



LANDSCAPE, HERITAGE
AND AMENITIES

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Vision

To create a green structure where heritage and landscape are afforded protection, management and enhancement, and where there will be adequate opportunity for passive and active recreation. The green setting will be enhanced by allowing rural landscape into the urban areas through greenways, linear parks, and wildlife corridors. Residents and visitors alike should have access to the recreational and leisure facilities of the County.

Context

- *Landscape Character Assessment, Guidelines for Planning Authorities, DOELG.*
- *National Heritage Plan, Department of Arts, Heritage, Gaelteacht and the Islands, 2002.*
- *National Spatial Strategy, 2002 – 2020, People, Places, Potential, DOELG.*
- *The Local Coastal Plan, Booterstown to Sandycove, June 2002, Dun Laoghaire-Rathdown Economic Development and Planning Department.*
- *Heritage Appraisal of Dun Laoghaire-Rathdown County Development Plan, 1998, June 2000, Dun Laoghaire-Rathdown Economic Development and Planning Department.*
- *Windfarm Development, Guidelines for Planning Authorities, September 1996, DOELG.*
- *The National Climate Change Strategy, October 2000, DOELG.*
- *Sustainable Development, A strategy for Ireland, 1997 DOELG.*
- *Forestry Development, Consultation Draft Guidelines for Planning Authorities, January 1997.*
- *National Biodiversity Plan, 2002 Department of Arts, Heritage, Gaelteacht and the Islands.*

Strategy

The overall strategy in this section is:

- To manage environmental quality by enhancing both the natural and cultural heritage and recognising that both

are constantly evolving and changing. The landscape of Dun Laoghaire-Rathdown is not a static entity and much of it is man-made. This needs to be recognised to ensure adequate management of the landscape and its resources;

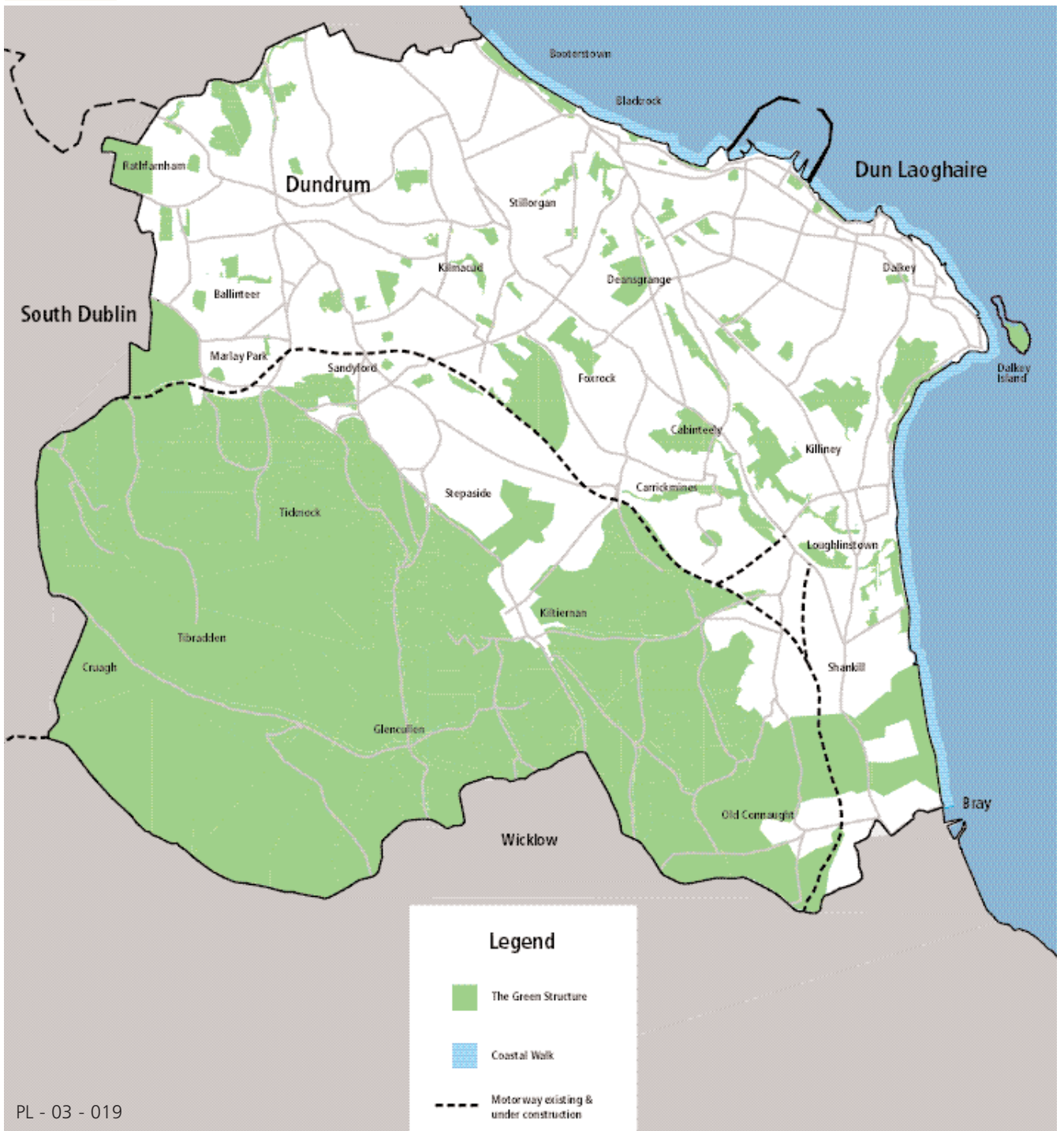
- To recognise that the landscape and heritage of Dun Laoghaire-Rathdown has an important role to play in contributing to a high quality of life for both residents and visitors alike.
- To recognise that landscape is the overall key facet which links all areas of heritage and the environment.
- To integrate environmental considerations into other policies to ensure cross compliance in this plan.
- To facilitate the creation of a green structure in accordance with the National Spatial Strategy.
- To ensure that the protection and conservation of the environment and heritage ranging from landscape, seascapes, european designated sites of importance to flora and fauna, is balanced with the sustainable development of the County.
- To prepare a Local Heritage Plan.
- To endeavour to foster a network of habitats from the existing patchwork of open space and green corridors that permeate the County.
- To ensure adequate access to the recreational facilities of the County for all.

9.1 Landscape.

Dun Laoghaire-Rathdown contains significant areas of landscape importance. The importance of these areas is strengthened due to the built-up nature of the majority of the County and the need to conserve, maintain and enhance the landscape character of the County to enable those living within the County and those visiting the County to reap the benefits of the high quality environment and leisure and recreation amenities both passive and active which this landscape facilitates. It is important to recognise that the landscape constantly changes, adapts and evolves to human intervention and as such is not a static entity.

The Department of Environment and Local Government's *Draft Guidelines for Landscape and Landscape Assessment*

Fig No.9.1



PL - 03 - 019

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(2000) and the Planning and Development Act 2000 recommend a new holistic approach to examining the landscape in its entirety as opposed to only designating areas of high scenic importance.

Dun Laoghaire-Rathdown has carried out a Landscape Character Assessment study of the rural area of the County (May 2002) which identifies 13 Landscape Character Areas in addition to Cherrywood Rathmichael, along with a recommended strategy for each area.

