Balbriggan FC
- O'Dwyers GAA
- Bremore 89th Scouts
- Balbriggan Basketball
- Balbriggan Athletics Club
- Irish Rail
- Cardy Rock Residents Association
- Basketball Ireland
- GAA Ireland
- Football Association Ireland





Bremore Regional Park - Strategy Approach



Park Character Map





Park Lighting



LEGEND

- Primary Park Public Lighting Areas
- Sports Facilities Flood Lighting
- Dark Skies

Park Circulation



LEGEND

- Coastal Way (Indicative)
- Primary Park Circulation
- Secondary Routes, Informal & Play Routes
- Coastal Promenade

Vehicular Access



LEGEND

- Access for:
- Emergency Service Vehicles
- Park Wardens
- Maintenance Vehicles



6.0 TRANSPORTATION



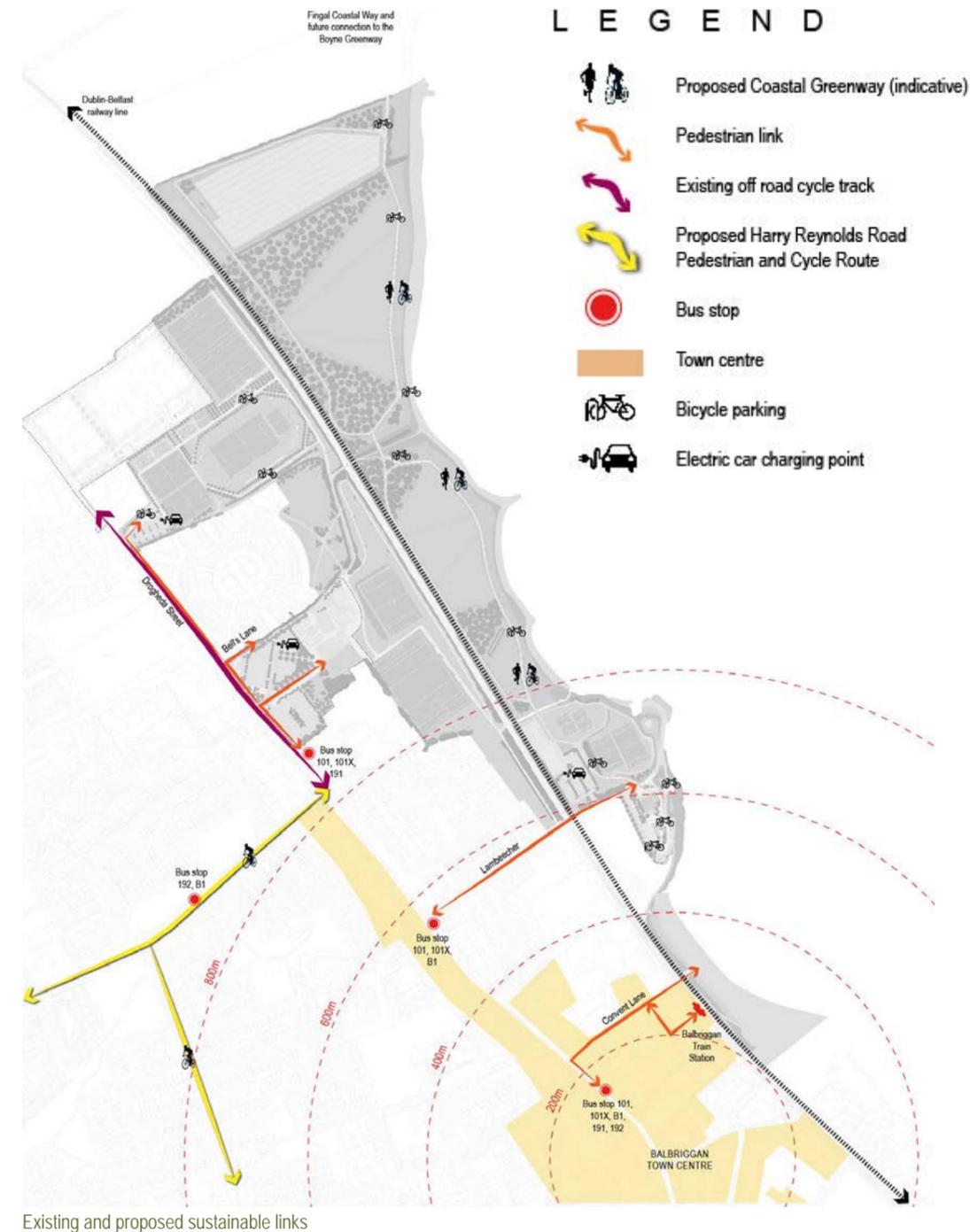
6.1 Sustainable Transport Links

Proposed and existing links to the park will allow for easy access from the main public transport nodes within Balbriggan. Access from Balbriggan Train Station to the beach will be facilitated via the existing railway underpass at Convent Lane. Pedestrian links from a number of bus stops located along Drogheda Street will be facilitated through existing park access points from Convent Lane and Lambreecher, and new and improved pedestrian links at Bremore Castle and Bell's Lane.

The future Fingal Coastal Way will provide a high-quality safe and environmentally sensitive coastal walking and cycling route through the park which will form cyclist and pedestrian connections to neighbouring coastal towns to the south, and a future link to the north with the Boyne Greenway, Drogheda. The proposed Harry Reynolds Road Pedestrian and Cycle Route has the potential to further strengthen the cycling infrastructure, forming a link between the park and residential neighbourhoods within Balbriggan.

It is proposed to include electric vehicle charging points within proposed car parks adjacent to Balbriggan FC and in the Recreational & Sports Hub. In line with council objectives to encourage a modal shift in transport, ample bicycle parking will be provided across the park with 'Sheffield' type cycle stands proposed, dispersed throughout the Sports & Recreational Hub, Coastal Park and the Northern Zone of the park.

Bicycle Parking Location	Number of Stands	Type of Cycle Stands
Recreational Hub	57	'Sheffield' / Covered
Balbriggan FC	18	'Sheffield'
Formal Coastal Park	25	'Sheffield'
Coastal Parkland	50	'Sheffield'
Existing All Weather Pitch	13	'Sheffield'





6.2 Bremore Regional Park Car Parking

