

RACECOURSE PARK

PARK DEVELOPMENT PLAN

April 2021



BSLA
Bernad Beyreuther Landscape Architects

**Comhairle Contae
Fhine Gall**
Fingal County
Council



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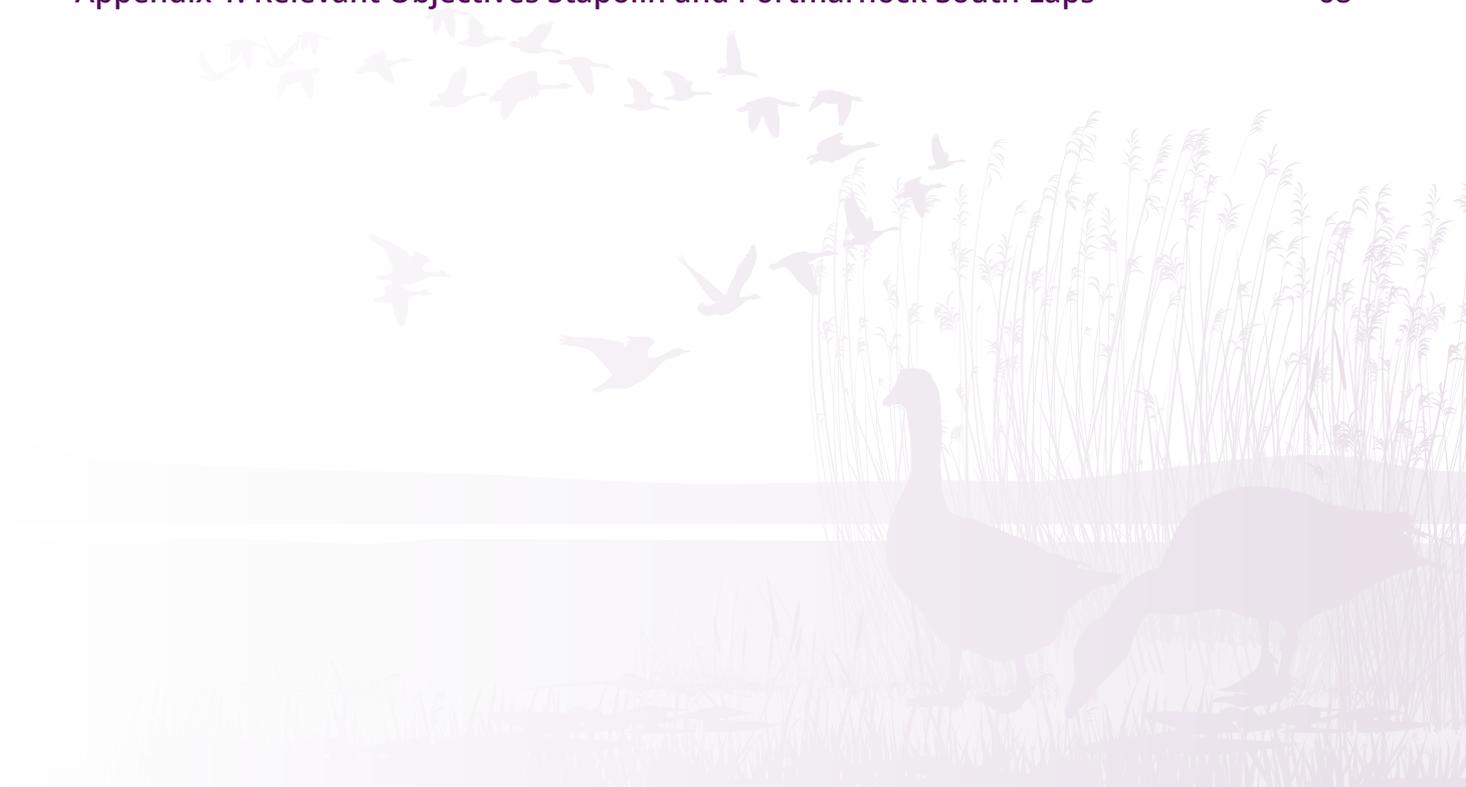
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1

INTRODUCTION



1. Introduction

The Racecourse Park is located between Baldoyle and Portmarnock in North County Dublin. Despite the ongoing development in this part of Dublin, a rural and natural ambience still prevails in the Racecourse Park lands. The **Portmarnock South Local Area Plan** and the **Stapolin/Baldoyle Local Area Plan (LAP)** were prepared and adopted in 2013 to guide the housing development on the lands north and south of the Racecourse Park as well as the park itself. These LAPs cater for the construction of approx. 2500-4000 homes and a potential population increase of 5,000-12,000 people.

The LAPs include a combined masterplan strategy and set of objectives for the Racecourse Park. The masterplan strategy aims to develop an attractive natural amenity area for the existing and new residents in the area, while also protecting the natural habitats and their associated plant and animal species. This park will be a unifying feature between the developing areas of Portmarnock South, Baldoyle-Stapolin and Clongriffin, and will be a space where the existing and new communities can interact.

This park development plan follows the strategy set out in the LAPs and provides more details on the development of new recreational facilities and nature conservation measures. When fully developed the Racecourse Park will be a c 80ha regional park, which will offer a variety of amenity facilities such as a new carpark, playground, skatepark, community garden, dog run, pitches and several walking and cycling routes linking the new developments with the park. These new amenities will be set in a landscape of amenity grassland, wildflower meadows, marsh, ponds, woodland and scrub that supports a wide variety of plants, birds, mammals and insects.

Public Consultation on the park development proposals has been undertaken by Fingal between 2017 and 2020 to provide the Council with a better understanding of what the local community would like to do and see in the park. While local residents were keen to see a wider range of recreational facilities, it was also notable that the community was very keen to keep much of the park in a natural state. It is considered that the park development proposals reflect the ideas and wishes of the local community.

This park development plan has been developed by Bernard Seymour Landscape Architects with the support of CORA consulting engineers, AWN consulting engineers, Homan O'Brien and Scott Cawley Ltd.





2

THE RACECOURSE PARK



2. The Racecourse Park

2.1 Location

The Racecourse Park is located between Baldoyle and Portmarnock. It is bounded to the west by the railway line, the Coast road and Baldoyle Bay to the east, the Portmarnock LAP lands to the north and the Grange road to the south. The Moyne Road and the Red Arches road intersect the park (see **Figure 1**).



Figure 1: Project location

Most of the parkland north of the Moyne road and the lands on either side of the Red Arches road are in ownership of the Council. The remainder of the lands is in private ownership.

2.2 Site Characteristics

The Portmarnock LAP lands are at an elevated position and the parkland gradually grades into the estuary. These lands were used for tillage farming until 10 years ago and have been replaced with a dedicated grazing site for migratory birds and extensive wildflower meadows and two large SUDS ponds. Between the Moyne Road and the Grange road the lands are relatively flat. Nature has reclaimed most of the former tillage and grazing land between the Moyne road and the Red Arches Road. It includes two grazing paddocks with sheep and highland cattle to manage the lands within the SAC for rare plants and breeding birds. The lands to the south of the Red Arches road comprise of flat open ground with grass pitches, changing facilities, a playground and a derelict marketing suite and the lands are bounded by the Castlerosse View and Admiral Park housing estates.

2.3 Geological and Hydrological Characteristics

The bedrock geology mainly comprises of the Malahide Formation which includes argillaceous bioclastic limestones and shales. The Tober Colleen Formation can be found at the southern end of the park which comprises a calcareous shale, limestone conglomerate. Most of the bedrock lies c. 10m deep and there are no bedrock outcrops on the site.

Five predominant soil types can be found in the park and these include:

- BminDW which corresponds to deep well drained mineral soil derived from mainly basic parent materials (limestone),
- BminPD poorly drained mineral soils derived from mainly basic parent (limestone) materials,
- AlluvMin mineral alluvium mostly located around the banks of the Mayne River which runs west to east through the centre of the site
- MarSed marine/estuarine sediments; and AeolUND aeolian undifferentiated which are usually associated with estuarine and coastal areas



Figure 2: Soil types

The area is drained by the Mayne River which flows from west to east in the park and discharges into Baldoyle Bay. The Grange stream (or Snugborough Stream by EPA) rises near Grangemore and flows via Seagrang Park and underneath the Grange Road and Red Arches road before resurfacing in the park and joining the Mayne river in the centre of the park. The WFD Ecological Status for the Mayne waterbody is 'Poor Status' with a current WFD River Waterbody risk score of 1a, 'At risk of not achieving good status'.

The central part of the park is at risk from a high probability of fluvial flooding (see **Figure 3**). Coastal flooding is less of a risk due to the presence of flapvalves on the outfall of the Mayne river. Various elements of the Mayne river floodscheme in 2000 can be found between the Moyne Rod and Grange road, which include flood walls, embankments, a new pumping station and flapvalves being fitted on the outfall of the Mayne River. While these measures have seen a reduction in the frequency of flooding at upstream locations, some protected plant species dependent on brackish water did disappear from the brackish grasslands and ditches next to the Mayne river.

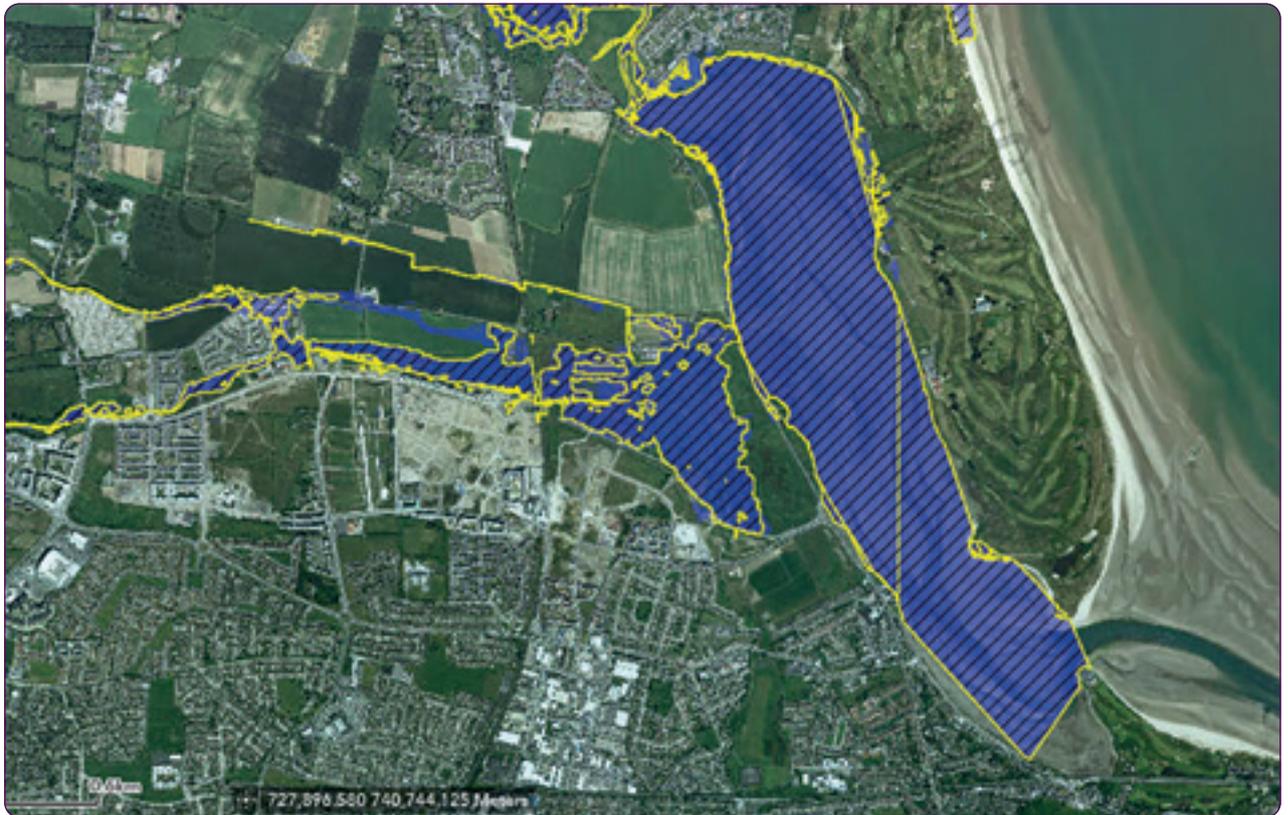


Figure 3: River flooding in Racecourse Park. Yellow band: 1 in 200 year event - Blue 1 in 1000 yr event

Three SuDS ponds are located within the park to cater for surface water run off from the Portmarnock and Stapolin LAP lands as well as the Portmarnock - Baldoyle greenway.





3

**PLANNING
CONTEXT**



3. Planning Context

3.1 County Development Plan 2017-2023

The Development Plan sets out the policy framework for the future growth and development of Baldoyle and Portmarnock. It has a critical role to play in ensuring that the needs of the future population growth in the area is planned for and is underpinned by the principles of sustainable development, climate change adaptation, social inclusion and high quality design.

The lands to the north of the Moyne Road are zoned OS; which seeks to preserve and provide for open space and recreational amenity. The zoning vision for Open Space lands is to 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.

The remainder of the park is zoned HA which seeks to protect and improve areas of high amenity (see **Figures 4 & 5**). The zoning vision for High Amenity areas is to 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.