9.1.1 Policy L1: Preservation of Landscape Character

It is a policy objective of this Council to preserve and enhance the character of the landscape in accordance with the recommended strategies as outlined in the Landscape Character Assessment (May 2002) and in accordance with the Draft Guidelines for Landscape and Landscape Assessment as issued by the Department of Environment and Local Government.

The zoning maps of the County Development Plan highlight areas which are zoned as high amenity areas. These areas consist of landscapes of special value where inappropriate development would contribute to a significant diminution of the landscape setting of the County. These areas include the Glencullen valley, Glendoo valley and Kilmashogue valley. The areas adjacent to the high amenity areas are also sensitive landscapes as development in these areas may affect the quality of the high amenity areas.

In view of their landscape importance it is an objective of the Council to prepare a Special Amenity Area Order for Killiney Hill/Dalkey Hill/Rocheshill and to consider the feasibility of designating the Carrickgollogan Hill area, to the north of Murphystown Lane as an area for a Special Amenity Area Order (see specific local objectives chapter 14).

9.1.2 Policy L2: High Amenity Zones

It is Council policy to conserve and enhance existing high amenity zones and to seek to expand these and other areas to absorb further recreational use

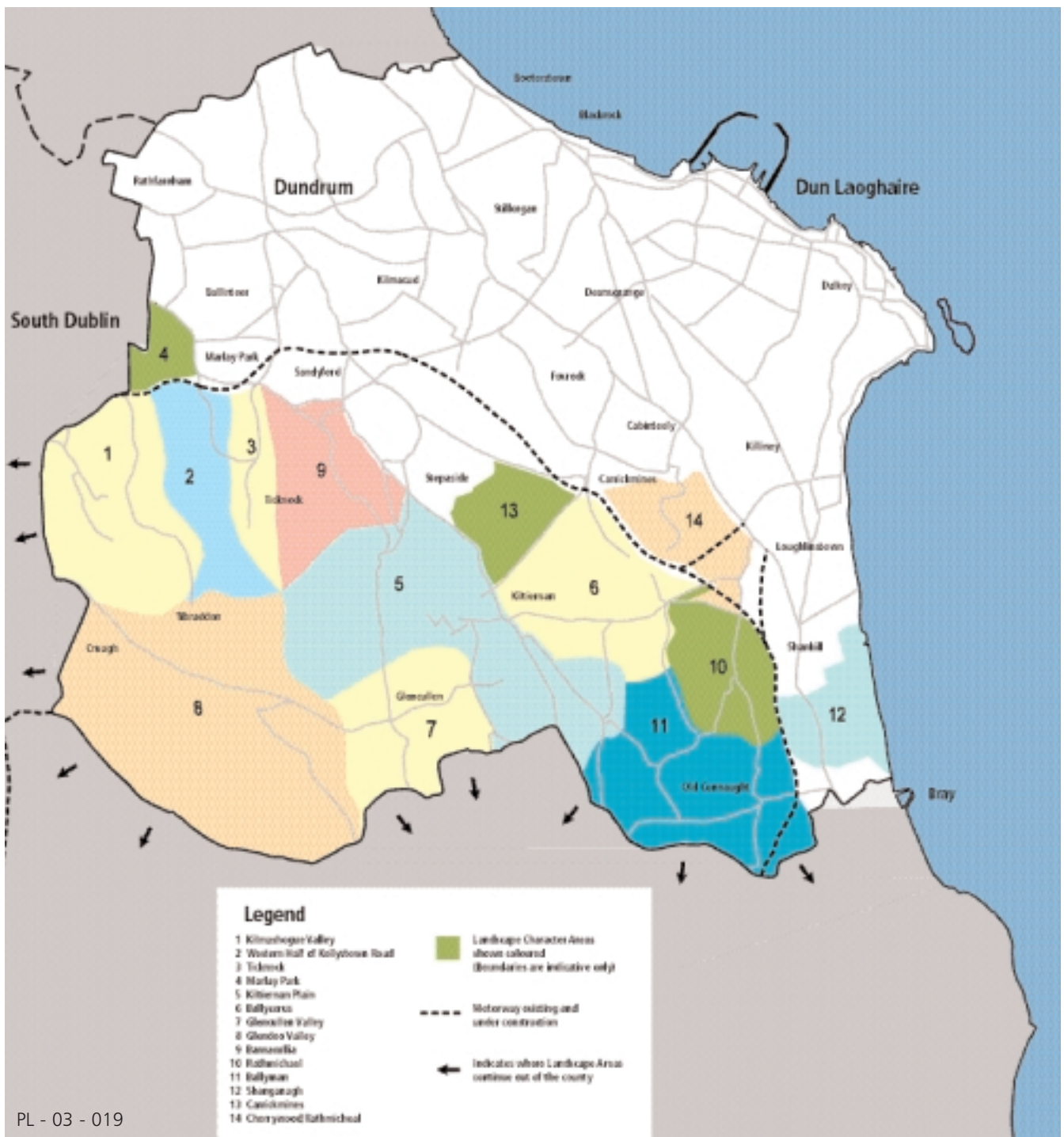
without damaging their amenities.

Within zoned high amenity areas any development not related directly to the area's amenity potential or its existing use for agriculture, mountain or hill farming shall not be permitted.

The table below outlines the landscape character areas along with an identified strategy as identified in the Landscape Character study.



Fig No.9.2



PL - 03 - 019



Table 9.1 Landscape Character Areas

Description	Sensitivity/Strategy
<p>1. Kilmashogue Valley</p> <p>This enclosure is bounded by the motorway to the north, Glendoo to the south, Tibbradden Mountain to the West and Kilmashogue to the east. Because this is an area of high relief, the boundaries are actually landform features.</p> <p>The upper reaches of this enclosure – i.e. the upper valley between Tibbradden Lane and Kilmashogue Lane is almost completely hidden from the view of the rest of the enclosure and indeed the outside world. This portion of the enclosure retains its rural feel with planned older hedges retained in the main. In the higher reaches, sheep graze in the fields. This is essentially an upland grazing area. Some field boundaries take the form of stone walls. The upper reaches have been afforested but not to the same extent as other upland areas in the County.</p> <p>Further down valley again, the field pattern becomes larger, the development more concentrated and the features of a large urban settlement in the form of pylons, the Oldfield golf course and the M50 motorway begin to impinge on the landscape.</p>	<ul style="list-style-type: none"> • Kilmashogue valley is currently one of the County's finest unspoilt valley landscapes, which is currently not protected by any particular status. Any development in this valley should be carefully considered and be in sympathy with the existing landscape. The upper portion of the valley has not been affected by large-scale afforestation. • Existing deciduous trees, especially those around Larch Hill, shall be afforded continuing protection. • Buildings – the rural character of the valley shall be maintained along with the avoidance of suburbanisation. Any permitted development shall be vernacular in design, mass and scale and in accordance with the policies of the Development Plan. • Roads – any plans for road realignment or improvements shall take account of the existing hedgerows. • Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the valley. • Afforestation (coniferous species) – careful consideration shall be given to the landscape impact of large scale afforestation on the upper reaches of either Kilmashogue or Tibbradden Mountain.
<p>2. Western Half of Kellystown Road</p> <p>This enclosure is bounded by Kilmashogue Mountain to the west, Three Rock to the south, the M50 motorway to the north and a small rocky outcrop (the remains of a quarry) to the east.</p> <p>The area runs steeply upwards from the motorway. St Columba's school (originally Hollybrook House) is at the Northern end of the enclosure. The Southern Cross route effectively contains this enclosure. Some suburban development has infiltrated up the valley. Individual fields give way to Stackstown Golf Course which ends with the tree line of Kilmashogue Woods stretching upwards to</p>	<ul style="list-style-type: none"> • Existing hedgerows and stone walls shall be maintained. • Deciduous trees in the river valley shall be protected. • Roads – any plans for road improvements shall take account of the existing hedgerows. • Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the County. • Afforestation (coniferous species) – careful consideration shall be given to the landscape impact of large scale afforestation.