Bremore Regional Park's visitor car parking will be facilitated on site at a number of locations. The existing car park at Balbriggan FC, beside the newly proposed Coastal Park, will be retained. Currently the car park is unfinished with a loose stone surface, it is proposed to formally finish the car park with designated parking bays, vehicle lanes and lighting. The car park will utilise a SuDS approach surface water management and be complete with additional landscaping and tree planting included. This main car park will be also supported by a proposed overflow at Lambreecher, this will utilise a 'grasscrete' type surface so as to not appear as a formal car park, it will function as occasional use during busy periods.

The current parking allocation at the Martello Tower is to be removed and private car traffic restricted from accessing this area. This is being proposed to foster a pedestrian and cyclist friendly environment in this location. 3 no. 'Blue Badge' parking spaces will be created in the context of the proposed formal coastal park to cater for Universal Access.

The largest volume of parking spaces will be located at Bremore Castle. The Castle is subject to a separate design & planning process and it is anticipated that the car park will cater for +200 visitor spaces with coach parking facilities. The Castle, as an attraction and future event space, will cater for the local community and visitors from further afield.

The newly proposed Sports & Recreational Hub at Bremore Regional Park will have a dedicated car park accessed directly off Drogheda Street (R132). A coach set down, 3 no. Universal Access spaces and 50 no. standard parking spaces are to be provided. The Recreational Hub car parking will be supplemented by overflow capacity within Bremore Castle. The Recreational Hub's anticipated users will be primarily made up of local community groups with mainly weekend and evening use. Hours of operation to be from 9.00am - 10.00pm Monday to Sunday.

Car Park Location	Number of standard parking bays	Number of universally accessible parking bays	Expected Use / Users
Recreational Hub	50	3	Local use. Evening & Weekends
Balbriggan FC & Surrounds	98	6	Local users. Evening & Weekends.
Overflow	50	N/A	Occasional use: Markets/ events
Bremore Castle	200*	*	Local & Visitor Users. Evenings & Weekends

*Subject to further detail design and planning

Park Parking Map



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