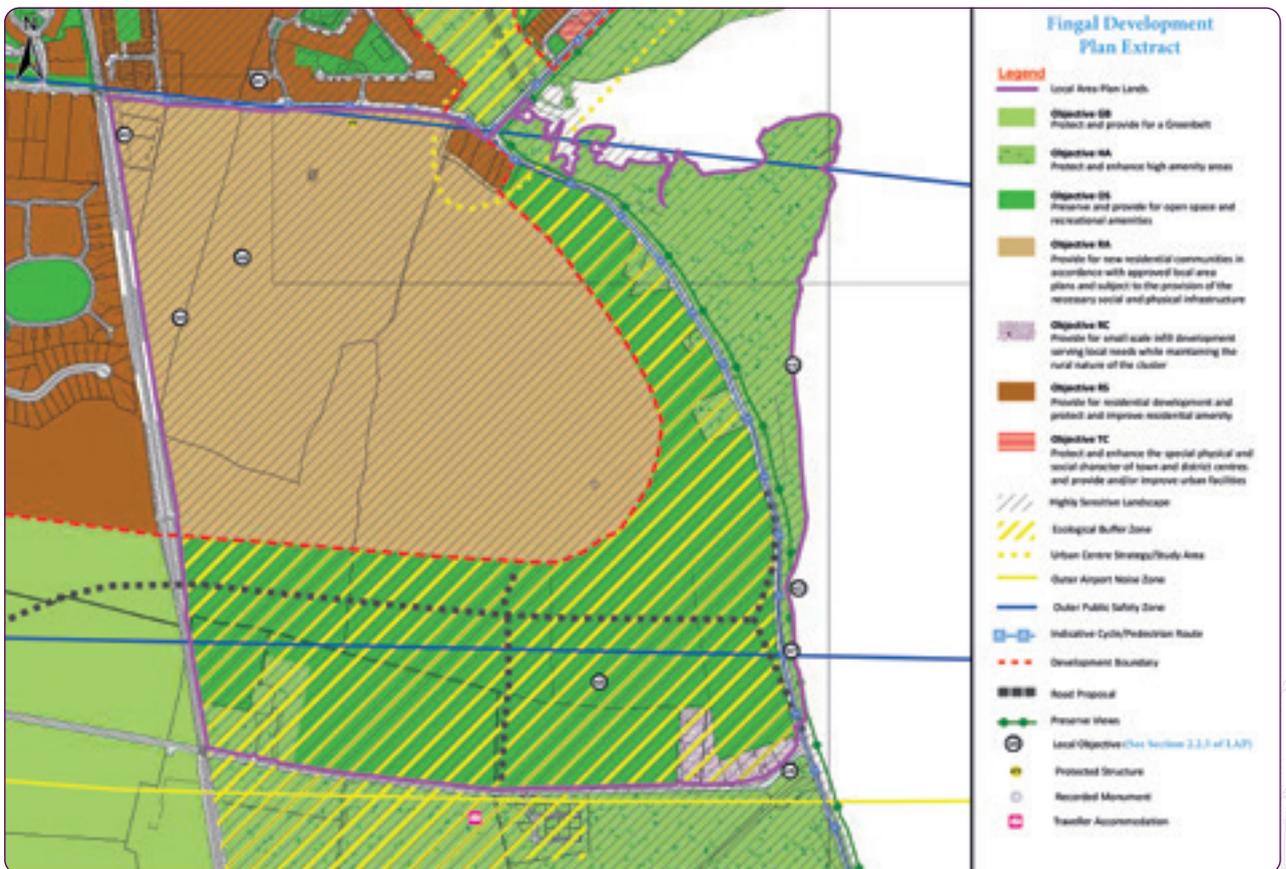


Figure 4: County Development Plan zoning Portmarnock

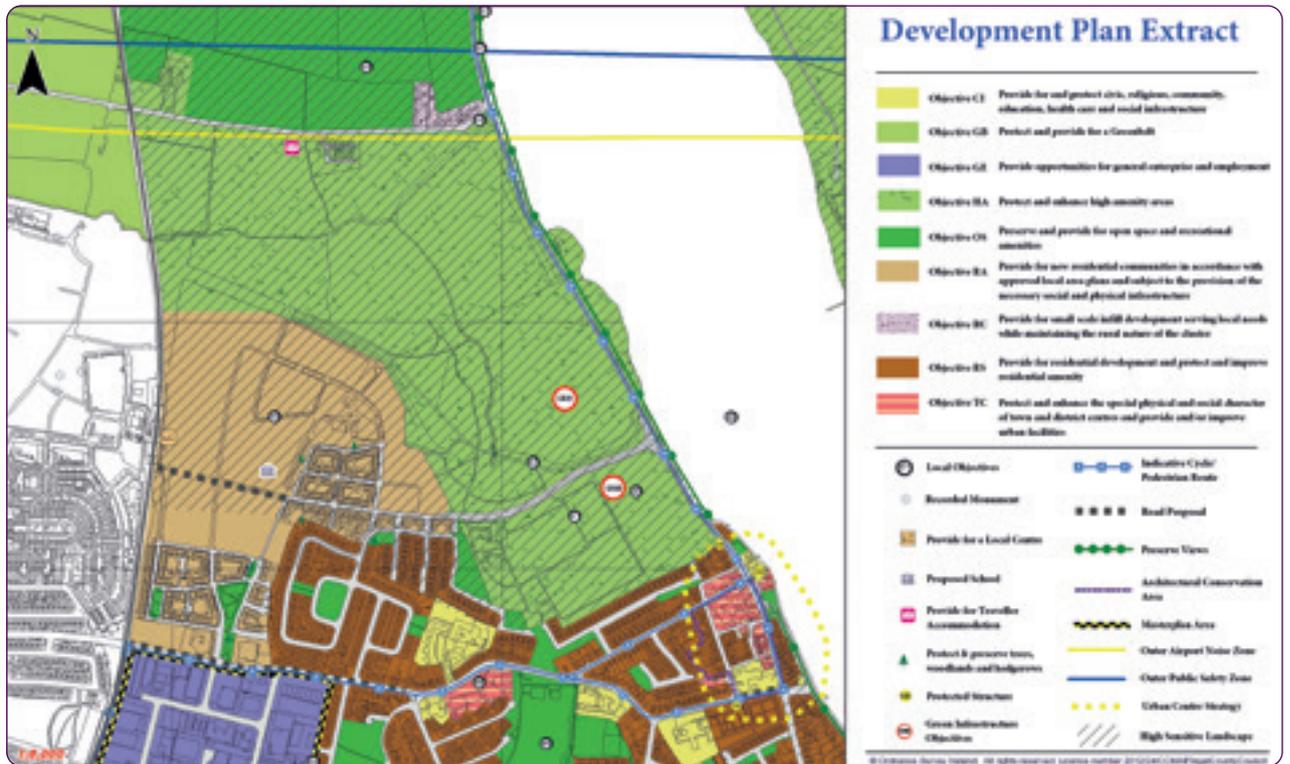


Figure 5: County Development Plan zoning Baldoyle

The County Development Plan contains three objectives that relates specifically to the development of the Racecourse Park:

- **Objective BALDOYLE 1:**
Protect the visual break and open character of lands between Baldoyle and Portmarnock by maintaining the greenbelt lands and appropriate recreational uses on Racecourse Park which respect the character, sensitivity and natural heritage designations of the existing landscape.
- **Objective GIM1 (Green Infrastructure Sheet 14):**
Provide new Active Recreation Hubs in Bremore Regional Park, St. Catherine’s Park (Rush), Lusk, Donabate, Moore town/Oldtown (Swords), Drinan, Baldoyle Racecourse Park and Phoenix Park Racecourse.
- **Objective GIM8 (Green Infrastructure Sheet 14):**
Provide new Regional Parks at the following locations: Baleally Lane, Mooretown/Old town (Swords), Baldoyle, and Dunsink subject to Appropriate Assessment screening.

The Fingal Development Plan also identifies Racecourse Park as an Ecological Buffer Zone. The purpose of buffer zones is to protect the ecological integrity of nationally and internationally designated sites by ensuring that suitable habitat for key species such as migratory birds is maintained by providing for compatible land-uses around the designated sites. It is envisaged that a balance can be struck which will allow for the Racecourse Park to provide for recreational uses as well as playing an important role in providing flood protection and protecting biodiversity in this environmentally sensitive area. This will ensure that the area can continue to play host to a wide variety of bird and other wildlife species which contribute to the unique character and attractiveness of this coastal area and to the conservation objectives of the Baldoyle Bay Natura 2000 site.

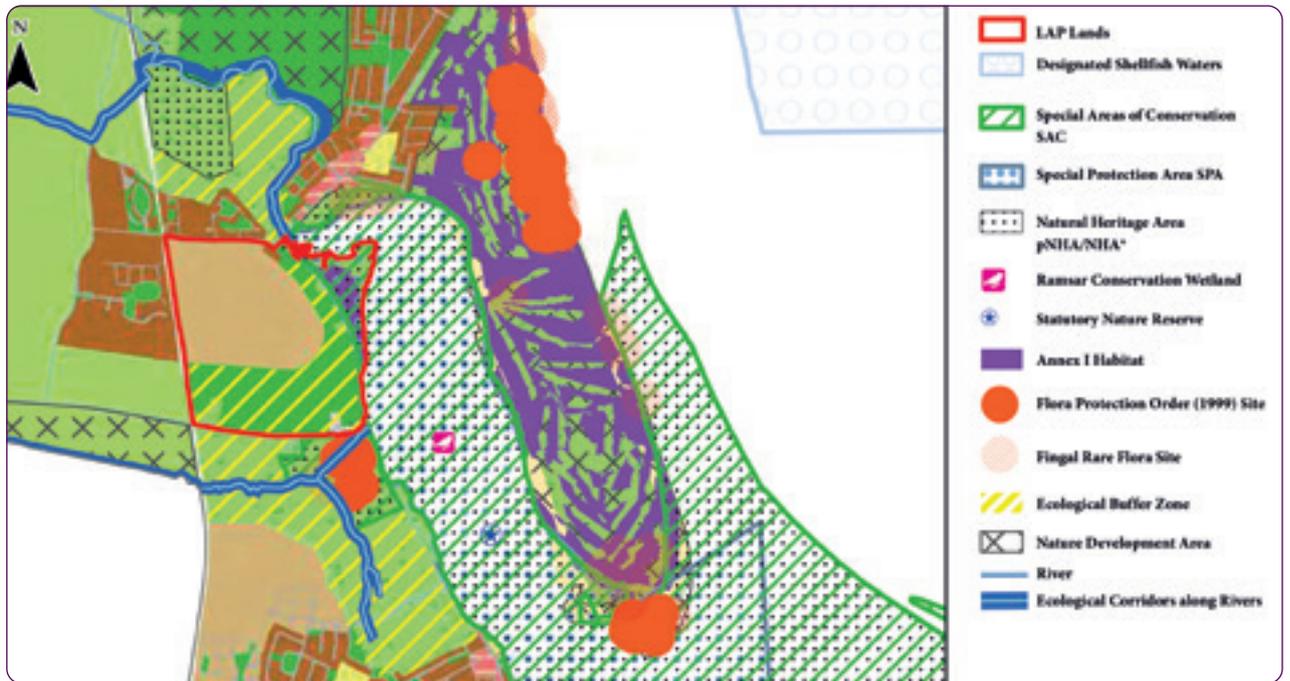


Figure 5: County Development Plan zoning Baldoyle

The above approach is reflected in Objective NH18: Protect the functions of the ecological buffer zones and ensure proposals for development have no significant adverse impact on the habitats and species of interest located therein.

Also relevant in this context are Objective NH11 Ensure that the Council, in the performance of its functions, takes full account of the objectives and management practices proposed in any management or related plans for European Sites in and adjacent to Fingal and Objective NH15 Strictly protect areas designated or proposed to be designated as Natura 2000 sites (i.e. Special Areas of Conservation (SACs) and Special Protection Areas (SPAs).

The Development Plan's Landscape Character Assessment provides for the classification of Fingal's landscapes. The entire park and the surrounding area are classified as an Estuary Character Type. The Estuary Character Type is categorised as having an exceptional value, recognised by the EU and national designations as well as having an outstanding aesthetic quality. This means that the existing landscape should be preserved as much as possible.

3.2 Local Area Plans Stapolin and Portmarnock South

The Baldoyle/Stapolin and Portmarnock South Local Area Plans were adopted in 2013 and the park development scheme is located within both LAP's. These LAPs cater for the construction of approx. 2500-4000 homes and a potential population increase of 5000- 12.000 people over the next 5 to 10 years. While being separate residential development areas, the preparation of these LAPs was coordinated as they are both located next to the Baldoyle Bay SAC & SPA and both included the new regional park. There was recognition within the plans that an increase in population would result in increased pressure on the lands, much of which was in agricultural use, and which was used by migratory birds associated with Baldoyle Bay as feeding and roosting grounds.

Both plans were underpinned by Strategic Environmental Assessments and Appropriate Assessments which informed the plan making. Arising from these assessments, an overarching Green Infrastructure Strategy was adopted centred on protecting, enhancing and connecting the natural environment within and surrounding the LAP lands. The Green Infrastructure Strategy will facilitate the maintenance of habitats and species within the Baldoyle Bay SPA and SAC at favourable conservation condition and

ensure the ecological integrity of Baldoyle Bay and its surrounding lands. A key part of this strategy is the development of Racecourse Park within the Baldoyle-Stapolin LAP lands and the Portmarnock LAP lands to the north, as Ecological Buffer Zones. To this end, a landscape strategy was adopted through the LAPs to promote a balanced approach to human amenity and nature conservation (see **Figures 7, 8 and 9**). This is considered the most appropriate sustainable approach to meet the challenges of competing demands associated with new housing development and existing nature conservation interests.

Both LAPs contain objectives that are relevant to the park development plan (see **Appendix I** for details). Some of the key objectives for the park development plan are as follows:

- **GI12** Promote opportunities for the enhancement of local biodiversity features including the creation of new habitats through managed spaces and new water features such as pools and ponds in order to promote wildlife use associated with the existing Designated Sites. Such proposals may be subject to an Appropriate Assessment of the likely significant effects on European Sites due to the proximity of urban centres.
- **GI13** Provide appropriately designed and located combined pedestrian and cycle routes of no wider than 3m through Racecourse Park, and minimise access points to avoid disturbance to protected habitats and species within Baldoyle Bay and Racecourse Park.
- **GI31** Manage the open space at Racecourse Park and any associated lands in accordance with the Landscape Masterplan and mitigation measures and policies included in this LAP.
- **GI32** Promote sustainable recreation within the LAP lands that will allow inclusive use of the open space without causing adverse effects on the physical and biological functions of the green infrastructure and/or qualifying interest species and habitats of Designated Sites.
- **TM23** Work in association with Dublin City Council to secure, with the agreement of Iarnród Éireann or other relevant 3rd parties, a pedestrian and cycle link under the railway line via the existing arched bridge underpass in the northwestern corner of Racecourse Park.
- **GI24** Protect the archaeological heritage within the plan lands, promote best practice in its conservation and management and raise awareness and appreciation of this heritage for future generations. Ensure, where appropriate, that elements of the archaeological and architectural heritage are fully integrated into proposals for new developments at the project design stage.

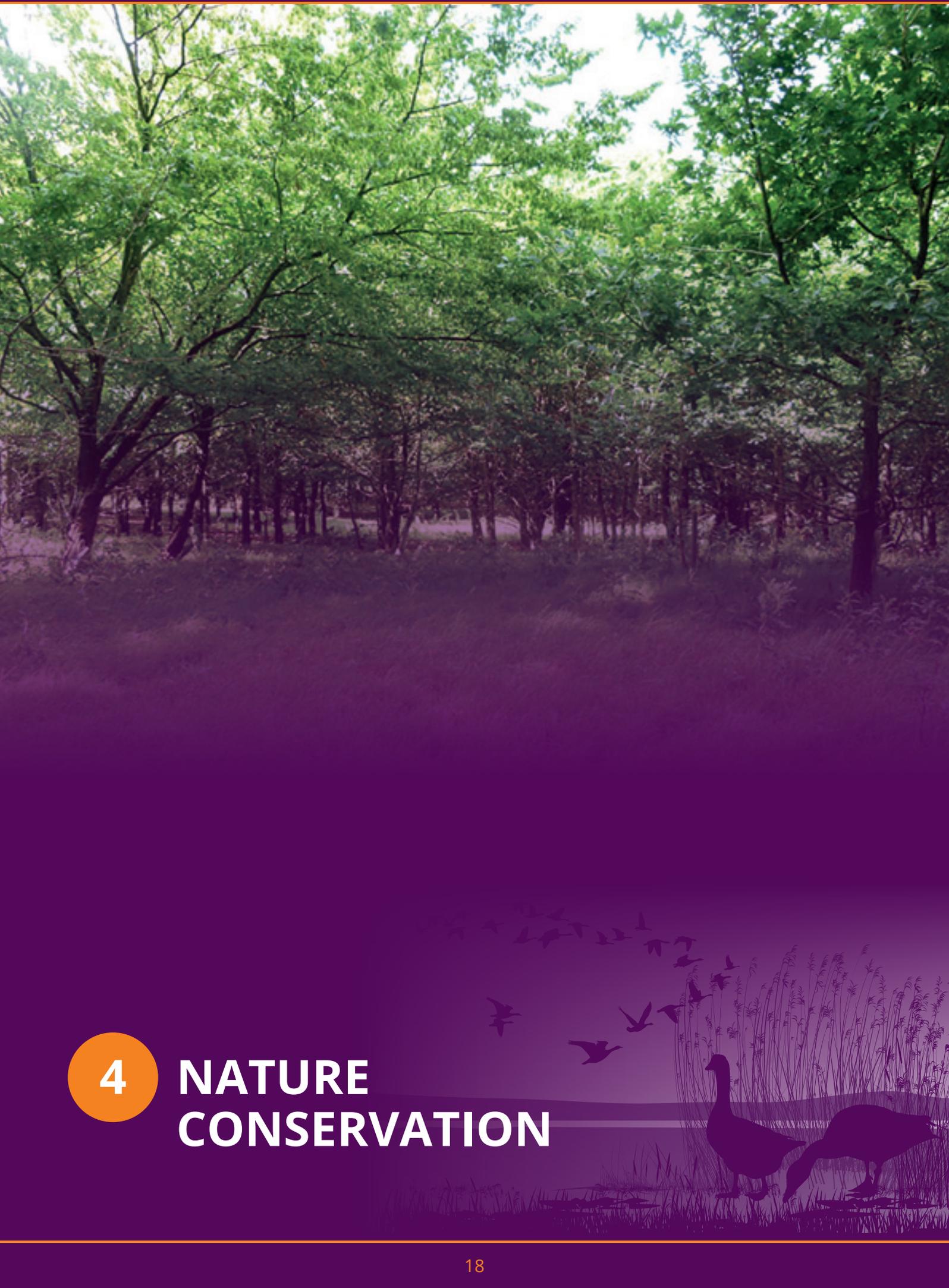
So aside from the strong emphasis to protect the natural environment in the LAPs, it also focusses on the provision of a network of walking and cycling routes to encourage people to walk and cycle and on the provision of new community and recreational facilities. Accordingly, the development plan for the park focusses on these four key themes:

- Protection and enhancement of the natural environment
- Provision of walking and cycling routes
- Provision of new community and recreational facilities
- Protection of historical features



Figure 7: Landscape Strategy Portmarnock South & Baldoyle/Stapolin LAPs





4

**NATURE
CONSERVATION**

4. Nature Conservation

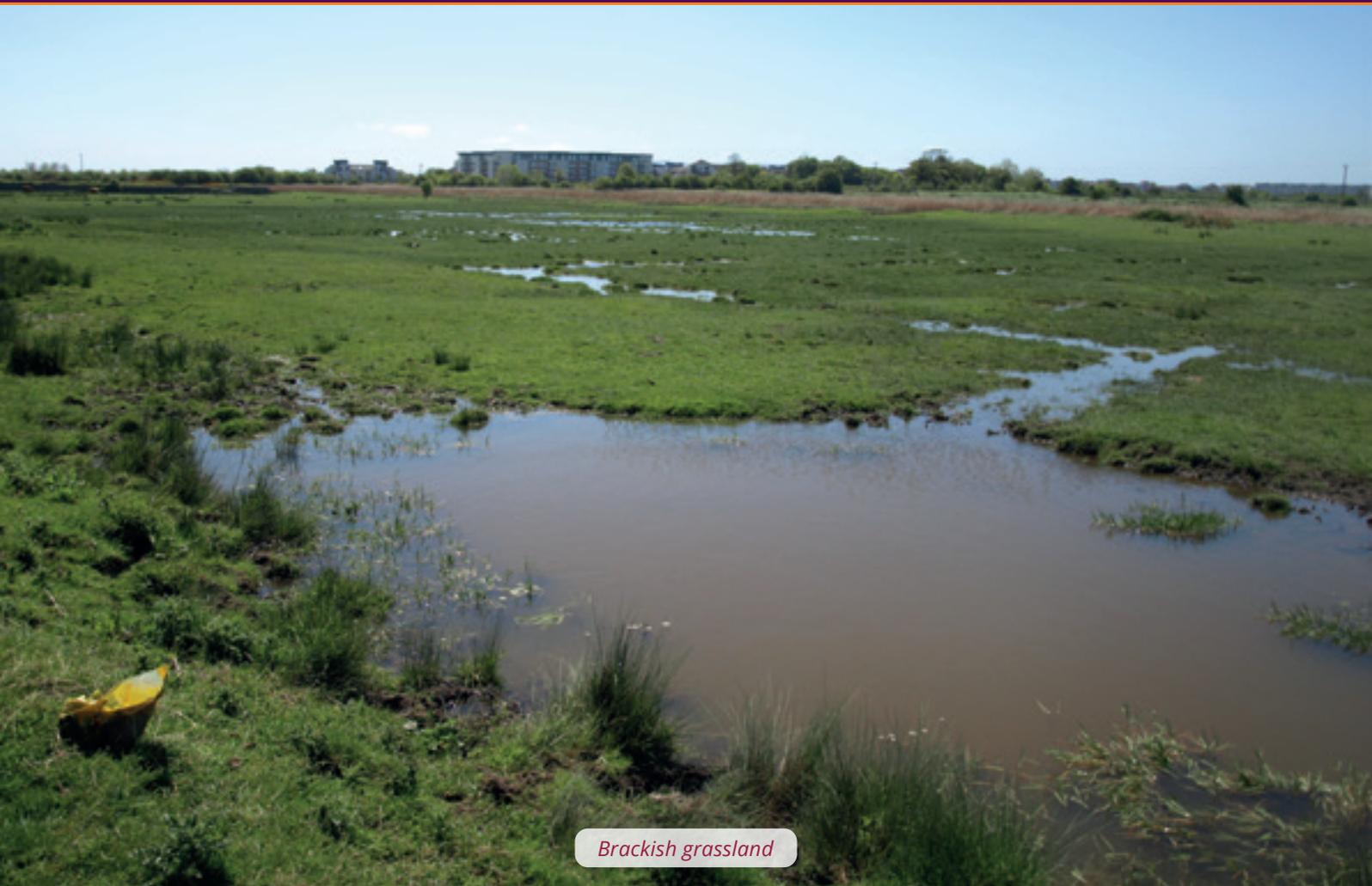
The Racecourse park supports a wide variety of habitats and species, some of which are of international or national importance, while others are locally important. Most of the park comprises of grassland habitat interspersed with hedgerows. In the low lying part of the park along Mayne river and Snugborough stream, saltmarsh and reedbed wetland habitat can be found.

The range of habitats harbour a wide variety of flora and fauna species of which a summary is presented below. A more detailed overview of the habitats and species in the park can be found in the Ecological Impact Assessment Report for the park development project.

4.1 Habitats and Flora

The saltmarsh is the most important habitat type in the park. Two types of saltmarsh occur in the park: Mediterranean salt meadows (*Juncetalia maritimi*) and Atlantic salt meadows (*Glaucopuccinellietalia maritimae*). These salt meadows are protected under the EU Habitats Directive and the reason why this part of the park is included in the Baldoye Bay SAC. It is located at the mouth of the Mayne river and Snugborough stream where a brackish influence from Baldoye Estuary occurs. The vegetation is dominated by rushes and grasses such as Saltmarsh Rush *Juncus gerardii*, Red Fescue *Festuca rubra* and Creeping Bent *Agrostis stolonifera*. Other typical saltmarsh species frequently recorded include Sea Arrowgrass *Triglochin maritima*, Common Scurygrass *Cochlearia officinalis* and Sea Plantain *Plantago maritima*.





Brackish grassland

This grassland is not regularly mown or maintained, which means that the sward is often quite high and composed of tall, tussocky grass species. There is a higher proportion of herbaceous plants in the sward than agricultural grassland or amenity grassland. Grass species commonly recorded in these areas include Cock's-foot *Dactylis glomerata*, False Oat-grass *Arrhenatherum elatius*, Yorkshire Fog *Holcus lanatus* and Red Fescue *Festuca rubra*. In terms of the herbaceous component, Common Hogweed *Heracleum sphondylium* was frequently encountered, along with Ribwort Plantain *Plantago lanceolata*, Cow Parsley *Anthriscus sylvestris*, White Clover *Trifolium repens*, Dandelion *Taraxacum vulgare*, Thistle species *Cirsium* spp. and Creeping Buttercup *Ranunculus repens*. Meadow Vetchling *Lathyrus pratensis*, Creeping Cinquefoil *Potentilla reptans*, Willowherb species *Epilobium* spp. and Meadow Buttercup *Ranunculus acris* occurred in places.

Wet grassland occurs in a few places within the site, mostly in close proximity to the Snugborough River. Rushes such as Soft Rush *Juncus effusus* and Hard Rush *Juncus inflexus* were typical of such areas. Other typical species included Meadow Buttercup, Creeping buttercup, Nettle *Urtica dioica*, Cuckooflower *Cardamine pratensis*, Yorkshire Fog, Silverweed *Potentilla anserina* and Hairy Sedge *Carex hirta*.

Extensive areas of amenity grassland are present in the southern portion of the park. These areas comprise playing pitches and other areas used for amenity purposes which are regularly mown. The sward in these areas is dominated by Perennial Ryegrass *Lolium perenne*, with White Clover and Creeping Buttercup occurring frequently. Other species recorded include Daisy *Bellis perennis*, Dandelion, Greater Plantain *Plantago major* and Yorkshire Fog.

Two areas of agricultural grassland are present within the park; to the east of the halting site and the quiet zone north of the Moyne road. These areas are dominated by Perennial Ryegrass *Lolium perenne* and are often grazed by livestock such as sheep, cattle and horses. Other species recorded in this habitat type include Dandelion, Cock's-foot, Ribwort Plantain *Plantago lanceolata* and Red Clover *Trifolium pratense*.

Areas of reed bed can be found along watercourses which flow through the centre of the park. These areas were dominated by Common Reed and were quite dense. A wetland area to the north of the Moyne Road was also classified under this habitat type. Common Reed was again present here in association with Bulrush *Typha latifolia* and Willowherb species *Epilobium* sp. Soft Rush *Juncus effusus* was also present here along with a few Willow trees *Salix* sp. There was no standing water here although the ground was rather wet underfoot.

Numerous hedgerows are present on site and often form field boundaries or line the banks of watercourses. Scrubby species such as Bramble *Rubus fruticosus* and Gorse *Ulex europaeus* were often present in hedgerows on site. Tree species present in hedgerows included Ash *Fraxinus excelsior*, Elder *Sambucus nigra*, Hawthorn *Crataegus monogyna*, Sycamore *Acer pseudoplatanus* and Blackthorn *Prunus spinosa*. Field layer species were similar to those recorded in GS2 habitat- False Oat-grass, Cow Parsley, Common Hogweed, Broad-leaved Dock, Cleavers *Galium aparine*, Nettle, Willowherbs, Thistles etc. To the south of the site, ornamental hedgerows, composed of non-natives, surround the playing pitches at Red Arches.



Gorse scrub

Areas of scrub were common on site and this habitat also occurred as a mosaic with dry meadows and grassy verges (GS2). Scrub was largely composed of Bramble and Gorse and was very dense in places. Hawthorn and Elder were additional components of scrub in some areas. Bramble scrub was often associated with hedgerows on site.

Four rare plants used to be located within the SAC wetland area to the south of the Mayne river: Borrers Saltmarsh grass *Puccinellia fasciculata*, Meadow Barley *Hordeum secalinum*, Knotted Hedge-parsley *Torilis nodosa* and Brackish water-crowfoot *Ranunculus baudotii*. These plants have not been recorded since 2002 and their absence is likely to be linked to the implementation of the flood management scheme on the Mayne river. The Council has introduced a winter grazing scheme, excavated new brackish ditches and is experimenting with the opening of the flapvalves in an attempt to restore the habitat conditions for these species. These measures do seem to have had a positive impact already with Reflexed Saltmarsh-grass (*Puccinellia distans*), Clustered stonewort (*Tolypella glomerata*) and Lesser Marshwort (*Apium inundatum*) having been recorded in the new excavated brackish ditches within the SAC area. Clustered Stonewort was previously only known in Dublin from the Royal Canal and Grand Canal. Lesser Marshwort is very rare in Dublin but may be known historically from the site as it was previously recorded as being “abundant in marshes to the west of Portmarnock” and at “Baldoyle”.

4.2 Birds

important roosting and feeding areas during their stay. Most of the birds remain in the estuary for feeding and roosting, but some species feed outside the estuary particularly during periods of high tides. The pitches at Red Arches Road and in Seagrang park are two of the key feeding sites in County Fingal for



Linnet



Skylark



Yellowhammer



Meadow Pipit

the Light-bellied Brent Geese associated with Baldoyle Bay and North Bull Island for example. The birds will feed here during the day, before returning to the estuary to spend the night there. Internationally important numbers of Light-bellied Brent geese have consistently been recorded on the pitches. A new migratory bird feeding site was also created just north of the Moyne road. This area is fenced off and grazed with livestock to create a short sward in September. Good numbers of migratory birds were observed in the winter of 2019-2020 and the Council will continue the management of this area to ensure migratory birds are provided with a suitable feeding area.

Aside from the pitches and the short grazed grassland, most of the estuarine birds do not use the parkland as the habitat is too rank for them to use it as a feeding or roosting area.

Breeding bird surveys carried out over the last 6 years have recorded a total of 63 species in the park. Most of the birds are associated with the dry (and rank) grassland habitats as well as the Gorse scrub and the mature hedgerows. 35 bird species were confirmed to be breeding, including Lapwing and Meadow Pipit which are currently regarded as species of high conservation concern and are included on the red-list in Ireland. Skylark, Linnet, Goldcrest, Starling, Greenfinch, Mistle Thrush, Robin and Stonechat are all on the amber-list which means that they are of moderate conservation concern. Lapwing are known to breed in the brackish grassland within the SAC to the south of the River Mayne. The breeding range of Meadow Pipit is widespread through the site, mostly concentrated in the areas of dry meadows and grassy verges. Skylark bred in similar areas as Meadow Pipit, as did Linnet. The greatest concentration of breeding Linnet was in the lands to the east of the Snugborough Stream, north of Red Arches Road, which is an area dominated by gorse scrub and dry grassland. Many of these species are present year round. Large numbers of Skylark, Tree Sparrow, Meadow Pipit, Reedbunting and Linnet have also been recorded in the park during the winter months.

4.3 Mammals and Other Fauna

Bat surveys in the area have recorded three species of bats in the park; Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Leisler's bat (*Nyctalus leisleri*). The tree lined roads, the hedgerows in the park and the Mayne river provide suitable foraging routes for bats in the area.

The park does not contain any roosting sites. Rabbits can be frequently observed in the grazing paddocks near the Coast Road. Foxes have been seen by the public throughout the park and although not easily seen, it is very likely that Badger and Irish Stoat are present too. Otter has been recorded to forage and commute along the Mayne river and is also likely to be found along the Snugborough stream.

A number of invertebrate species such as Bees, Beetles, Spiders, Dragon flies and Damsel flies have been observed over the last couple of years and further field work is required to get a better understanding of the range of species present in the park. Butterflies and Moths have been counted in the park for several years and include common species such as Peacock, Common blue, Red Admiral and Speckled wood as well as declining butterfly species such as Small Heath and the uncommon Cryptic Wood White. In fact Baldoyle Race Park is the only known site for Cryptic Wood species on the northside of Dublin.

The park also supports a large colony of the rare Narrow-bordered Five Spot Burnet moth, which is a Red Listed species in Ireland.

The Mayne River is said to have good riffle/pool bedform arrangement and gravels that would be of suitable grainsize for salmonid spawning. Inland Fisheries Ireland (IFI) conducted a number of electrofishing surveys in 2011 and 2016. During these surveys they recorded European Eel, Three-spined Stickleback and Flounder using the river. There has been a notable absence of Brown Trout in the river in recent years, which may be linked to pollution events and the presence of the flapvalves at the mouth of the river.