Description

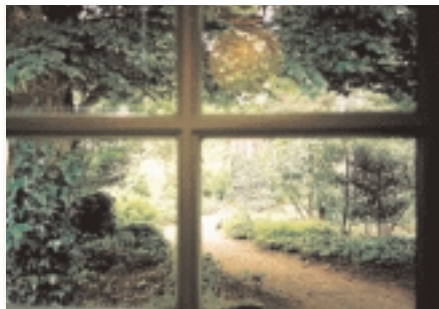
Kilmashogue Mountain and eastwards to Three Rock Mountain. Views in the upper reaches have been obscured by coniferous plantations. At the bend on Kellystown Lane the view downwards to the city is obscured by a line of pylons traversing the enclosure. The Little Dargle River valley is delineated by deciduous trees along its reaches.

Sensitivity/Strategy

3. Ticknock Road.

From the top of the enclosure one obtains a panoramic view of the city. A line of pylons again traverses the view. From the upper reaches of the valley existing development appears to nestle discreetly in hollows or wooded areas. The coniferous treeline along Three Rock provides a stark boundary to the east. The traditional planned field pattern is delineated by stone walls and hedgerows. Afforestation has altered the landscape.

- Field patterns – restoration and conservation of field patterns.
- Building – any permitted development shall be vernacular in design, scale and mass and shall nestle into the existing landscape.
- Pylons and Masts – careful consideration shall be given to proposals for pylon schemes traversing the landscape.
- Afforestation – careful consideration shall be given to the landscape impact of large scale coniferous afforestation and resultant harvesting on the upper reaches of the mountains bounding this enclosure. Closing off of the slopes shall be avoided.
- Existing parklands associated with demesne houses shall be treated on an individual basis. It is recommended that historical survey and analysis be carried out prior to any alterations.



Description

Sensitivity/Strategy

4. Marlay Park

This enclosure contains Marlay House and 18th century demesne which is one of the largest to remain intact in the entire County of Dublin. A portion of the original demesne is now a public park with much of the original estate wall still intact. Marlay Park provides a good buffer between the foothills of the Dublin Mountains and the built up area of the city.

5. Kiltiernan Plain

This is a large enclosure which comprises the hilly plain lying between Three Rock to the west, Newtown, Barnaslingan (The Scalp) and Carrickgollogan to the south, the disused lead mines and chimney to the east. The enclosure is curtailed to the north by the coniferous plantation on Three Rock. The edge of Stepside Area Action Plan and Ticknick also forms a boundary to the north east.

This enclosure is characterised by a series of smaller hillocks within a plain. Roads run between the undulations most notably the main Enniskerry Road running north-south from Stepside and disappearing into the Scalp.

This large hilly plain which is part of the foothills of the Dublin Mountains accommodates much of the rural development in the County (Kiltiernan and Stepside). Given its terrain and the number of routeways traversing this plain, it is likely to be subject to the most pressure for long-term development which would significantly alter the existing landscape.

- The area has accommodated much change generated by the pressures of being adjacent to a large urban area. The village of Stepside will accommodate further change as detailed in the Area Action Plan. There is a risk that continued linear development along the road between Kiltiernan and Stepside will simply merge the two villages into a continuous built up strip. Settlement strategy shall ensure the consolidation of these villages along with the provision of an open space buffer zone between the two.



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Description

6. Ballycorus

This enclosure encompasses the valley along which runs the Ballycorus Road and is bounded by the disused lead mines to the south and Ticknick and the Glenamuck Road to the north, Barnaslingan to the west with Three Rock in the background. This enclosure displays past and also present industrial/extractive works. The past is in the form of the old leadworks especially the lead mine's chimney. Quarrying/extraction has continued into the present with the activities of Cement Roadstone in the valley.

Sensitivity/Strategy

- Recognition of the important role of Ballycorus leadmines in the past.
- Dingle Glen is a sensitive landscape and shall be afforded protection due to its rarity.
- Maintenance and restoration of field patterns and boundaries.
- Consideration of designation of Carrickgollogan Hill as an area for a Special Amenity Area Order.

7. Glencullen Valley.

The enclosure of the Glencullen Valley is possibly the most tranquil, unspoilt, high amenity area in the County which is further enhanced by the presence of the village of Glencullen at the crossroads in the valley. Although the river valley stretches beyond the boundary of this enclosure it was felt more appropriate - due to characteristics and distinctiveness - to divide the valley into two enclosures - No. 7 and No. 8.

The village of Glencullen nestles at a crossroads in the middle of an upland valley contained by Glencullen Mountain to the west, Ballybrew (Co. Wicklow) to the south, the Scalp (Killegar) to the east and Newtown Hill and Two Rock to the north. When approached either from Kilternan or the Ballyedmonduff Road, there is a point along each road where one enters what can be termed 'Glencullen Valley'. The sense of a village at a height contained within an armchair of hills is evident. The village and the valley are possibly best viewed from the Killegar Road outside the County. From this view point the fact that the village is being gradually elongated due to one-off housing is also evident.

Field patterns predominate and are delineated by stone walls

- This is a highly sensitive landscape in which any development must be handled with care. Linear elongation of the existing Glencullen village shall be avoided. Instead consolidation shall be encouraged.
- Building - any new development shall respect the vernacular in design, mass and scale. Development on ridges shall be avoided.
- Encouragement of tree planting of native species in low lying area and on hills.
- The impact of coniferous plantations on the hills shall be noted and further proposals assessed.
- Existing stone walls shall be restored and maintained.
- Possible road improvement schemes shall not remove hedgerows and walls.

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Description

in some cases. Coniferous forestation along with one-off housing has had the largest impact on the landscape. The upper reaches of Glendoo are afforested – as is the east portion of Newtown Hill. The valley contains a wealth of archaeological sites and artifacts of importance. In the lower reaches of the valley the course of the river is delineated by native scrubland and deciduous woodland.

The NHA Ballybetagh Bog lies within this enclosure. Ballybetagh bog includes three separate areas of marsh land situated approximately 5km north-west of Enniskerry.

Knocksink Wood, a Natural Heritage Area of international importance, is situated in the south of this enclosure, just north west of Enniskerry. The steep sided valley falls down to the Glencullen River which meanders over granite boulders along the valley floor.

Sensitivity/Strategy

8. Glendoo Valley.

This enclosure encompasses much of the Glencullen river valley and is bounded on either side by Glendoo Mountain and Two Rock Mountain. The upper reaches of Glendoo Mountain which are forested but underlain with peat form part of the proposed Wicklow Uplands Park. From the northern end of this enclosure the view is one of an unspoilt rural landscape with traditional field boundaries delineated by stone walls. Scrubland and deciduous species predominate in this river valley. Development is sparse and the landuse is still predominantly agricultural (sheep grazing).