4.4 Designations

Baldoyle Bay is covered by several international and national nature conservation designations because of the conservation importance of both the habitats and birds that can be found in the estuary and the adjacent lands (see **Figure 10**):



Figure 10: Site designations

cSAC - Special Area of Conservation under the EU Habitats Directive (000199)

SPA - Special Protection Area under the EU Birds Directive (004016)

RAMSAR - Designated wetland of international importance

Statutory Nature Reserve

pNHA - National Heritage Area under the Wildlife Act

Under these international and national designations, the Council has a statutory obligation to protect the habitats and their associated flora and fauna species in these designated areas. Under the Habitats Directive, an SAC must be given sufficient protection so as to conserve adequately the habitats listed in the Conservation Objectives document for Baldoyle Bay such as the Atlantic saltmeadows and Mediterranean salt meadows that are located south of the Mayne river in the park.

Under the Birds Directive, the Council is required to take appropriate steps to avoid any disturbance to estuarine birds and protect their feeding and roosting habitats from pollution and deterioration. This legislation also requires the avoidance of disturbance and loss of roosting and feeding habitats outside the designated site. This is particularly relevant for the pitches south of the Red Arches road, as this is one of the key feeding areas in the County for Light-Bellied Brent Geese associated with the Baldoyle Bay and North Bull Island SPA's.

This means that the development and management of the Racecourse Park at a minimum needs to protect the existing saltmarsh habitats and the feeding grounds for the migratory birds within the park, but it should also seek to enhance and enlarge these habitats to improve the overall ecological status of the Baldoyle Bay and the Racecourse Park.



Brent Geese feeding at pitches Red Arches Road

4.5 Future Management Strategy

The Racecourse Park is rich in wildlife because of the diversity of habitats available. The park offers a variety of feeding and breeding sites and a wide range of food types to many species. It is this diversity of habitats that needs to be protected and further enhanced.

Grassland, and dry grassland in particular, is the most common habitat in the park. Grassland habitat does require an ongoing management input because otherwise it will slowly develop into scrub and woodland. By implementing a management regime of various intensities (from doing nothing to intensive grazing) a rich mosaic of grassland habitats can be created that could enhance diversity the flora and fauna species in the park. The hay meadow management and the grazing management on the Portmarnock side of the park is to be continued. The grazing areas south of the Moyne road should also be continued to create the right habitat conditions for the rare plants and breeding waders. Currently the rank grassland habitat between the Red Arches road and the Moyne Road is an important habitat for many breeding birds. There are great opportunities to create more structural variability in the sward by a phased mowing approach. Furthermore, by replacing some of the rank grassland with arable cereal crops, the park can also cater for typical farmland species such as Yellowhammer and Tree sparrow that are likely to decline as a result of the loss of agricultural habitats, particularly within the Portmarnock LAP lands. Similarly, woodland could be incorporated in the park as it is currently completely absent.

The amenity grassland area south of the Red Arches road is set to stay, particularly for the pitches due to their importance for migratory birds. Replacing some of the rank grassland with amenity grassland would also provide more feeding opportunities for migratory birds. Disturbance by dogs and people to migratory birds will have to be tackled during the winter months.

The improved agricultural grassland east of halting site is of limited ecological interest. It is not used by the migratory birds and it does not support any rare plants. There is an opportunity to enlarge the brackish grassland and saltmarsh habitat within this area with the aim of creating more Annex I habitat and providing suitable conditions for rare and protected plant species associated with brackish conditions.

The new SUDS ponds will provide valuable open water habitat and as these ponds slowly are covered by vegetation they may attract new species to the park. Reedbed habitat that is present along the Snugborough stream is rare in Fingal and it would be useful to try to expand this habitat at the expense of low diversity grassland.

The key elements for the development of Racecourse Park are as follows:

- Protect and enhance the conservation interests and integrity of the Baldoyle Bay
- SAC, the brackish grassland and saltmarsh habitat in particular
- Expand brackish grassland and saltmarsh habitat where possible, particularly east of the halting site
- Continue winter grazing management of brackish grassland areas
- Allow sea-water inflow through flap-valves in order to re-establish natural water conditions as much as possible. Flap-valves should not be opened during the main bird breeding season (April-mid-June) in order to prevent the potential destruction of nests/increased mortality of chicks. Flap valves should be opened either permanently or for prolonged periods in order to facilitate the movement of fish and otters.
- Protect the key roosting and feeding sites for wildfowl and waders at the Red Arches pitches and provide new feeding and roosting sites where possible
- Protect and enhance habitat of protected and rare birds, mammals, amphibians and plants
- Carry out management operations to improve the habitat quality of the grassland and hedgerow habitats

- Include sacrificial cereal crop areas in design to provide winter feeding area for finches
- Create new floodplain (alluvial) woodland where possible
- Connect hedgerows by means of new planting to provide a continuous foraging corridor
- Expand reedbed vegetation along Snugborough stream to provide more breeding habitat for species such as reed warbler
- Avoid/restrict lighting in key areas so as to minimise adverse impacts on bats, and use bat friendly lighting only
- Provide bat roosting boxes to increase roosting opportunities within the park
- Prevent direct access to the river by dogs and park users to keep disturbance to Otters along the river corridor as limited as possible
- Provide nature education program in park to raise awareness of the ecological sensitivities of the park.



Continue winter grazing with livestock



Expand reedbeds



5

RECREATIONAL
& AMENITY



5. Recreational & Amenity

The lands in the Racecourse park are zoned Open Space and High Amenity in the County Development Plan. The natural setting gives the park great potential to be developed as recreational space for the rapidly expanding community in Portmarnock and Baldoyle. Part of the park is already in use for recreational activities. The park can be used for a variety of reasons varying from experiencing nature while taking a stroll to relax to more active forms of recreation such as jogging or cycling. In order to assess the amenity potential of the park, three key recreational attributes were assessed in more detail:

- Accessibility and infrastructure
- Aesthetic qualities
- Attraction level

5.1 Accessibility and Infrastructure

There is a network of formal and informal pathways present in the Racecourse Park. The greenway located between the Red Arches roundabout and the Portmarnock roundabout is the latest addition to the park and has proved to be very popular with the local community. Tarmac pathways are also present between the Grange Road and Red Arches road that are used by both pedestrians and cyclists. There is a network of 1m wide informal pathways present between the Red Arches Road and the Mayne river. Most of these are located on a hardcore base that was put down for a pathway network about 20 years ago. There are no pathways on the Portmarnock side of the park, aside from the greenway route.

There is no link with the Clongriffin housing estate on the westside of the railway line. Dublin City Council has developed a walking and cycling route up to the underpass that runs underneath the railway line. The underpass is blocked on the Fingal side at present and the adjoining land is in still private ownership. The Baldoyle to Portmarnock greenway will eventually form part of the proposed Sutton to Malahide coastal greenway and S2S route, thereby facilitating walking and cycling access to Dublin City Centre and other coastal towns in the area. The development of the greenway through the Racecourse Park already allows people to walk from Malahide to Howth and the City Centre.

The Racecourse Park is accessible from eleven pedestrian entrances;

- Portmarnock roundabout
- Moyne Road
- Red Arches Roundabout
- Four entrances from the Red Arches Road
- Silverbanks
- Two entrances from Castlerosse view
- Grange Road

The entrances at Castlerosse View and those located along the Red Arches road are all fitted with kissing gates to prevent motorbikes and horses entering the park at these points. These kissing gates make access to the park with bikes and buggies difficult. There are also vehicular entrances from the Red Arches road into the parkland on either side of this road for maintenance vehicles.

There is a small car park located at the Red Arches road next to the derelict marketing suite, but it is rarely used. Most people tend to park along the Red Arches road and along the Grange road when using the park. This is particularly problematic during soccer matches, when large numbers of cars are parked along the main road and on the footpath. The nearest car park on the Portmarnock side is the train station car park. More car parking will have to be provided, not only to cater for sports pitches related traffic but also for future visitors that are likely to be attracted by a wider range of recreational facilities in the park.



Figure 11: Existing pathway network

5.2 Aesthetic Qualities

The Racecourse park provides a scenic and natural backdrop for passive and active recreational activities. It has an open landscape character with nice vistas in all directions. The elevated lands on the Portmarnock side of the park, provide for some of the best views towards the estuary and Howth. The amenity lands at the southern of the park are characterised by a uniform level and open landscape with less attractive views of surrounding housing estates and the old wall and derelict site along the Coast road. The lands between the Red Arches road and the Moyne River offer more enclosed spaces due to the presence of hedgerows, but this is combined with the experience of being more submerged in the natural environment. This variety of openness with the expansive views combined with the more enclosed views of the central part of offers different experiences for the park user.

The natural character of the parkland is likely to change in the future as the houses and apartment blocks in the Portmarnock LAP and Stapolin LAP lands are build. Five-storey apartment blocks such as Silverbank near the Red Arches road are likely to form the boundary of the park all the way to the railway line. The benefit of the apartment blocks and houses is that they provide a level of passive supervision, but some screen planting will be required to soften the effect of urban interface with the park.



Amenity grassland at Red Arches Road



Wilderness area

5.3 Attraction Level

The natural landscape of the park has visually a lot to offer to the park user. The greenway along the coast road is the busiest part of the park at the moment, providing walking and cycling opportunities to people of all ages. Most of the park recreational facilities are located between Red Arches Road and Grange road with the sports pitches and changing rooms, a playground and adult exercising equipment. Many local people use this area to go for a walk or walking their dog. There is also a popular community garden in the park along the northern boundary of the Red Arches road.

However, the relatively small numbers of people using the park seems to suggest that more facilities are required to make the park more user friendly to a wider range of age groups. The playground is only suitable for a younger age group and could do with upgrading to cater for children at least 12 years old. The provision of a public toilet block is also likely to make the playground more attractive to visit. Aside from the pitches there are no other facilities for the teenage user group. The walking and cycling infrastructure is poorly developed and connected. Although the park provides a suitable recreational space for small numbers of locals to walk and walk their dog, there is very little reason for tourist or other Dubliners to visit this park. Accordingly, it would be useful to develop a Unique Selling Point (USP) for the park.



Greenway



Playground



Baldoyle community garden



Outdoor exercise equipment

5.4 Future Development Strategy

The landscape setting of the Racecourse Park already provides an attractive natural amenity area. The focus of the development of the park should be on improving the network of paths in the park and increasing the range of recreational facilities. The pathway network should ideally cater for a series of loops of different distances to give people a choice of walking & cycling routes. Increasing the range of recreational facilities in the park will ensure that the recreational needs of the existing and future community of the area can be met. The recreational infrastructure should be kept away from ecologically sensitive areas and should not have a significant visual impact on its natural surroundings. Concentrating recreational facilities around the proposed community centre and the car park at Red Arches Road helps to create a community hub space and it reduces the impact on the natural landscape of the park. Planting trees at strategic locations will help to reduce the future impact of new housing and apartment development along the boundaries of the park, thereby softening the urban-park interface.

Currently the park is particularly appreciated for its natural aesthetic by the local community. Most people outside the Baldoyle-Portmarnock area have never heard of the Racecourse Park. There is an opportunity to develop a unique brand for the park, linked to the natural environment as well as the extensive history of the park that can put the park on the tourist map as part of a wider tourism network along the Fingal coast. Malahide Demesne and Howth are the most popular visitor attractions in Fingal and the coastal greenway will link these sites in the near future with the Racecourse Park located between the two towns.

Finally, it will be necessary to explain the ecological sensitivity of the area to the locals and visitors to stimulate an appreciation and understanding of the natural environment. Nature education initiatives will have to be part over of the overall management of the park.

- Protect existing natural landscape
- Upgrade and extend playground
- Provide new facilities to make park more usable for wider range of age groups
- Provide public toilets
- Use existing construction haul road to develop an east-west walking and cycling route between the existing greenway and Clongriffin
- Create a new and larger car park at Red Arches Road
- Liaise with Irish Rail, Dublin City Council and the adjoining landowner to develop a pedestrian and cycle link under the railway line via the existing underpass next to the Mayne river
- Develop looped walking and cycling routes within the park
- Provide mapboards, waymarking and interpretative signage at key points in the park
- Define the USP for the park and develop a tourism facility in the park to attract locals and tourists alike
- Provide nature education program in park to raise awareness of the ecological sensitivities of the park.





6

**CULTURAL
HERITAGE**



Enclosure DU015-055

the northern fringe of the park, sited on the south-facing slope overlooking the Mayne river: DU015-118, DU015-135, DU015-130 and DU015-055. Finds from these sites include cereal drying kilns, and many plough pebbles, (direct evidence for agriculture) as well as quantities of animal bone and marine shell. Two of these sites (DU015-055 and DU015-118) have linear features extending from the entrance, which may be cattle drove entrances, suggesting that they may have been subject to cattle raids. The enclosure DU015-055 is currently encircled by palisade fencing and has young trees starting to grow on it.

Racing was established at Howth in the late 18th century, but moved to Baldoyle in the earlier part of the 19th century. The earls of Howth were enthusiastic horsemen, and the fourth Earl rode his first race in 1846. Military races were popular, and Baldoyle hosted one such in 1860. The racecourse was enclosed some years later due to trouble from hooligans. The inaugural meeting took place in May 1874. In 1968, the insurers demanded that the spectator stands be rebuilt, as the reinforcing steel rods were bursting through the concrete. The last race took place in 1972. The grandstand was demolished in 1985, but a substantial part of the turf racing track is located within the park.



Aerial view of Racecourse in the 1950's

6.2 Future Development Strategy

The park derives its name of the old Baldoyle Racecourse. Although the stands have been removed, a large part of the racing track is still present in the park. Some of the existing pathways follow the racing track and the racing history can be made more visible by means of artistic pieces and benches & walking routes bearing the names of the hurdles and famous horses that won races here.

The northern part of the park is most significant from an archaeological perspective. There are no visible signs of the monuments on the ground, with the exception of the palisade fencing surrounding monument DU015-055. This monument will be part of the open space for the adjoining housing development, but it would be beneficial to make it part of the park at this stage. Making the monuments more visible by means of earth mounding, art and interpretation materials would provide a great opportunity to tell story of the communities that used to live here to those people living here now.

Most of the parkland was farmed until a decade ago. Most of the land was used for tillage, while the sandier and wet grounds were used for grazing. This more recent agricultural heritage of the park can be made more visible by the introduction of localised tillage to create sacrificial crops for wintering birds, while grazing with livestock is already part of the management of the park.

- Protect existing historical features in the park
- Make the old Racecourse track more visible in the landscape by means of planting or art installations
- Make the Monuments in the Portmarnock part of the park more visible and provide interpretation
- Liaise with developer to include Monument DU015-055 into the park
- Carry out repairs to railway underpass
- Carry out geophysical survey of lands between the Moyne road and the Red Arches road



Make the former turf racing track more visible in the landscape



7

**PUBLIC
CONSULTATION**

7. Public Consultation

One of the objectives of the Racecourse park scheme is to provide amenity space for neighbouring communities in Baldoyle, Portmarnock and Clongriffin and for people further afield. The best way of meeting the needs of these communities is to stimulate public involvement in the design, development and management of the park. A plan that has been prepared through consultation will address the community's needs, concerns and aspirations and will set relevant priorities. It is important to note that a community comprises of different groups such as children, teenagers, adults, senior citizens and all these groups have their own requirements and ideas of what they would like to do and see in the park.