- The nature of this valley landscape render it a sensitive landscape. Extensive planting of forestry would be detrimental to this landscape.
- Field patterns and stone walls shall be conserved.
- Pylons and masts – careful consideration shall be taken of any proposals for pylon schemes to traverse the valley.



Description

To the west, Glendoo Mountain has been altered by dense coniferous afforestation and the resultant forest tracks which are part of the Wicklow Way are clearly visible snaking up the hillside. Looking northwards from the same point the view is again of a rural landscape – predominantly peat on the upper reaches.

The Uplands Park which covers much of upland Wicklow, contains an area of approximately 20,000 hectares. Part of this vast area falls within the Glendoo enclosure and the County boundary. This includes large areas of mountain blanket bogs.

Sensitivity/Strategy

9. Barnacullia

This enclosure encompasses the elevated slopes rising from Stepside village up towards Three Rock Mountain.

Three of the boundaries are man made features – the roadway, the plantation forest and the edge of the built up area of the city. The enclosure can be almost subdivided into two separate enclosures by the Barnacullia Road. To the west of this road the land slopes steeply upwards to the summit of Three Rock Mountain. The most significant feature is the granite quarry which is clearly visible from a number of viewpoints within the County and from 2 kilometres off-shore in Dublin Bay. One-off housing is dotted up the mountainside with almost continuous ribbon development along the road. To the east of the Barnacullia Road the landscape is gentler in slope and characterised by irregular fields broken up by deciduous tree belts. One-off housing is again prevalent along the lower side of the roadway although views down the valley are currently protected. The noise of traffic in Sandyford village is audible and a line of large pylons traverses the enclosure. This enclosure also includes the area containing the NHA Fitzsimons Wood which occupies an area of approximately 8 hectares near Lamb’s Cross.

- The area has already absorbed considerable residential development along its main routeways. At present the Enniskerry Road R117 acts as a boundary between urban and rural developments as the land begins to rise steeply to the west of this roadway.
- The impact of any further pylon schemes on the landscape shall be carefully assessed.
- Any new residential development shall maintain the rural character of the area and should not be obtrusive on the horizon.
- The impact of further extractive industries on the elevated slopes of Three Rock shall be carefully assessed.
- Possible road improvement schemes shall not remove hedgerows and walls.



Description

Sensitivity/Strategy

10. Rathmichael

This enclosure encompasses the area between the Rathmichael Road and Carrickgollogan. At present the area slopes gently westwards up to Carrickgollogan. A number of roads with virtually intact hedgerows criss-cross the area giving a rural ambience, despite the fact that the area is dotted with enclaves of low density residential units – often three or four units, 17 in one case – all set in their own large sites.

- Maintenance of natural ambience.
- Protection of deciduous tree belts.

11. Ballyman

This enclosure encompasses the large plain between the Scalp and the Little Sugar Loaf and Great Sugar Loaf. This enclosure stretches beyond the geographical boundary of the County and beyond the area defined as Ballyman. The area has a distinctively rural feel with an open landscape and agricultural activities. It is a regular landscape with the fields generally larger than in the rest of the agricultural part of the County. This is possibly due to the upland nature of much of the rural area of the County. Fields are delineated by low hedges and trees. Moving away from the rolling plain afforestation prevails on the upper reaches of Killegar and Barnaslingan which rise on either side of The Scalp. Between Carrickgollogan and the Ballyman Road a line of pylons traverses the site and crosses the Ballyman Road amidst residential development. This enclosure also includes the village settlement of Old Conna.

- This area is distinctively agricultural and low lying in nature with views across to Bray Head and the Sugar Loaf.
- Much of the area falls outside the County and as such the Council shall work with Wicklow County Council on formulating policy for this area.
- Prevention of unauthorised dumping.

12. Shanganagh

This enclosure is essentially the area between Shankill and Bray which takes in the cemetery at Shanganagh, Shanganagh Park and Woodbrook golf course. This enclosure also includes the land to the west between the Dublin Road and the N11. The Dublin Road from Shankill

- The functioning of this area, as a green belt is reassessed in light of its proximity to the Dart line and also given that the vista nature of Crinken can be retained while allowing further development.



Description

to Bray traverses this enclosure. Big houses include The Aske, Beauchamp, Wilford, Woodbrook and Shanganagh House. When viewed from Killiney Hill and also from Carrickgollogan this area belt is effectively indistinguishable from the overall plain. The entire expanse appears to be dominated by low-density housing.

When viewed from the Dublin Road, the trees prevent any sense of a vista but instead provide for a tree lined Avenue.

Sensitivity/Strategy

- The sylvan character of the Old Dublin Road shall be maintained.

13. Carrickmines

This enclosure encompasses the area east of the Stepside Action Area and is bounded by the motorway to the north, the Glenamuck Road to the South and the Enniskerry Road to the west. The most dominant visual feature of this enclosure is the Ballyogan landfill. The landforms of the area have been stripped. This enclosure is dominated by the fact that it is located at the edge of the built up area of Dun Laoghaire Rathdown. It functions as a buffer between the more densely built-up area of Leopardstown/Stepaside and the lower density suburban generated housing area of Kiltiernan.

This enclosure is best viewed from a height adjacent to Dingle Glen NHA. From this viewpoint one gets a clear view of the enclosure. The impact of the multitude of urban uses – the tiphead, pylons and houses on the landscape are evident.

- Following on from decommissioning of the existing tiphead it is probable that the landscape of this enclosure will alter. The decommissioning of the tiphead offers an opportunity to enhance and restore a portion of the landscape for an amenity type purpose. The enclosure sits between the urban and the rural landscapes and is capable of accommodating development.

14. Cherrywood-Rathmichael.

For the purposes of this landscape assessment the Cherrywood-Rathmichael area has been outlined, as the landscape character of this area is undergoing dramatic change. The Cherrywood area is bounded by the N11 to the east, the proposed South Eastern Motorway to the west, Cherrywood Road to the south and the built up area of Brennanstown to the north.

- Development within the Cherrywood-Rathmichael area shall take into account the features of landscape importance within the area.



9.1.3 Policy L3: Views and Prospects

It is Council policy to protect and encourage enjoyment of views and prospects of special amenity value or special interests.

The County contains many sites, areas and vantage points from which views over areas of great natural beauty, over adjoining counties, over local landmarks and traditional lands and over the City of Dublin may be obtained. In addition to scenic views, the County also contains important prospects i.e. prominent landscapes or areas of special amenity value or special interest which are visible from the surrounding area. Views and prospects for protection have been identified in the Plan. The Council will take into account the views and prospects of adjoining counties – Wicklow and South Dublin in assessing planning applications for development.

In the implementation of this policy it is the intention of the Council to:

- prevent development which would block or otherwise interfere with a view which is designated for protection.
- preserve the prospects listed in the Plan.

In evaluating planning applications for development in the foreground of identified views and prospects, consideration will be given to the effect such development may have on the view or prospect.

Where possible it is the intention of the Council to improve the viewing potential by selecting the removal or lowering of walls, hedges or other structures and by establishing viewing points or car parks in scale with the area.

Roads or other public areas from which there is a view worthy of protection are shown on the Development Plan Maps. Prospects (i.e. the distant object, notably mountains, being viewed), the preservation of which is an objective of the Council, are listed below.