7.1 Methodology

Several public consultation methods were used to seek ideas and opinions from the local community. Three public consultation meetings were organised in the Baldoyle Community Centre and one in the Portmarnock Hotel between 2017 and 2019. All meetings were attended by between 80 and 100 local residents. The purpose of the first two meetings was to ask the attendees what it is that they would like to see and do in the park, while the third meeting focussed on getting feedback from the draft design. The third public meeting was with combined with a non-statutory online consultation on consult.fingal.ie.

During the public meetings questionnaires were handed out to all attendees to allow feedback on particular topics discussed during the meeting e.g. What should be the design focus of the park: 1. Nature conservation, 2. Recreation, 3. Sports & 4. A combination of the above

In between the public meetings, site visits were organised with local residents in Castlerosse View and Admiral Park as well as local sport clubs and interest groups such as the Baldoyle Community Garden. Council staff attended a Mayfest festival in 2018 in the Racecourse Park to obtain ideas and feedback from the public on the park plans on display. A consultation session was organised in the playground with local children. The kids had to pick a top 5 favourites out of 25 pieces of play equipment.

7.2 Results

The reactions on the public consultation were very enthusiastic and the results provided the design team with a clear direction for the development and management of the Racecourse Park. A summary of the results of the public consultation exercise is given in **Table 1**.

Table 1 - Summary of Feedback

COMMUNITY GROUP	WHAT WOULD YOU LIKE TO SEE OR DO IN THE PARK?	WHAT ARE YOUR KEY CONCERNS?
Children	Natural Playground with at least 5 key features; trampolines, water & sand play, tower and slide, obstacle course and climbing wall. MUGA. Skate park. Toilets.	Vandalism of play equipment Existing playground for young kids only.
Teenagers	A place to hang out. A place to charge my phone. A place to listen to music. MUGA. Skate park. Coffeeshop.	Nothing to do for us in the park.

COMMUNITY GROUP	WHAT WOULD YOU LIKE TO SEE OR DO IN THE PARK?	WHAT ARE YOUR KEY CONCERNS?
Adults	Keep the park natural. Long walks over 30 minutes. Admire the views. Relaxation. Short walk under 30 minutes. Birdwatching. Picnicking. Attend playground. Cycling. Attend events.	Anti-social activities. Park to lose its natural character. Littering. Park is very exposed.
Senior Citizens	More seats. Bowls green. Keep the park natural. Public toilets.	Poor accessibility. Park is very exposed.
Sport Clubs	More pitches. All Weather facilities. Better changing room facilities, toilets and storage. More car parking.	Not enough pitches and all-weather facilities in Baldoye for growing sports clubs.
Residents Admiral Park	Existing open space and boundary railing to be maintained. No entrance from Admiral park into Racecourse Park. Floodwall in green to be protected.	Anti-social activities associated with new park facilities.
Residents Casterosse View	More car parking to be provided for park. Existing boundary wall and fence to be maintained along Castlerosse estate. Kissing gate entrance to park at the end of Castlerosse view to be relocated further away from corner house.	Anti-social activities associated with new park facilities. More cars parking in the estate.
Residents Silverbanks	Keep the park natural.	Park facilities and public lighting in the park in front of the apartments. Anti-social activities.
Community Garden	More storage of gardening tools & materials. Expansion space for community garden.	Not enough space. Anti-social activities.

The overall message from the public consultation exercise is that the local community wishes to see the lands in the Racecourse Park developed and managed for nature conservation and made more accessible to walk and cycle and for people to enjoy the natural surroundings.

Based on the feedback in the questionnaires, the local community prefers for the park landscape to be a mixture of natural and more formal parkland. The park should cater for a combination of recreation, sports and nature conservation. The "Wilderness" area as the locals call it between Red Arches road and the Moyne River and the Coast Road is to be kept in its current natural condition. A preference was expressed not to extent grazing in the park to manage the extensive grassland in the park. Instead, it was suggested that the local community would become involved in the hay meadow management in the park.

In terms of the playground design, both adults and children indicated a very strong preference for a natural looking playground. The following pieces of play equipment were the most popular for inclusion in the new playground: zipline, trampolines, water & sand play, tower & slide, obstacle course and climbing wall.

The local community is keen to learn more about the history of the lands and would like to see the old Racecourse track made more visible in the landscape by means of mown grass and colourful planting combined with artistic features, benches with names on it reflecting the racecourse history and interpretative displays.

The issue of dogs on or off a lead was raised in the questionnaire. Similar to many other parks, public opinion on this issue are quite divided. About a third of the attendees indicated a preference for dogs not being on lead. Another third indicated that dogs should be on a lead at all times and the final third indicated that dogs should only be off a lead in a dog run. Based on this feedback, an overall majority of attendees indicated that dogs should be on a lead in the park, with the exception of the dog run area.

People were also asked what the potential focus of a tourism facility in the park could be. An Activity Centre, Viking/Medieval Experience or a Nature Education centre were equally of interest to the community, while an Agri tourism facility was less so.

Summary of key recommendations for the design of the park based on the public consultation:

- Expand playground to cater for older kids
- Provide more facilities for all ages e.g. Skate park & BMX track, pitches, bowls lawn
- Keep the park wild
- Plant more trees and woodland to break up open landscape
- Provide access to wild area with good pathways
- More car parking
- Signage (directional and interpretative)
- Provide toilets & Coffee dock
- No kissing gates or other access restrictions into the park
- Create walking and cycling links with surrounding areas



8

CONSTRAINTS

8. Constraints

When designing and developing the park, the siting of key amenity facilities such as playgrounds, greenways, MUGA's, Skateparks, All Weather facilities and car parks should be done in a such a way that it does not lead to a conflict with nature conservation interests, floodplain capacity & flood management, historical monuments and strategic utility infrastructure. The various areas of constraints are shown on *Figure 13*.

8.1 Nature Conservation

The Baldoyle Bay Special Area of Conservation within the Racecourse Park is protected under the EU Habitats Directive. The quiet zone for migratory birds north of the Moyne Road is a compensation measure associated with the Portmarnock LAP to provide a dedicated feeding & roosting site for migratory birds such as Brent Goose. These birds are linked the Baldoyle Bay Special Protection Area and are protected under the EU Bird Directive. Similarly, the sports pitches south of the Red Arches road are one of the most important feeding sites for Brent Geese in County Fingal and the area is protected from adverse development impacts under the Birds Directive. A sacrificial crop field north of the Moyne Road is a mitigation measure associated with the Portmarnock LAP to provide an alternative feeding site for typical farmland birds such as Yellowhammer and Tree Sparrow that were using the Portmarnock LAP while in agricultural use, but will struggle as the lands are slowly converted into a housing estate. The southern grazing paddock along the Coast Road was set aside for nature conservation to compensate for the loss of grassland within the SAC as a result of the greenway development. It also holds a significant amount of Gorse scrub that is home to declining breeding birds such as Linnet and Stonechat.

8.2 Flooding



Fluvial and coastal flooding

The lands in the central part of the park between the railway line, Moyne Road and the construction haul road are subject to fluvial and coastal flooding. The lands along the eastern boundary of the portmarnock lands contain two attenuation ponds, while the remainder of these low lying lands are subject to flooding during the winter months as a result of groundwater welling up in these areas. Some of the lands along the northside of the Moyne Road are subject to flooding too, which is linked to a flood storage area developed as part of the Mayne River Flood alleviation scheme. Although park development can take place within floodzones (Dept of Environment, Heritage and Local Government 2009, The Planning System and Flood Risk Management Guidelines for Planning Authorities) building expensive facilities such as all weather pitches or playgrounds can be problematic as they would be covered in mud and debris during flood events. Furthermore, existing features of the Mayne River flood defence scheme that was implemented in 2000 should not be comprised.

8.3 Monuments

The Portmarnock LAP lands have proven to contain many underground historical features, including the medieval enclosures along the ridge that runs parallel to the Moyne Road. All these underground archaeological monuments are protected from detrimental impacts under the National Monuments Acts. Any park facilities requiring significant foundations such as All-weather facilities or that lead to ongoing excavation work such as allotments, should not be developed on top of or in the immediate vicinity of these Monuments.

8.4 Utilities

Strategic waste and surface water infrastructure are present within the Racecourse park. The North fringe sewer runs parallel to the existing construction haul road. A new foul sewer pipeline is proposed from the Portmarnock pumping station to the North fringe sewer through the western part of the park. The presence of these underground utilities poses restrictions on what type of the development can take place on top of and in the vicinity of these pipelines.

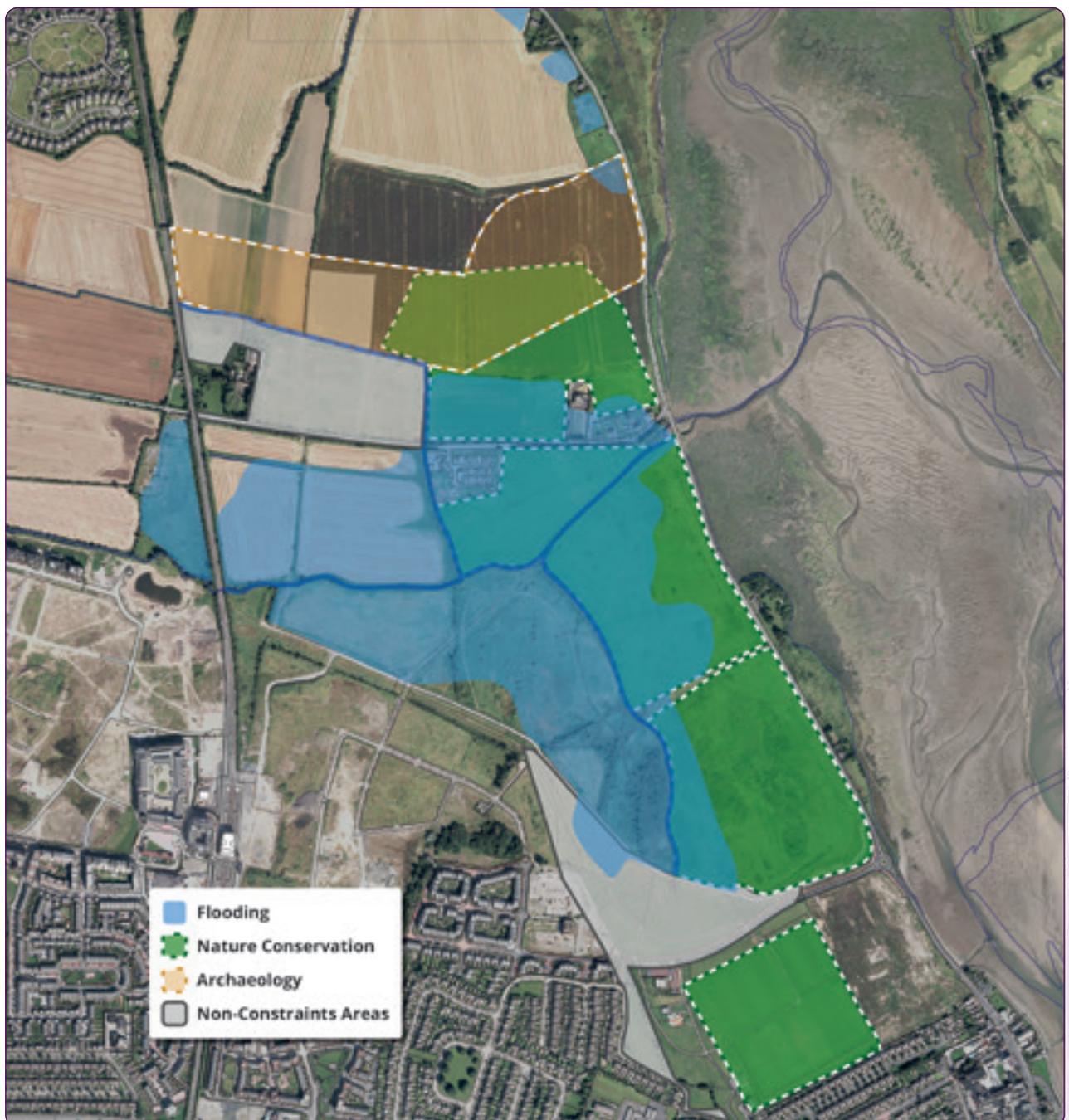


Figure 13: Constraints map



9

**DESIGN
VISION**

9. Design Vision

The natural and diverse landscape of the Racecourse Park can be used and developed in many different ways within a framework of nature conservation regulations, national flooding guidelines, local policies and community demands. International and national nature conservation regulations require Fingal County Council to protect the important habitats and species associated with the Baldoyle Estuary SAC and SPA, while the County Development Plan and Local Area Plans seek an amenity use for the park. A large part of the park is subject to flooding or provide surface water attenuation which limits the development potential of the park. Through the public consultation process we know that the local community has expressed a preference for more recreational facilities and to protect the existing natural landscape.

Taking into account these requirements it is proposed that the development plan for the Racecourse Park aims to create an amenity area with a strong focus on nature conservation. This will allow for the ecological, hydrological and amenity functions of the park to be combined and realised to their full potential without impacting upon one another. This can be achieved by providing recreational facilities away from ecologically sensitive areas and areas that are subject to flooding.

The main recreational hub within the park will be located around the former Marketing suite at the Red Arches Road. This derelict building is to be developed into a community centre with an indoor sports hall, meeting rooms, changing facilities for the sports clubs using the pitches, public toilets and a coffee dock. A new car park will be developed next to the community centre to cater for park users and users of the community centre. There will be a wider range of recreational facilities on offer and these facilities will be located in the vicinity of the community centre and the car park. A second recreational hub will be developed off the Moyne Road, where new sports pitches, an all-weather pitch and a new carpark will be developed to meet the increasing demand for sports facilities. This area will also include a Council maintenance depot for the park, an Irish Rail Compound, allotments and a tourism facility.



A new community centre is to be developed on the site of the former marketing suite

Connectivity and good quality routes are essential to encourage people to walk and cycle in and to the park. The pathway network will comprise of segregated walking and cycling routes linking the nearby housing developments at Portmarnock, Baldoyle and Clongriffin with the facilities in the park. The pathway network will provide for a range of looped routes, that will allow people to choose a variety of routes depending on the amount of time available to them. The walking and cycling routes will also be connected to the wider strategic network of walking and cycling routes in the area such as the Fingal coastal greenway and Seagrang Park.

The ecological interest of the park can be further enhanced by improving the quality of the existing habitats and increasing the diversity of habitats. The existing paddocks with the livestock will remain and targeted grazing regimes with Highland cows and sheep will create suitable habitat conditions for breeding waders, Linnet, Stonechat, Meadow Pipit, Skylark and migratory birds such as Brent Geese, Curlew and Oystercatcher. Some elevation changes are also proposed in these paddocks to recreate the dune habitat that used to be here before it was levelled for agricultural purposes many centuries ago. Large areas of haymeadow will not only provide colour to the landscape, it will also provide suitable breeding and feeding habitat for birds and insects. New ponds and wetland features will be developed where possible to provide more suitable habitat for amphibians. The reedbed vegetation along the Snugborough stream will be expanded to create more suitable breeding grounds for species such as Reed warbler, while it will also help to filter the surface water and reduce water pollution.

The natural flooding regime will also be restored to some degree by opening the flapvalves in August and September. This inflow of brackish water will help to restore the brackish meadows and the associated rare plants such as Borrers Saltmarsh grass and Meadow Barley. Lowering the lands to the northside of the Mayne river will also be explored to expand the area of brackish grassland. The opening of the flapvalves will also benefit migratory fish such as Sea trout to populate the river again.

Sacrificial cereal crops will provide a suitable feeding ground during the autumn and winter months for flocks of finches. New woodland will be planted with a range of native trees and shrubs that will provide pollen in spring and fruit in autumn to benefit pollinators and birds. Artificial habitats such as bat boxes and bird boxes will also be considered as there are only a few mature old trees in the park at the moment that could provide a natural summer or winter habitat for species such as bats.

People walking outside the designated pathways and dogs of a leash can cause serious problems for wildlife in the park, in particular for ground nesting birds, migratory birds and mammals. Dog runs will be created in the park to provide dog owners with a space to exercise their dog. Signage, guided walks and dog training will also be important to convey the message around keeping a dog on the leash. A ranger service will be provided by the Council to enforce the dog on leash policy and keeping people out of the grazing paddocks in particular.

The local community will be encouraged to participate in the development works and the management of the park to stimulate a sense of ownership of the park by local people.



10

PARK DEVELOPMENT PROPOSALS



10. Park Development Proposals

The park development plan for the Racecourse Park has been designed based on the ideas and wishes of the local community and taking into account the requirements for recreational use and nature conservation. This plan is shown in **Figure 14**. This chapter gives a more detailed description of the various elements of the park development plan and covers recreational infrastructure, recreational facilities and nature conservation measures.



Figure 14: Park development plan

The design team has made the greatest efforts to provide for a clear legible circulation system that caters to both pedestrian and cyclists whilst maintaining high levels of safety. Where possible existing paths have been incorporated in the new pathway network. Some of the existing pathways will be demolished and all materials will be re-used in the construction of new pathways where possible.

The proposed pathway layout and the type of paths is shown on figure 15. In order to give the highest quality of service for cyclists, it is envisaged that a smooth asphalt surface course will be used with 10mm aggregate as recommended by the National Cycle Manual. For ease of construction and continuity, it is proposed to use the same surfacing for the footpaths and shared areas throughout the scheme.

The proposed pedestrian and cycle path just north of Red Arches Road will be situated on top of the existing construction haul road. This route will be the key route linking Clongriffin with the existing Baldoyle to Portmarnock greenway. The design for this pathway is similar to the existing coastal greenway and caters for a 3m wide pedestrian path and a 3m wide cycleway separated by a central margin that will be sown with wildflowers and grasses. The walking and cycling route is wide enough to allow for access by park maintenance vehicles and Irish water maintenance crews. This design is also proposed for the walking and cycling route that runs in a north-south direction at the western end of the park. It is proposed to construct a no-dig pathway where the walking and cycling route is located in close vicinity of the any historical monuments to avoid any impacts on underground archaeology.



The park will have segregated walking and cycling routes

10.1.2 Road Crossings

Road crossings are proposed at five locations as set out below:

Grange Road

A raised table with a Toucan crossing and Belisha Beacons is proposed at the Grange road to the west of the Brookstone Road and Willie Nolan Road junction. The raised table will reduce the speed of cars on approach to the Toucan crossing and it will be full kerb height, allowing pedestrians and cyclists to cross the road unhindered and providing continuity between the Racecourse Park and Seagrange Park.



Toucan crossing with a raised table and Belisha beacons

Red Arches Road

A raised table with a Toucan crossing and traffic lights is proposed across the Red Arches Road near the entrance of the Community Garden. Another raised table with a Zebra crossing and Belisha Beacons is proposed across the Red arches road next to the entrance to the new main car park.

Moyne Road

A Toucan crossing with traffic lights is proposed across the Moyne road.

Construction Haul Road South of Moyne Road

The new construction haul road from the Moyne Road to the residentially zoned lands at Stapolin will cross the main walking and cycling route from Clongriffin to the Red Arches road. It is envisaged that there will be a high number of construction vehicles crossing the main walking and cycling route on a regular basis. To address this road safety issue, it is proposed to construct a Toucan crossing and traffic lights across the temporary Construction Haul Road. The Toucan crossing and traffic lights will be removed when the haul road is removed upon completion of the housing development.

10.1.3 Entrances

Coast Road - Portmarnock

It is proposed to provide a more defined termination & entry point at the Portmarnock end of the park through the introduction of a low wall comprising of limestone rubble. It is also proposed to enhance this area through the provision of wildflower/herbaceous planting on either side of the walking and cycling route to provide a softer transition between the park land and this end of the Coast Road.

Grange Road - Baldoyle

The entrance proposal seeks to alleviate the bottleneck between the existing fence to Admiral Park and the wall/fence at Castlerosse View through partial realignment of the fence along Admiral Park. This will serve to accommodate a segregated cycle way and a pedestrian pathway through the narrowest point of the park. It also allows the cycling and walking routes to be located further away from the boundary walls of the dwellings at Castlerosse View and Grange Road.



The design seeks to create a more accommodating space for local users. Trees are combined with low grass mounds sown with bulbs and wildflowers. Hedging has already been planted along the garden walls to screen these boundaries, and more trees and herbaceous planting will be added to this corridor to provide a welcoming and colourful entrance to the park.

Castlerosse View

The southern entrance from Castlerosse View into the park is to be relocated 50m to the north in the existing boundary. This will help to address some of the anti-social activity problems and noise issues for adjoining properties. A new pathway is to be developed through the open space at Castlerosse View to link the road and footpath network to the new entrance. It is proposed to remove the kissing gate from the northern entrance at Castlerosse View to make entry to the park by cyclists easier.

Red Arches Road

The existing entrance at the former marketing suite and a new entrance along the southside of the Red Arches Road will provide access to the new car park. The existing entrances on either side of the Red Arches Road east of the community garden will be used to provide access for pedestrians to the park. The existing entrance west of the community garden will be kept to provide a vehicular access to the overflow car park, while a section of the wall and railing will be removed to the east of the existing gate to provide a new entrance into the park. The gates and kissing gates will be removed from these entrances and removable bollards will be installed across the entrance instead.

Red Arches Roundabout

The existing park entrance arrangement at the Red Arches roundabout will be changed to allow for direct access into the park for both pedestrians and cyclists. The new entrance will be created by removing some of the stone wall.

Mapboards and waymarker signage will be installed at all entrances to provide visitors with a clear overview of the park and provide them with directions to where they want to go.

10.1.4 Public Lighting

It is proposed to provide public lighting along the main walking and cycling route from Clongriffin towards the coastal greenway and towards the Grange Road. The main carpark is also to be lit. It is envisaged that this will increase visibility on the walking and cycling routes during hours of darkness and make it safer to use.

The public lighting design is based on 6m high columns at 25m centres with LED lanterns. The proposed layout is shown in **Figure 16**. The LED lanterns will allow for lighting to be directional with no light spilling towards the park or the estuary. The lighting regime will include for automatically dimming the lights between 11pm and 6am to reduce the impact on sensitive wildlife.

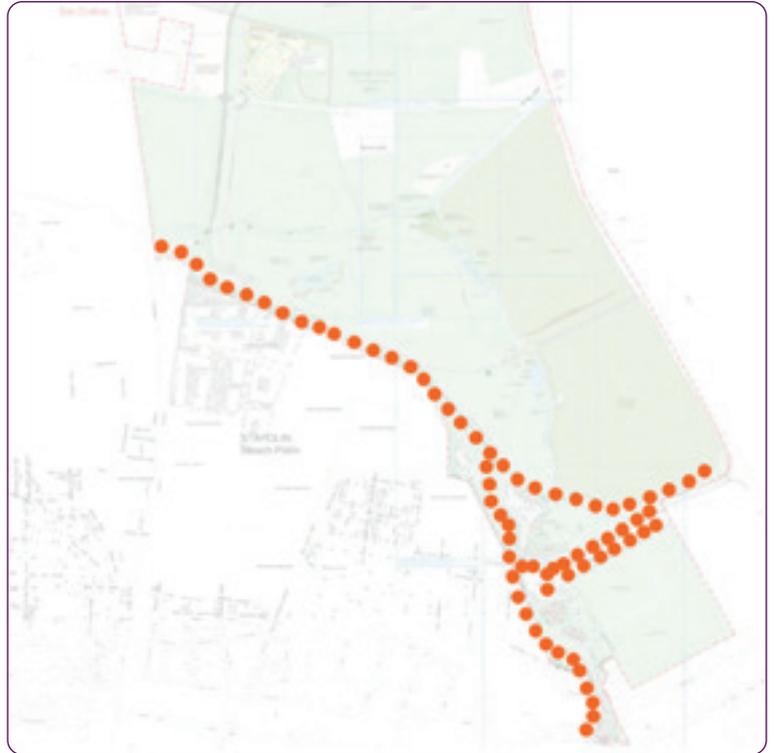


Figure 16: Proposed public lighting

10.1.5 Railway Underpass

It is proposed to connect the walking and cycling network in the park with the Dublin City Council lands at Clongriffin on the west side of the railway line. Dublin City has developed a shared walking and cycling facility as far as the railway underpass. Some minor repairs are required to allow for the greenway route to traverse the railway arch.



The existing underpass underneath the railway line will connect Clongriffin with the Racecourse Park

10.1.6 New Pedestrian and Cyclist Bridge

It is proposed to construct a new bridge next to the existing construction haul road bridge across the Mayne River. The bridge will be 10m long and 5m wide and provide a shared surface for pedestrians and cyclists to cross the river without creating a bottleneck and avoiding the risk of collisions that comes with a narrower span.

10.1.7 Upgrade Pedestrian Bridge

It is proposed to replace the existing decking and repaint the railings. It is proposed to keep the kissing gate at this bridge to make sure this pedestrian only route is not used by cyclists.

10.1.8 New Car Park

A new car park is proposed at the Red Arches Road to serve the park, the pitches and the future community centre. It will cater for approx. 160 cars. The car park is made up of a tarmac driving surface, while the parking bays are grasscrete. This will allow the car park to drain naturally to the sandy soils below. The car park will include electrical vehicle charging points.

A grass overflow car park is proposed on the flat amenity grassland to the west of the community gardens to allow for an overspill on busy summer days. This overflow car park will be accessible via the existing entrance gates west of the community gardens.



Grasscrete parking bays



Proposed overflow car park

10.2 Recreational Facilities

10.2.1 Playground

The upgrade and extension of the existing playground was one of the key improvements identified by existing park users. The playground will have a natural theme in keeping with the natural surroundings and as requested by the local community. It will be approximately twice the size of the existing playground and this will allow the playground to cater for a wider age range from 0-12. The following pieces of play equipment are to be included in the new playground as requested by the local kids: zipline, trampolines, water & sand play, tower & slide, obstacle course and climbing wall. Timber play equipment will be used predominantly and the base will be a mixtures of grass, sand and woodchip surfacing. The playground will also include natural play features with water, sand, stones and tree trunks for the younger age groups.



Extended playground



Playground, tower slide and trampolines

10.2.2 TeenZone

A teenzone is proposed for the area north of Red Arches road and comprises of a skatepark, play equipment and a MUGA. This will provide an opportunity for teenagers to hang out, be active and be seen.

The skate park will cater for skateboarding, rollerblading and BMX. The skate park will include a street style plaza with multiple levels with steps and grind rails, shallow ¼ pipes, curved ramps and a large open bowl. Play equipment popular with teenagers such as Ziplines and bird nest swings will be installed in the vicinity of the skatepark. A Multi Use Games Area (MUGA) will provide opportunities for playing 5-a-side football and basketball.



TeenZone area

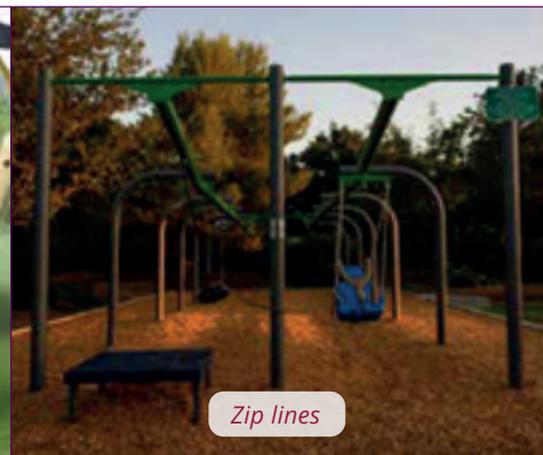
The design for the Teen Zone includes a generous amount of planting and mounding to integrate these facilities in the natural setting and to provide visual screening for the Silverbank Apartment block. The planting and mounding will also act as a natural barrier to deflect the noise generated by these facilities and provide shelter from strong coastal winds.



Climbing wall



Seating areas



Zip lines



Cantilever birds nest swing equipment



DJ booth equipment



Swings aimed at older age groups

10.2.3 Bowls Green

A bowling green is to be developed immediately north of the pumping station. It will be a grass lawn surface flanked by a sunken edge to retain balls and surrounded by shrubs and trees to provide screening from the coastal winds.



Bowls green



Bowls green location

10.2.4 Community Garden

The community garden will be expanded to cover the area between the two entrances on the northside of the Red Arches road. This will allow for the demand for extra plots within the community garden to be met for the foreseeable future.



Community garden

10.2.5 Pitches

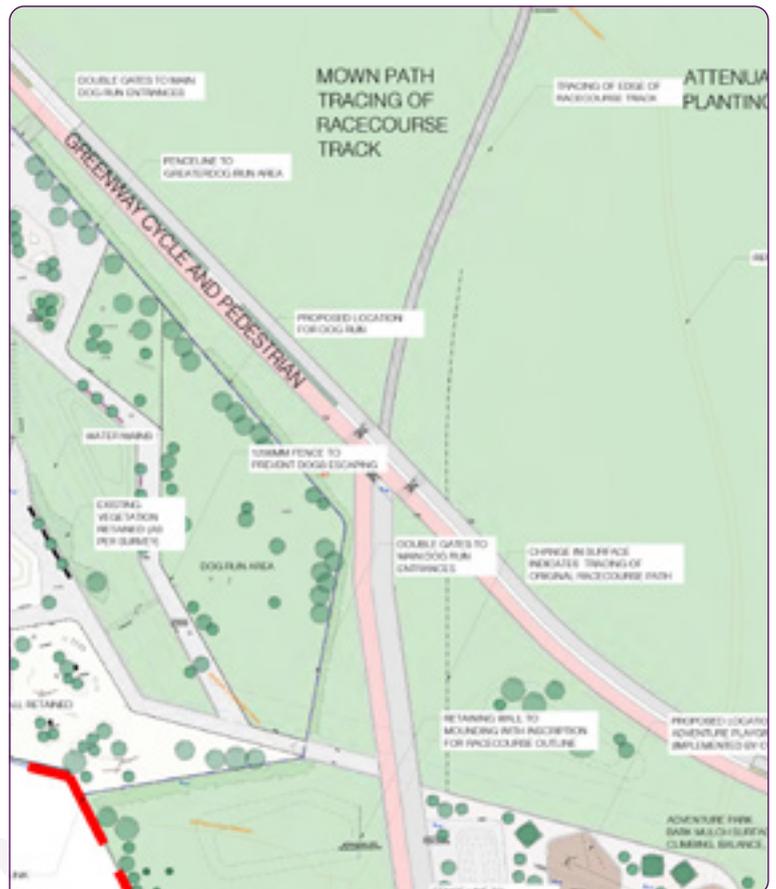
Four new grass playing pitches are to be created south of the Moyne road to cater for the extra demand for pitches. This relatively flat site will require some minor regrading. Fencing and drainage works are not required.

An All-Weather pitch is proposed south of the Moyne Road next to the railway line to provide a sports facility that can be used throughout the year. These lands are currently in private ownership and the Council will pursue the acquisition of these lands in the near future with the view to progress the development of the All-weather pitch.