Table 9.2: Prospects to be preserved

• Dublin City and Bay from Deerpark, Mount Merrion
• Carrickgollogan from Ballybrack (e.g. Church Road and Churchview Road)
• Carrickgollogan from Bray Road (Shankill to Bray area)
• Carrickgollogan from Ballyman Road
• Carrickgollogan from the Enniskerry Road (south of Kiltiernan Village)
• The Scalp from Ballyman Road and part of the Enniskerry Road
• Three Rock Mountain and Two Rock Mountain from the Enniskerry Road (Sandyford -Kiltiernan area) and Sandyford Village
• Three Rock Mountain and Two Rock Mountain from the Ballybrack Road
• Three Rock Mountain and Kilmashogue Mountain from Marlay Park
• Tibbradden Mountain and Kilmashogue Mountain from Kilmashogue Lane
• Glencullen Mountain and Valley from the Ballybrack Road
• Glendoo Mountain from the Ballybrack Road
• Dalkey Hill from Ulverton Road, Station Road and the East Pier
• Killiney Hill from Vico Road, Station Road and the East Pier

9.2 Heritage and Protection of the Environment

9.2.1 Policy H1: Heritage and protection of the environment

It is Council policy to protect and conserve the environment including, in particular, the archaeological and natural heritage and to conserve and protect Special Protection Area (Birds), proposed Candidate Special Areas of Conservation and Natural Heritage Areas of the County.

Implementation of this policy will involve, inter alia:

- Safeguarding the integrity and the setting of archaeological monuments and sites, protecting existing rights of way to such sites and to seek to establish public



access where it does not exist at present.

- Listing of buildings, structures and sites of architectural, historic, artistic or archaeological interest, under the Record of Protected Structures.
- Designation of Architectural Conservation Areas.
- Retention of trees and woodlands on particular sites.
- Making Special Amenity Area Orders where appropriate.
- Designation of High Amenity Area zones and Coastal Amenity zones.
- Designation of Green Belt areas.
- Identification of views and prospects of special amenity value or special interest.
- Identification, signposting and mapping of public rights of way.
- Designation of sites of geological and geomorphological importance.
- Designation of a Special Protection Area (Birds).
- Designation of proposed Candidate Special Areas of Conservation.
- Designation of proposed Natural Heritage Areas and Areas of Archaeological Potential.
- Promoting the heritage development of Blackrock, Dun Laoghaire and Dalkey.

This policy reflects the Council's commitment to protecting the heritage of the County and securing sustainable development. The Council will seek to ensure access for all in relation to heritage. The Council will seek the co-operation of the Department of the Marine and Natural Resources to ensure that foreshore development will not conflict with the policy of the Council.

9.2.2 Policy H2: Heritage Plan for Dun Laoghaire-Rathdown

It is a policy objective to produce a Heritage Plan for Dun Laoghaire-Rathdown which will be set within the context of the National Heritage Plan published by the Department of Arts, Heritage, Gaeltacht and the Islands. It is a policy objective of the Council to adopt a sustainable heritage development policy which ensures a balance between protection of heritage and the implementation of other policies in the Development Plan.

Heritage as defined by the Heritage Act 1995 includes monuments, archeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage parks and gardens and inland waterways.

The County has a rich heritage. The Plan will seek to identify, preserve, conserve, manage and enhance the enjoyment of that heritage. The County Heritage Plan will be formulated in partnership and consultation with its partners in a spirit of shared responsibility. It will be a five year Plan and will be realistic and costed.

9.2.3 Policy H3: Heritage Town

It is Council policy to continue to promote the improvement of Dalkey Village to reflect its designation as a 'Heritage Town'.

Dalkey is the only area in Dun Laoghaire-Rathdown to be designated under the Bord Failte Heritage Towns Programme. The Programme is designed to upgrade a selection of Ireland's historic settlements/towns and to promote their attractiveness as tourist venues.

The Council has already carried out significant streetscape and other improvements in Dalkey Village. In conjunction with other agencies including The Dalkey Heritage Town Co. Ltd., local residents and traders and subject to the availability of finance, the Council will continue to upgrade the village as opportunities arise.

9.2.4 Policy H4: Historic Demesnes and Gardens

It is Council policy that all historic demesnes and gardens should be identified in view of their significance as part of our national heritage. The following are listed in view of their significance as part of our national heritage: Cabinteely House, Marlay House and Fernhill.

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9.2.5 Policy H5: Special Protection Area (Birds), Proposed Natural Heritage Areas and Candidate Special Areas of Conservation

It is Council policy to protect and preserve areas designated as 'Proposed Natural Heritage Areas', 'Proposed Candidate Special Areas of Conservation' and 'Special Protection Area' (Birds) (Table 9.3).

The County has a rich ecological, botanical and geological heritage and many such areas are worthy of conservation. This heritage can be damaged in many ways. It can be quickly destroyed by scrub or tree clearance, by drainage or dumping or it can suffer through pollution, fertilisation or overuse in recreation. The pressures in Dublin, because of the population density, are considerable.

Proposed Natural Heritage Areas are designated by the National Parks and Wildlife Service. Special Protection Areas (Wildbirds) and proposed Candidate Special Areas of Conservation are also designated by the National Parks and Wildlife Service under the EU Birds and Habitats directives respectively. The Habitats Directive places an obligation on member states of the EU to establish an EU wide network of special conservation sites, made up of Special Protection Areas and Special Areas of Conservation. The network is called "Natura 2000".

'Proposed Natural Heritage Areas' (pNHA), 'Proposed Candidate Special Areas of Conservation'(SAC) and 'Special Protection Area' (Birds) (SPA) are shown on the Development Plan Maps and are set out in the table opposite. It is the intention of the Council to protect and preserve these areas.

It is an objective of the Council to protect and preserve the wild bird species and their habitats, especially rare or vulnerable species, and regularly occurring migratory species within and forming part of the Sandymount Strand and Tolka Estuary Special Protection Area (SPA) and the Tolka Estuary Special Protection Area (SPA) which is designated by the National Parks and Wildlife Service.

It is an objective of the Council to protect and conserve the

Wicklow Mountains National Park and proposed candidate special area of conservation.





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Table 9.3 Special Areas - Natura 2000

Area on Map(s)	Site Name	Interest, Type and Rating	Designation	Map No.
1	Booterstown Marsh	Ecological, Local	pNHA	2
2	South Dublin Bay	Ecological, International	SPA, pNHA, pSAC	2, 3
3	Dalkey Coastal Zone and Killiney Hill/Rocheshill	Ecological and Geological, National and Regional	pNHA	3,4,7,10
4	Fitzsimons Wood	Ecological, Local	pNHA	5
5	Dingle Glen	Ecological, Local	pNHA	9
6	Loughlinstown Wood	Ecological, Local	pNHA	10
7	Shanganagh Coastline	Geological, National	pNHA	10, 14
8	Knocksink Wood	Ecological, International	pNHA, pSAC	13
9	Ballybetagh Bog	Ecological, Geological, and Historical International	pNHA	13
10	The Scalp	Geomorphologic, Regional	pNHA	13
11	Ballyman Glen	Ecological, International	pNHA	13, 14
12	Wicklow Uplands SAC	Ecological and Geological, International	pNHA, pSAC	8, 11, 11 insets, 12

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9.2.6 Policy H6: Flora and Fauna, wildlife and eco habitats

It is Council policy to conserve the existing wide range of flora and fauna and wildlife in the County through the protection of wildlife habitats wherever possible.