10.2.6 Dog Runs

A 3 acre dog run will be provided north of the Red Arches road. The dog run is part of the overall management strategy to manage dogs in the park. The design provides a variety of different sensations rather than just a flat empty grass area. It mimics a natural setting allowing dogs to jump over logs, climb on rocks, play in sand and run over grass.

The dog run will be surrounded by hedge planting to allow the area to be visually incorporated into the rest of the park. Tree planting with semi-mature trees and a shrub understorey is proposed along the boundary with the Silverbank apartments to reduce the visual impact for the apartment owners. A second dog run is proposed immediately south of the new housing development in Portmarnock. These lands are currently in private ownership and the Council will pursue the acquisition of these lands in the near future.



Bowls green location



10.2.7 Outdoor Exercise Equipment

The existing outdoor exercise equipment will be temporarily removed to facilitate the park development works. All equipment will be reinstated just south of the new playground.

10.2.8 Seating

Resting points are an important element in any formal or naturalistic park design. It offers the visitor an opportunity to pause and enjoy their surroundings. In the case of Racecourse Park we believe it should also offer a sculptural quality and be designed on a scale appropriate to the setting.

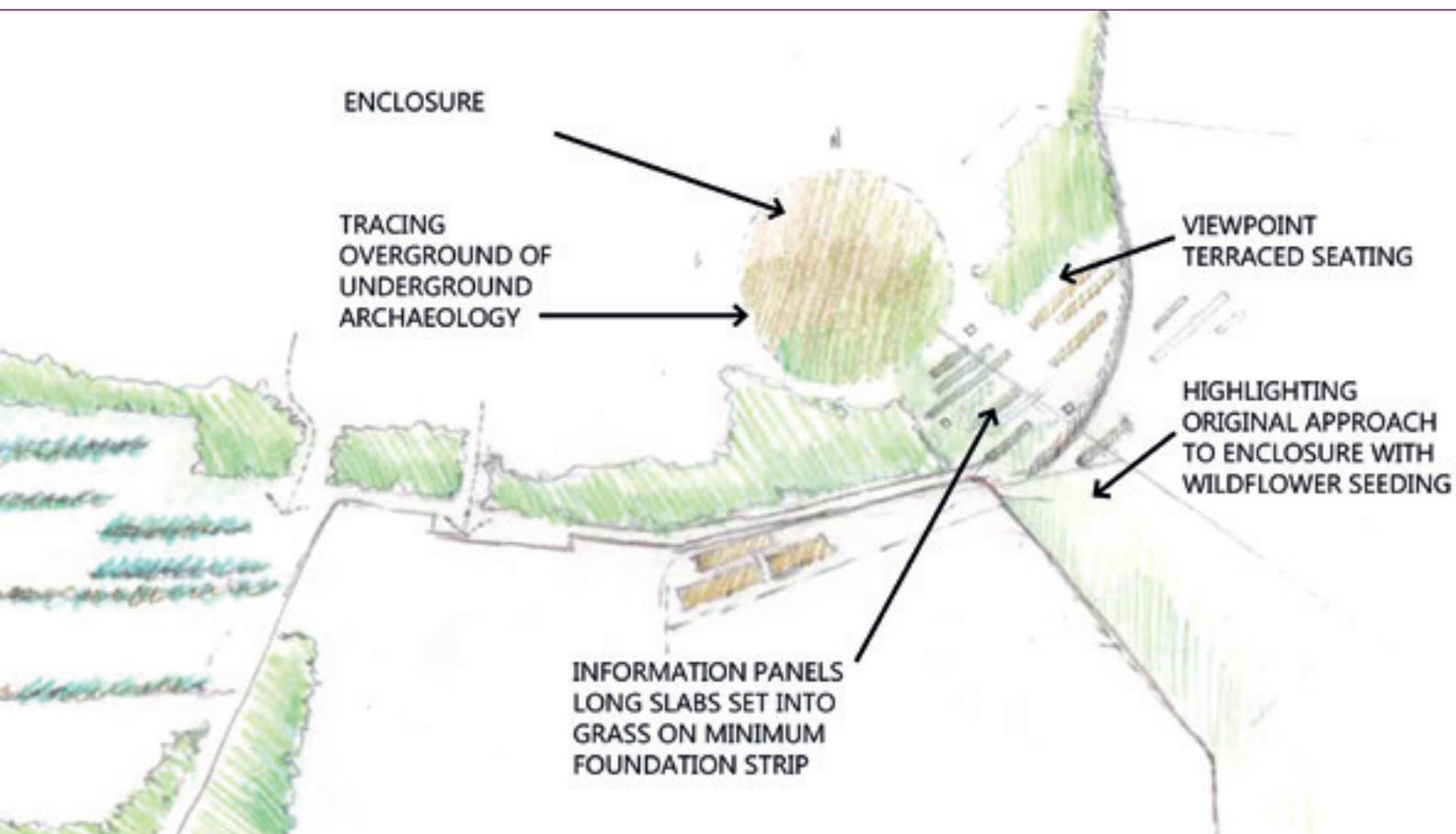
Timber seating will be installed near the recreational facilities and at vista points to take advantage of the views out onto the Baldoyle bay. Plaques with stories or pictures of the former Racecourse can be incorporated into the seating.

10.2.9 Viewing Platform

It is proposed to develop a necklace of ponds to the side of the Snugborough stream to make the water more visible to the visiting public. These ponds will be fed from the Snugborough stream. A viewing platform is proposed on the edge of the largest pond to give visitors a chance to enjoy the natural environment and pond wildlife up close.

10.3 Archaeology - Northern Enclosure Monument

The circular enclosure monument (DU015-055) is currently surrounded by broken palisade fencing. It is proposed to set back the fencing and make this enclosure more visible by placing a 1m high and 1.5m wide embankment on a terram surface on the outer perimeter of the monument. This embankment will be sown with wildflowers. The linear underground feature that leads from the monument towards the estuary will be made more visible by sowing a single colour hay meadow type. Signage will be provided at the enclosure to provide more information on the monument.



10.4 Maintenance Depot

A Fingal County Council maintenance depot is planned for the area north of the Moyne road and east of Moyne lodge. Maintenance staff and machinery for the park will be based in this depot, while it may also act as a depot for the wider Howth-Sutton-Baldoyle area. The depot would include office space, changing facilities, toilets, workshop, canteen, car parking, vehicle storage shed and material storage bays. It is likely to be combined with a residential unit to provide passive supervision of the depot. More detailed design work is required to progress the development of the depot to planning stage.



A new Council maintenance depot is proposed north of the Moyne Road

10.5 Tourism Facility

The development of walking and cycling routes and the provision of a range of recreational facilities are core elements of many Regional Parks in Fingal. There is an opportunity to develop a unique brand for the Racecourse park that can put the park on the tourist map as part of a wider tourism network along the Fingal coast. Malahide Demesne and Howth are the most popular visitor attractions in Fingal. The coastal greenway will link these sites in the near future and the Racecourse Park is located in between the two towns. The visitor facility would be located north of the Moyne road as part of the secondary recreational cluster. The plans for a visitor facility are to be developed in more detail by means of a feasibility and design study. The tourist attraction is likely to focus on the rich cultural and natural history of this area and north county Dublin and may also cater for horse riding in a reference to the former Racecourse.

The development of the tourism facility will be combined with a new car park that will also serve the sports pitches and all weather pitch south of the Moyne road.



Horse riding facility

10.6 Irish Rail Compound

A small compound area is to be created by Irish Rail to the north of Moyne lodge. This will facilitate direct access to the railway line and will replace the current and previous access arrangements to the line further north and south. The compound will consist of a stone base surrounded by exclusion fencing and will be used for storage of materials to carry out repairs and upgrading works to the railway line. It will be screened with a substantial buffer of shrubs and trees. Access to the compound will be from the new road leading north from the Moyne road to the Portmarnock housing development.

10.7 Nature Conservation Measures

The ecological interest of the park can be further enhanced by improving the quality of the existing habitats and increasing the diversity of habitats.

10.7.1 Wetland Habitats

The existing surface water outfall next to the point where the Snugborough stream discharges in the Mayne river will be relocated about 25m further south-west and the ground levels will be lowered between the new outfall point and the river. The excavated area will be planted with reeds collected from the adjoining reedbed. Several ponds surrounded by reeds will be created to the south of the outfall. The reedbeds will provide additional water quality treatment of the surface water discharging from this pipe and provide additional breeding habitat for typical reedbed birds such as reed warbler.

The surface water attenuation pond from the Stapolin lands will be slightly recontoured to create a more natural design. The overflow from this pond will be overland via a shallow drain that will feed several ponds and wetland areas and will help to rewet the former marshland in the field between the attenuation pond and the Snugborough stream.

Some of the lands at the back of the halting site will be lowered to the same ground levels as the brackish grassland on the south side of the river. It is envisaged that this will replace the species poor grassland with Mediterranean Salt Meadow habitat, which is one of the qualifying interests of the Baldoye Bay SAC.



New reedbed habitat will be developed at the outfall of the existing surface water pipe



Flooding of brackish meadow after opening of flapvalves

The natural flooding regime of the Mayne River will be provided for albeit in a limited manner by opening the flapvalves in August, September and possibly October depending on the amount of rainfall. This inflow of brackish water will help to restore the brackish meadows and the associated rare plants such as Borrers Saltmarsh grass and Meadow Barley. Ideally, the flapvalves would be open year round but that may cause serious flooding upstream in the catchment and it would also cover the breeding grounds of the Lapwing with water during the breeding season. The opening of the flapvalves will also encourage migratory fish such as Sea trout to populate the river again.

10.7.2 Dune Habitat

The sandy ground in both paddocks south of the Mayne River are relatively species poor in terms of plant diversity. It is highly likely that this area was part of a dune system that extended from Sutton to the Mayne river and that looked similar to the dunes in Portmarnock. These dunes would have been levelled centuries ago for agricultural purposes. It is proposed to re-contour both paddocks to provide a wider range of environmental conditions to increase the diversity of plants and insects within this area.

10.7.3 Meadows

Large areas of haymeadow will not only provide colour to the landscape, it will also provide suitable breeding and feeding habitat for birds and insects. The meadow that covers much of the Portmarnock part of the park will continue to be managed as a hay meadow with the grass cut and collected once a year towards the end of August/early September.



The meadows will be cut once a year and the hay collected

The existing paddocks with the livestock will remain and targeted grazing regimes with Highland cows and sheep will create suitable habitat conditions for rare plants and breeding waders such as Lapwing and migratory birds such as Brent Geese, Curlew and Oystercatcher.

Some control of noxious weed species such as Ragwort and Creeping Thistle will be required to keep their spread under control. This will be achieved by a targeted grazing regime with sheep and hot foam treatment.

10.7.4 Sacrificial Crops

Sacrificial cereal crops will provide a suitable feeding ground during the autumn and winter months for flocks of finches. One field to the north of the Moyne road opposite the halting site is set aside for sacrificial crops. This field will also contain rank grassland, wetland habitat and hedgerows to provide a diversity of habitats. The rank grassland between the new bridge over the Mayne river and the new Stapolin attenuation pond will contain strips of sacrificial crops within rank grassland. It is envisaged that this will enhance the food supply for typical grassland species such as Skylark and Meadow pipit, while also providing an opportunity for the public to see large flocks of finches in the park in the autumn. The arable fields will also be a reminder of the agricultural use of these lands in the past.



Sacrificial cereal crops

10.7.5 Woodland Development

New woodland pockets will be planted along the greenway route between Clongriffin and Red Arches Road. There will also be significant screen planting in various parts of the park. The woodland areas will include a range of native trees and shrubs that will provide pollen in spring and fruit in autumn to benefit pollinators and birds.



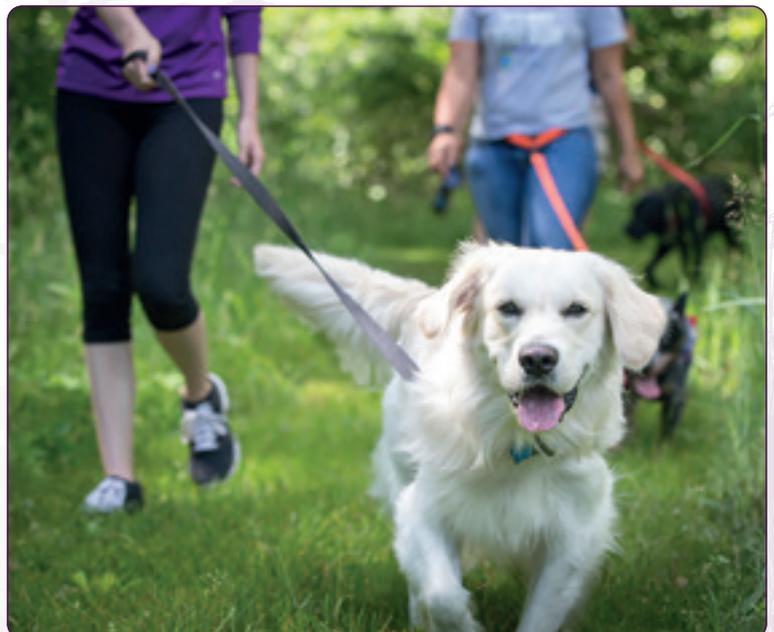
Trees and shrubs will be planted to provide small woodland pockets and screen planting

10.7.6 Scrub management

The existing scrub in the park will be protected and expanded where possible. In the southern paddock, a cyclical cutting regime will be applied to the Gorse over a 10-15 year cycle to provide a wider age range of Gorse. Not only will this provide dense Gorse vegetation for breeding birds such as Linnet, it will also help to prevent large scale wildfires in this area which would have a significant knock on effect on the breeding bird population in the park.

10.7.7 Management of Dogs

Dogs allowed to roam freely, especially during the breeding season, can cause ground-nesting and other birds to leave the nest, resulting in loss of clutches and broods. Ground-nesting species are also vulnerable to attack by dogs. Even dogs wandering in and out of verges can cause significant disturbance and loss. This is particularly relevant in the hay meadow in the Portmarnock part of the park, the “wilderness” area at the Stapolin side and the enclosed livestock paddocks. Dogs can also cause significant disturbance to migratory birds that are using the pitches at Red Arches during the winter months.