The conservation of existing flora and fauna is a central element in the preservation of the natural heritage of the County and important to the achievement of sustainability. In conjunction with other agencies the Council will endeavour to prevent the loss of woodlands, hedgerows, aquatic habitats and wetlands wherever possible. In addition, the Council will explore the potential for hedgerow management and habitat protection in urban areas. Fauna and Flora and a healthy environment have an intrinsic value independently of their present use or usefulness to humans and therefore they have a right to exist for their own sake where they do not conflict with human needs. The Council will encourage the preservation of wildlife eco habitats along the banks of the railway line and the banks of rivers and streams and also along the coast. The Council will also encourage the establishment of wildlife corridors in order to conserve wildlife. The Council will also encourage the linkage of parks and greenways throughout the County.

9.2.7 Policy H7: Biodiversity

It is Council policy to prepare a Local Biodiversity Action Plan in consultation with relevant stakeholders for Dun Laoghaire-Rathdown in accordance with the National Biodiversity Plan prepared by the Department of the Arts, Heritage, Gaelteacht and the Islands, April 2002.

Local Authorities are identified in the National Biodiversity Plan as having a key role to promote heritage conservation. The biodiversity plan shall identify and assess the local biodiversity resource of Dun Laoghaire-Rathdown and shall be part of the Local Heritage Plan.

9.2.8 Policy H8: Indicative Forestry Strategy

It is a policy objective of the Council to work with the Forestry Service, of the Department of Marine and

Natural Recourses on the preparation of an Indicative Forestry Strategy for Dun Laoghaire-Rathdown County Council and other Dublin Counties.

The Indicative Forestry Strategy will provide useful forest planning information at a strategic level and provides a platform to facilitate consultation on the appropriateness of proposed forestry development. The Indicative Forestry Strategy will guide forestry development in the County.

9.2.9 Policy H9: Forest Areas

It is Council policy to seek the co-operation of Coillte Teoranta, forest services and other agencies where appropriate, in the establishment of access ways, bridle paths, nature trails and other recreational facilities within forest areas.

9.2.10 Policy H10: Trees and Woodlands

It is Council policy that trees, groups of trees or woodlands which form a significant feature in the landscape or, are important in setting the character or ecology of an area shall be preserved wherever possible.

In the implementation of this policy the Council will consider making Tree Preservation Orders where it appears expedient in the interest of amenity. In addition, certain trees, groups of trees and woodlands have been identified on the Development Plan Maps. It is intended that these trees be protected and maintained. Landowners are responsible for the management and care of trees on their property.

It is the intention of the Council that new development should be designed and carried out so as to incorporate, as far as practicable, the amenities offered by existing trees on a site.

It is a Council objective to protect the trees, woodland and amenity gardens at Fernhill.

A study to produce a Schedule of Tree Preservation Orders will be carried out during the Plan period.



9.2.11 Policy H11: Tree Planting

It is Council policy to improve areas of poor environmental quality under its control with significant tree planting and to improve and enhance the visual appearance of small neglected areas with good quality landscaping and to pursue a street tree planting and maintenance programme throughout the County where resources are available.

9.2.12 Policy H12: Geological features

It is a policy objective to seek the preservation of important features of geological interest within the County including the Scalp and Shanghanagh cliffs.

9.2.13 Policy H13: Green Belts

It is Council policy to retain the individual physical character of towns and development areas by the designation of green belt areas.

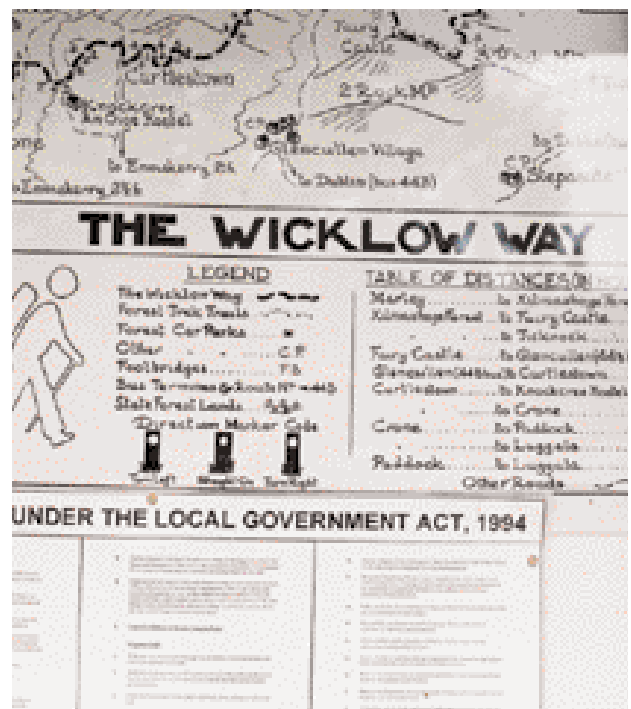
The function of this policy is to protect the special amenity value of countryside, which provides a visual break between urban areas. The Council will retain a green belt between Bray and Shankill and will include a green belt between the settlement nodes of Stepside and Kiltiernan.

9.2.14 Policy H14: Public Rights of Way

It is Council policy to:

- *Preserve for the common good all existing public rights of way which contribute to general amenity.*
- *Create new rights of way or extend or enhance existing rights of way in the interest of amenity.*

The Council will use its powers under the Planning Acts to preserve and maintain existing rights of way, to create new ones where appropriate, and to promote their greater use in amenity areas. In addition, the Council may seek to incorporate the creation of pedestrian ways as a condition of a planning permission to link amenities, facilities and points of interest.



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LANDSCAPE, HERITAGE
AND AMENITIES**Table No. 9.4 Public Rights of Way**

It is an objective of the Council to secure the retention of established public rights of way as set out below:

Development Plan - Map No.	Location
2	Blackrock Park to the station and footbridge, Bath Place, Blackrock.
2	Seafort Parade to Williamstown Strand.
3 & 4	Marine Road to Summerhill Road, Dun Laoghaire and Summerhill Road to Old Quarry, Dalkey (entire length of "The Metals")
3	Martello Tower, Seapoint, along north side of railway to Coal Quay Bridge.
3	Seapoint Avenue to Brighton Vale.
3	Haigh Terrace to Queen's Road via Royal Marine Gardens and to Marine Road.
3 & 4	Sandycove Harbour to Sandycove Avenue East.
4	"Cat's Ladder", from Torca Road to Vico Road.
4	Dalkey Avenue to Ardbrough Road ("The Flags").
4	Knocknacree Road to Torca Road.
4	Loreto Road to the Lady's Well on the Foreshore.
4	Torca Road to Dalkey Hill.
4	Ulverton Road to Harbour Road, Dalkey.
4	Vico Road to Hawk Cliff Bathing Place.
4	Victoria Road to Coliemore Road.
4 & 7	Vico Road to White Rock.



LANDSCAPE, HERITAGE
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Development Plan - Map No.	Location
5	Ballinteer Road to Wesley Lawns.
5	Blackglen Road to Fitzsimon's Wood.
5 & 6	Coolkill to Sandyford Village.
6	Carysfort Downs to Farmleigh Close.
6	Springfield Park to Westminster Road.
7	Claremont Road via Roches Hill to Glenalua Road.
7	Church Road via Killiney Golf Club to Glenalua Road.
7	Glenalua Road to St. George's Avenue, Killiney.
7	Killiney Golf Club Pavilion to Roches Hill.
7	Killiney Hill Road to Strathmore Road. *
7	Killiney Hill Road to Station Road (amended route).
7	St. George's Avenue to Killiney Hill Road.
7	Station Road Car Park to underbridge at Strathmore Road.
7	Station Road (Car Park) to Killiney Strand.
7	Strathmore Road/Kilmore Avenue to Killiney Strand.
7	Strathmore Road to Killiney Strand.*
7 & 10	Strand Road to Killiney Strand.

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LANDSCAPE, HERITAGE
AND AMENITIES

Development Plan - Map No.	Location
8	Coillte lands, Ticknock, various routes to Three Rock, Two Rock and Wicklow Way.
8	Kilmashogue Lane to Kilmashogue Mountain.
8	Woodside Road to Three Rock Summit, Two Rock and Wicklow Way.
8, 11, & 12	Pine Forest car park via Coillte lands to Tibbradden Lane, Tibbradden Mountain and Wicklow Way.
8 & 9	Barnacullia to Burrow Road via Walker's Wood.
9	Ballyedmonduff Road to Burrow Road via Walsh's Wood.
9	Glenamuck South; Ballycorus Road to Dingle Glen.
9	Bishop's Lane to Druid's Altar via Kiltiernan Abbey.
10	Ferndale Road via Rathmichael Wood to Puck's Castle Lane.
10	Rathmichael Road via Rathmichael Cemetery to Rathmichael Wood.
10	Laughanstown Lane to Celtic Cross.
10	Spur west of Herenford Lane to Ticknick.
10	Laughanstown Lane to Herenford Lane.
10	Seafield road to Killiney Strand.
12	Ballybrack Road R116 to Two Rock.
12	Ballybrack Road R116 to Wicklow Way.
13	Barnaslingan Lane to Scalp and Enniskerry Road via various routes in Barnaslingan Wood.



LANDSCAPE, HERITAGE
AND AMENITIES



Development Plan - Map No.	Location
13	Barnaslingan Lane to Enniskerry Road (opposite entrance to Kiltiernan Hotel).
13	Enniskerry Road (opposite Kiltiernan Grange) to Ballybetagh Road via Ballybetagh Wood.
13	Mine Hill Lane to Lead Mines Chimney.
13	Scalp Villa, Enniskerry Road to Ballybetagh Road.
13	Ballyman Road to Barnaslingan Lane via Glenmunder.
13 & 14	Various routes to Carrickgollogan Hill from Lead Mines Chimney, Murphy's Lane, Puck's Castle Lane via Coillte Lands in Carrickgollogan Wood. Includes access to Alcock Memorial from Murphy's Lane.
14	Ferndale Road to Crinken Lane.
	<p>*NOTE: Although separated by a short distance along Strathmore Road, these two rights of way in effect constitute a pedestrian route from Killiney Hill Road to Killiney Strand.</p> <p>**NOTE: This list of rights of way does not purport to include all the public rights of way.</p>



9.3 The Coast and Harbour

9.3.1 Policy C1: Coastal Plan and Coastal Walk

It is Council policy to implement the recommendations of the Local Coastal Plan – Booterstown to Sandycove which was adopted by Council on 10th June 2002. It is Council policy to support the development of a coastal walkway/cycleway from the County Boundary at Booterstown to Sandycove. It is Council policy to prepare a coastal plan for the remaining coastal area of the County, i.e. from Sandycove to the County boundary at Bray.

The Local Coastal Plan – Booterstown to Sandycove provides a comprehensive set of objectives underpinned by themes of sustainable development, environmental enhancement, environmental designations, archaeology and conservation and the need to tackle derelict and underused sites. The final plan provides an important planning and design framework to guide development and amenity proposals in the area from Booterstown to Sandycove including vital underused sites such as ‘the Gut’ and the Carlisle Pier. Applications for development within the boundary of the Local Coastal Plan shall take into account the recommendations and guidance given in the Coastal Plan.

In accordance with the Coastal Plan the Council will:

- Seek the provision of a pedestrian over bridge to the coast and short term amenity car parking at the Ashcastle site.
- Encourage the redevelopment of Blackrock Baths, Bath Place and Blackrock DART station including provision of improved cycle/pedestrian access to Blackrock Park. Any redevelopment of Blackrock Baths shall include a substantial pool(s) for public use.
- Encourage the redevelopment of ‘the Gut’ adjacent to the West Pier.
- Encourage the redevelopment of the Carlisle Pier with an exceptional landmark building.
- Redevelop the Dun Laoghaire Baths site.

Any development should take into account the themes of the Local Coastal Plan – Booterstown to Sandycove, including environmental enhancement and conservation. Any redevelopment of Dun Laoghaire Baths and Blackrock Baths should address the need for swimming and other leisure activities to cater for the needs of present and future generations.

9.3.2 Policy C2: Parks, Coastline and Harbours

It is Council policy to continue to improve recreational and tourism-related amenities in its public parks, along the coastline and at the harbours for access by the general public.

It is an objective of this Council to maintain the Coal Harbour area of Dun Laoghaire Harbour as a publicly accessible facility.

9.3.3 Policy C3: Beaches

It is Council policy to promote the use of beaches for amenity and recreational use.

The Council will continue to develop beaches in co-operation with local and environmental interest groups. Special efforts will be made to secure Blue Flags for beaches designated under the ‘Quality of Bathing Water Regulations’ each year. This will require the achievement of stringent water quality standards, the provision of facilities and the provision of environmental education and information relating to the beach and the surrounding area. Public access to all beaches should be provided.

9.4 Open Space, Recreation and Amenity

9.4.1 Policy OS1: Open Space Provision

It is Council policy that adequate amenity and recreational open space should be available for all groups of the population at a convenient distance from their homes and places of work.

The County is relatively well served with public open space,



with major parks at Marlay, Cabinteely, Kilbogget, Killiney Hill and Shanganagh. Some 800 ha. (2000 ac) of public open space is maintained by the Council, representing 6% of the County's land. Facilities include playing pitches, tennis courts, playgrounds, golf courses and an athletics track.

In areas where deficiencies are identified it is the intention of the Council to acquire land to remedy such deficiencies as the opportunity arises and as resources permit. The Council will use its powers to ensure that development levies for residential development will be used to provide new or enhanced sporting facilities.

The Council will also encourage the retention and development of the Airfield Estate for educational, recreational and cultural use.

9.4.2 Policy OS2: Maintenance

It is Council policy to maintain to a high standard all of its public parks, playing fields and public open spaces while encouraging biodiversity.

9.4.3 Policy OS3: Future Improvements

It is Council policy to continue to improve, landscape, plant and develop more intensive recreational facilities within its parks and open spaces insofar as available finance will permit.

Funds raised by way of contributions in lieu of open space provision as a condition of planning permissions will be used to further this policy. It is the Council's objective to provide in particular, for an additional regional park and/or intensive recreational facilities in the southwest of the County.

It is an objective of the Council to upgrade and improve Kilbogget Park insofar as available finances permit.

In addition it is an objective of the Council to create a linear riverside park in accordance with an action plan, incorporating a pedestrian route and cycle way which will link Cabinteely Park to the sea at Hacketts Land.