Dogs to be kept on a lead at all times



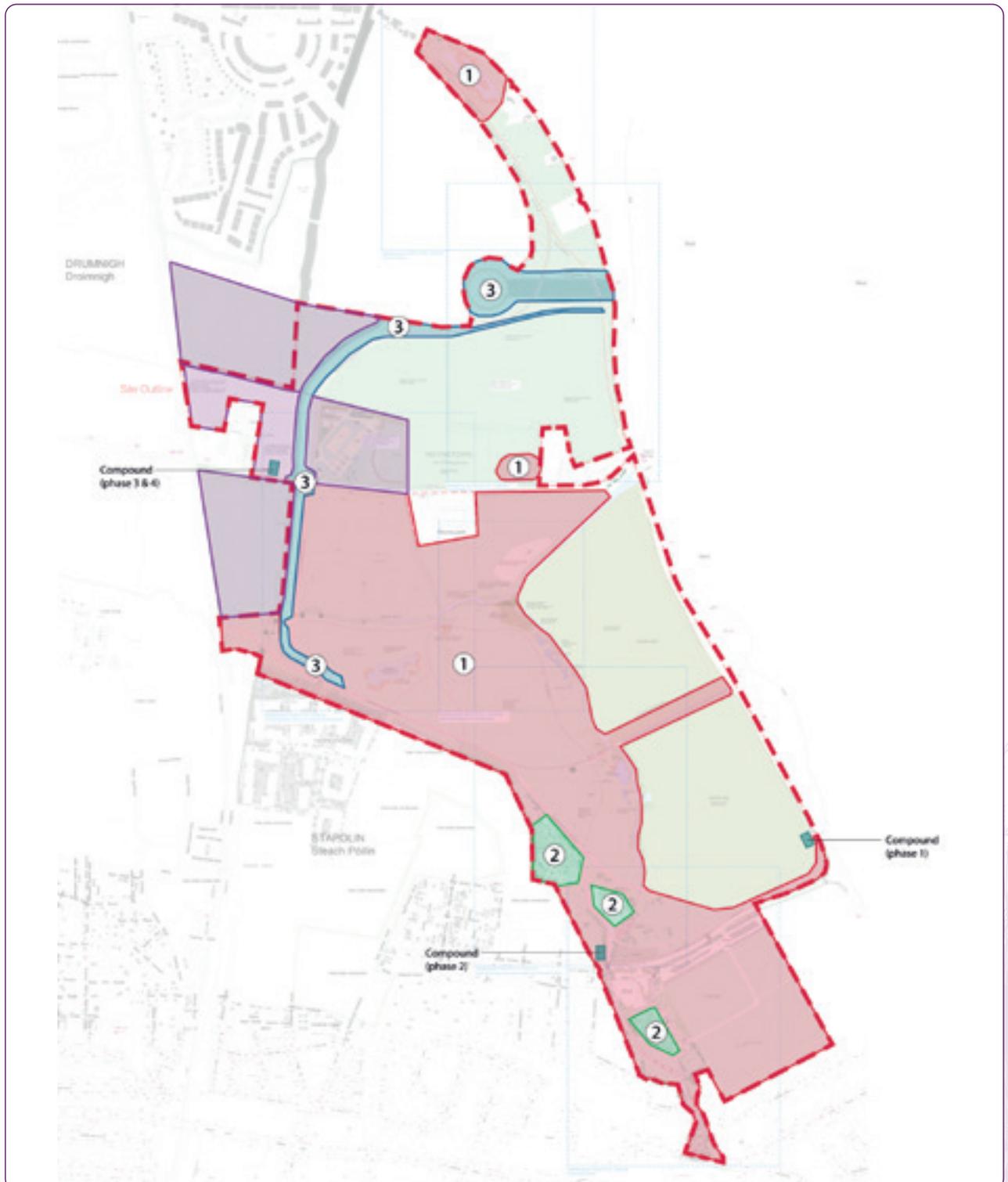
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IMPLEMENTATION, TIMELINES & PHASING



11. Implementation, Timelines and Phasing

It is currently envisaged that the delivery of the park development plan for the Racecourse Park will take place over 4 phases. The implementation of the Park Development Plan for the Racecourse Park must occur in tandem with the phased development of the residentially zoned lands at Baldoyle and Portmarnock. Phase I and II (see map below) are to be implemented in 2022 subject to planning permission being obtained from An Bord Pleanála. Phase III is to be implemented in 2023. Phase IV is subject to more detailed design and land acquisition. Design work will continue to in 2021 and 2022 to finalise the details of the second recreational hub. The Council will continue to liaise with owners of the parkland currently not in Council ownership, with the view to have these lands in Council ownership in the near future so that the park can be completed and fulfil its full potential.





APPENDIX I: RELEVANT OBJECTIVES STAPOLIN LAP

Appendix I: Relevant objectives Stapolin LAP

OBJECTIVE	RELEVANT OBJECTIVES STAPOLIN LAP
GI1	Create a high-quality, well-connected and sustainable natural environment of green spaces and watercourses that are rich in biodiversity and promote active and healthy lifestyles.
GI2	Require a high-quality design approach to all green infrastructure, which creates inviting, flexible, multifunctional places, protects and enhances local distinctiveness and character, incorporates existing features and important vistas.
GI4	Provide for the protection, conservation and enhancement of wildlife habitats and natural resources, including the existing watercourses on site and features such as ecologically important hedgerows and mature trees within the LAP area.
GI5	Develop and enhance existing green infrastructure, create new habitats where any are lost, improve physical and habitat linkages between the adjoining Baldoyle-Stapolin, Portmarnock and Clongriffin LAP lands and develop a new high quality well landscaped public realm, connecting into the wider green network.
GI6	Comply with all of the policies of the current Fingal Development Plan relating to open space, biodiversity, green infrastructure and open space provision.
GI8	Maintain or restore the favourable conservation condition of Annex 1 habitat(s) and/or the Annex II species for which the Baldoyle SAC has been selected:
GI9	Maintain qualifying interest habitats and species within the Baldoyle Bay SPA and SAC at favourable conservation condition to ensure the ecological integrity of Baldoyle Bay and further ensure that the LAP lands continue to provide supporting function for the Qualifying Interest species.
GI10	Ensure that sufficient information is provided as part of development, plan or project proposals to enable Appropriate Assessment screening to be undertaken and to enable a fully informed assessment of impacts on biodiversity to be made.
GI11	Ensure compliance with the landscape masterplan for Racecourse Park and Portmarnock South LAP lands contained within this LAP which incorporates mitigation measures for any loss of habitat for the conservation interests of Baldoyle Bay (Figure 4A.1).
GI12	Promote opportunities for the enhancement of local biodiversity features including the creation of new habitats through managed spaces and new water features such as pools and ponds in order to promote wildlife use associated with the existing Designated Sites. Such proposals may be subject to an Appropriate Assessment of the likely significant effects on European Sites due to the proximity of urban centres.
GI13	Provide appropriately designed and located combined pedestrian and cycle routes of no wider than 3m through Racecourse Park, and minimise access points to avoid disturbance to protected habitats and species within Baldoyle Bay and Racecourse Park.
GI14	Ensure the minimisation of signage within Racecourse Park to protect the visual enjoyment of the park and the integrity of the wider natural environment.
GI16	Create new green links to connect publicly accessible open spaces to main destination points, such as the DART station, bus stops, village centre, proposed school, health facilities and other publicly accessible open spaces including Racecourse Park.
GI17	Develop a green link along the Mayne River, where it does not conflict with the conservation objectives of the SAC, under the existing railway arches in Racecourse Park, to connect the parkland with the proposed linear park along the Mayne River within the Dublin City Council administrative area.

OBJECTIVE	RELEVANT OBJECTIVES STAPOLIN LAP (CONT.)
GI22	Promote open SuDS features, wetland and pond features in planned open spaces such as the pocket park, local parks and Racecourse Park subject to satisfactory resolution of management programmes, public safety, ease of cleansing and maintenance access.
GI25	Require that SuDS features in Racecourse Park be designed as extensive, naturalistic open features (e.g. ponds, wetlands) of value to wildlife and local amenity. Their water quality and storage objectives shall be dealt with in combination with landscape integration, visual amenity and protection/ enhancement of biological diversity.
GI29	Ensure that any new hedgerows and tree species within the site are planted with non-invasive species which will provide alternative habitat for displaced wildlife, be compatible with local landscape values and help maintain connectivity for species which rely on such features for movement or feeding.
GI31	Manage the open space at Racecourse Park and any associated lands in accordance with the Landscape Masterplan and mitigation measures and polices included in this LAP.
GI32	Promote sustainable recreation within the LAP lands that will allow inclusive use of the open space without causing adverse effects on the physical and biological functions of the green infrastructure and/or qualifying interest species and habitats of Designated Sites.
GI33	Require Appropriate Assessment (AA) Screening for any development, including changes to the landscape, within Racecourse Park. This will include any changes to existing or future layout, materials or surfaces of pitches.
GI36	Require the provision of playing pitches in the northwestern corner of the Racecourse Park, south of Moyne Road, or alternative agreed location. Any alternative location may be subject to Appropriate Assessment.
GI39	Facilitate the provision of an all-weather pitch as part of the proposed pitches and active recreational hub to the northwest of the Plan lands, south of Moyne Road, subject to screening for appropriate assessment.
GI40	Ensure the timely delivery of open space having regard to the open space hierarchy, the preferred masterplan layout and the phasing requirements of this LAP.
TM1	Ensure that any transport proposals take full account of the sensitivities of the receiving environment including European designated sites.
TM2	Place strong emphasis on sustainable forms of transport such as walking, cycling and public transport particularly for short trips and seek to achieve transport modal split targets that meet or exceed those set out in the Department of Transport's Smarter Travel, A Sustainable Transport Future 2009-2020.
TM14	Provide a clear, safe and legible network of cycling and pedestrian routes within the LAP lands that will link key destinations, including the village centre, local schools, Clongriffin train station and other important local destinations and which will also provide linkages to the GDA Cycle Network.
TM19	Provide cycle and pedestrian facilities in appropriate locations including cycle parking, storage and associated facilities and seating within public places.
TM23	Work in association with Dublin City Council to secure, with the agreement of Iarnród Éireann or other relevant 3rd parties, a pedestrian and cycle link under the railway line via the existing arched bridge underpass in the northwestern corner of Racecourse Park.
TM25	As development progresses, require that car parking standards within the LAP lands are reviewed in parallel with improvements in public transport services with the aim of implementing reduced levels of car parking which would reflect the strategic nature of the LAP adjacent to public transport.

OBJECTIVE	RELEVANT OBJECTIVES STAPOLIN LAP (CONT.)
FRM1	Implement the EU Flood Risk Directive (2007/60/EC) and have due regard to the relevant Flood Risk Management Plan and the recommendations and outputs arising from same which relate to or impact the Plan area.
FRM 2	Implement the provisions of the DoEHLG/OPW publication 'The Planning System and Flood Risk Management: Guidelines for Planning Authorities' 2009 or any superseding document in relation to flooding and flood risk management and facilitate flood management measures, as appropriate.
WQ2	Seek the rehabilitation of the Mayne River to good water status, its restoration as a natural amenity and protection of the riparian corridor through the LAP area.
CI1	Ensure that the community needs of residents within The Coast can be provided for and that future development in Baldoyle-Stapolin will be accompanied by a corresponding expansion of these facilities and amenities.
CI5	Seek to cluster or link together community facilities wherever they are complementary and it is practicable to do so, to allow for shared and multi-purpose use and adaptability, within the village centre or other agreed accessible location subject to demand and resources.
CI7	Provide an adaptable, integrated and accessible living environment for all sectors of the population offering every resident a sense of dignity, respect and security, in the built and natural environment, irrespective of age.
CI9	Seek the creation of safe and usable open spaces throughout the LAP land for play through overlooking and passive surveillance.

OBJECTIVE	RELEVANT OBJECTIVES PORTMARNOCK SOUTH LAP
GI1	Advance a green infrastructure strategy through the integration of a network of natural habitat and biodiversity supporting spaces, parkland for passive and active recreational uses, heritage features, sustainable surface water and flood risks management measures.
GI3	Comply with the objectives relating to biodiversity, open space and green infrastructure set out in the current Fingal Development Plan
GI5	Ensure the early completion of the provisions of the Green Infrastructure and Landscape Strategy through the phasing of this LAP
C1	Maintain qualifying interest habitats and species within the Baldoyle Bay SPA and SAC and other European sites where relevant at favourable conservation condition to ensure the ecological integrity of Baldoyle Bay and further ensure that the LAP lands continue to provide a supporting function for the Qualifying Interest species
GI6	Require Appropriate Assessment Screening for any development, plan or project including changes to the landscape within the Ecological Buffer zone. This will include any changes to existing or future layout, materials or management
GI7	Protect and enhance the function of the ecological buffer zone through appropriate mitigation and management measures as set out in the Green Infrastructure and Landscape Strategy
GI8	Promote the conservation and enhancement of biodiversity having regard to the objectives of the Fingal Development Plan, the Fingal Biodiversity Action Plan and the Fingal Heritage Plan while allowing for appropriate development, access and recreational activity

OBJECTIVE	RELEVANT OBJECTIVES PORTMARNOCK SOUTH LAP (CONT.)
GI9	Protect existing trees, hedgerows, townland boundaries and water courses which are of amenity, historic or biodiversity value and ensure that proper provision is made for their protection and management in future development proposals in accordance with the Green Infrastructure and landscape strategy
GI10	Protect significant and ecologically valuable watercourses and maintain them in an open state capable of providing suitable habitat for fauna and flora
GI12	Implementation of agreed habitat measures as set out in Section 5.2.1 of the LAP and the subsequent transfer of zoned open space lands to Fingal County Council to be completed prior to the commencement of development
GI13	Ensure that sufficient information is provided as part of development, plan or project to enable Appropriate Assessment screening to be undertaken and to enable a fully informed assessment of impacts on biodiversity to be made.
GI14	Ensure that future developments within the plan area have regard to the principles for development in coastal and estuarine character areas as set out in the Landscape Character Assessment of the Fingal Development Plan.
GI18	Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated into the design of developments.
GI 24	Protect the archaeological heritage within the plan lands, promote best practice in its conservation and management and raise awareness and appreciation of this heritage for future generations. Ensure, where appropriate, that elements of the archaeological and architectural heritage are fully integrated into proposals for new developments at the project design stage.
GI 28	Promote and facilitate appropriate interpretative concepts and signage illustrating the archaeological, built and natural heritage features within and adjoining the plan area, thus facilitating opportunities for education and understanding.
GI 30	Integrate public open space provision and surface water management [SuDS].
GI 31	Promote and facilitate the development of carefully managed access to ecologically sensitive areas.
GI 32	Promote connections between open spaces and amenity areas including greenways within and beyond the LAP area.
GI 33	Promote and develop a combined greenway of no more than 3 metres in width for walking and cycling along the eastern edge of the plan lands and access the potential to connect with amenity lands
TM 2	Ensure that Iarnród Éireann's future rail improvement proposals including associated works such as access roads, maintenance yards and car-parks are designed and developed having regard to objectives of the LAP and the environmental and visual sensitivities of the plan area
TM 3	Promote the development of a pedestrian and cycle network of routes that incorporate existing natural features on the lands, connects with local amenities, parks, retail/ community facilities and public transport facilities throughout the plan area and that is coherent, direct, safe and convenient
TM 9	Provide a clear, safe and legible network of cycling and pedestrian routes within the LAP lands that will link key destinations, including local shops, services, schools, Portmarnock train station and other important local destinations and amenities and which will also provide linkages to the GDA Cycle Network.

OBJECTIVE	RELEVANT OBJECTIVES PORTMARNOCK SOUTH LAP (CONT.)
TM 12	Facilitate the provision of pedestrian crossings on Moyne Road and Station Road and at other appropriate locations within the plan area.
CF 2	Ensure access for all to community and social infrastructure within and adjoining the plan area for community integration.
TI 1	Facilitate the development of appropriate new recreation, leisure, tourism and service facilities and ensure access for all groups of the community.
TI 3	Facilitate and promote the development of environmentally sustainable tourism products/ activities including an eco-tourism centre, walking, cycling and associated facilities that enhance the special qualities of the surrounding natural and built environment.
TI 4	Promote and facilitate the development of the Fingal Coastal Way as a local and tourist amenity, promoting the archaeological and cultural heritage of the area and associated events in appropriate locations.
TI 10	Increase the knowledge and awareness of natural and cultural heritage within the local area and of the value to society in its protection and enhancement through initiatives such as information signage in parkland areas.
SW 7	Ensure the provision of the proposed regional SuDS wetland/pond device as set out in the SuDS Strategy for the plan lands in the first phase of development.



**Comhairle Contae
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