9.4.4 Policy OS4: Tea rooms

It is Council policy to facilitate the provision of tea rooms in a number of public parks throughout the County.

9.4.5 Policy OS5: Recreational needs study for Stepside

Following consideration of the study of the future sport, leisure and recreation needs of the Stepside Action Plan area and its environs, Council shall have regard to and endeavour to implement the agreed findings of the Study as agreed by the Councillors.

9.4.6 Policy OS6: Recreation Facilities

It is Council policy to promote greater usage of existing swimming facilities in the County and to facilitate the development of indoor swimming and other recreational facilities on suitable sites.

It is Council policy to promote the development of a swimming pool and fitness complex for the Dundrum Area.

9.4.7 Policy OS7: Children's Play Facilities

It is Council policy to support the provision of structured and unstructured play areas with appropriate equipment and facilities throughout the County.

Dun Laoghaire-Rathdown County Council recognises the right of children to rest and leisure, to engage in play and recreational activities appropriate to their age, and to be consulted on the provision of play facilities.

The Council will endeavour to ensure that all play facilities will be accessible to children of varying abilities and cultural backgrounds. The Council will have regard to changing demographics in how and where it provides for play.

The County Council will conduct a comprehensive survey of the existing play facilities throughout the County. The Council will investigate the provision of skateboarding facilities in the County.

9.4.8 Policy OS8: Provision and Promotion of Recreational Facilities

It is Council policy to provide sporting and recreational amenities, of both an indoor and outdoor nature. It is the policy of the Council to promote participation in sport and leisure activities among all residents of the County. The Council will endeavour to promote the increased use of these facilities and of the excellent natural resources located throughout the county. The Council will endeavour to ensure access to sporting infrastructure to meet the needs of the community in any major new residential developments.

The benefits of participation in sport and recreational activities are well documented, and will lead to a more involved and vibrant community, providing opportunities to people of all ages and abilities, development skills that enhance the sustainability of the local neighbourhood such as team building, motivation and leadership. The Council will target specific areas with currently low levels of participation and focus on increasing awareness of and access to sport, recreation and leisure in these areas.

9.4.9 Policy OS9: Preservation of Major Natural Amenities

It is Council policy to preserve the major natural amenities of the County and where appropriate to provide parks and open spaces in association with them.

9.4.10 Policy OS10: National Park

It is Council policy to facilitate the establishment of a Wicklow Mountains National Park.

9.4.11 Policy OS11: Amenity/Viewing Lay-Bys

It is Council policy to secure amenity/viewing lay-bys in areas of recreational amenity and where there are views and prospects of special interest. Car parking for walkers should be provided where possible.



9.4.12 Policy OS12: Trails, Hiking and Walking Routes

It is Council policy to promote the development of regional and local networks of hiking and walking routes and trails.

Implementation of this policy could involve the development of special interest features such as cultural walks designed around a number of literary personalities, and long distance hiking trails taking advantage of the Dublin Mountains. The Council will co-operate with other relevant agencies, both public and private, and local landowners as appropriate.

9.4.13 Policy OS13: Rivers

It is Council policy to maintain and enhance the natural character of the rivers in the County and to promote access, walkways and other recreational uses.

The Council will work in co-operation with South Dublin County Council and Dublin City Council in order to enhance, protect and maintain the Dodder Valley Linear Park. The Council will prepare a management plan for the Dodder Valley.

Specific Objectives

Heritage, Environment, Tourism, Recreation and Amenity

These specific objectives are in addition to a number of specific objectives contained in Chapter 4 and Chapter 14.

It is an objective of the Council to secure the following improvements in relation to recreation and amenity facilities in the County:

- Continue and promote the sustainable development of the seafront area from the City/County boundary at Booterstown to Sandycove through the Local Coastal Plan.
- To secure the provision of a coastal walk/cycleway from the County boundary to Blackrock and support the continuation of a coastal walk from Blackrock DART

station to Seapoint.

- To improve Blackrock Park including the provision of short term recreational parking facilities.
- To secure the re-development of Blackrock Baths for tourism and amenity purposes and improve the pedestrian linkages and visual amenity at Blackrock Baths, DART station, Bath Place car park and the main street. Any redevelopment of Blackrock Baths shall include a substantial pool(s) for public use.
- To facilitate the continued development of the Pavilion theatre and Pavilion Plaza as a public amenity and urban space.
- To secure amenity/viewing lay-bys at Ballinteer-Ticknock, Barnacullia, Ballycorus/Lead Mines.
- To secure the provision of a tourist caravan and camping park at a suitable location on the coast at Shanganagh.
- To facilitate public access to National Monuments in State care and local authority ownership.
- To improve directional and informational signage in the County to inform visitors of the existence and locations of the County's attractions and amenities.
- To promote and encourage the development of additional visitor bed spaces in the County with the provision of additional hotel facilities and short term summer letting units.

Development Control Objectives

Landscape and site features

In order to protect and enhance the character and amenities of the County, the Council will require that existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features be properly identified and retained where appropriate on development sites and that new planting or other landscaping appropriate to the character of the area be provided. The existence of significant natural features on a site will influence the layout. Developers should consult the Council at an early stage in relation to landscaping and planting proposals. Landscaping in new developments shall include planting of flora native to the County.



The developer will be responsible for the grading, hard landscaping, planting and further development of open space, including the provision of pedestrian paths and other facilities. The developer will be required to provide roadside trees, street planting and screen planting where necessary. The Council will encourage developers to plant trees in front gardens before the occupancy of houses.

Where necessary, the Council will require a comprehensive tree and hedgerow survey on drawings of a suitable scale.

Layouts will be required to facilitate the retention of the maximum number of significant trees, which should be adequately protected before and during development.

Where it is necessary to remove trees to facilitate development, the Council may require the planting of semi-mature trees, saplings or tree seedlings or other plants as a condition of the permission.

Security by means of a financial bond may be required to ensure the protection of existing trees on a development site.

Details of tree and hedgerow survey requirements and of measures necessary to protect trees and hedgerows can be obtained by contacting the Parks Department

Public Open Space

Public open space shall be provided throughout the County on a hierarchical basis, ranging in descending order from county parks to small incidental spaces. New and existing parks and open spaces shall be developed to improve recreational facilities to the increasing population in the County and allow for intensification of use. Parks in the County shall be brought up to a similar high standard throughout. This will include provision of playgrounds, all weather sports facilities, pavilions, improved boundary treatments and civic buildings where appropriate. Medium and large-scale housing development proposals bring substantial extra numbers of residents into an area, which can generate the need for a major park providing active and passive recreational facilities. It may not be possible, or

desirable, to locate this space within the confines of the proposed scheme. The Council may require a financial contribution towards the provision of a public park, the need for which is generated in whole or in part by a proposed development.

Development associated with water sports

The Council will normally only permit proposals for development associated with water sports where all the following criteria are met:

- The proposed facilities are compatible with any existing use of water, including non-recreational use.
- It will not result in damage to sites of nature conservation importance or features of archaeological and built heritage.
- The development can be satisfactorily integrated into its landscape or townscape surroundings.
- The development will not have an unacceptable impact on visual amenity especially in Areas of Special Amenity, or other locally importance scenic areas.
- The development will not result in over intensification of use leading to pollution, excessive noise and nuisance.



Photo: Peter Barrow

