

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

FINGAL DEVELOPMENT PLAN 2023-2029

TUESDAY, 20TH SEPTEMBER 2022

Chapter 14 - Development Management Standards

Motion from Councillor Brian McDonagh: 82239

Amend Objective WQ05 in line with C-453-1231

Amend Objective WQ05 to state:

"Objective WQ05 Establish riparian corridors free from new development along all watercourses and streams in the County. Ensure a 30 metre wide riparian buffer strip measured from the top of the bank either side of all watercourses, except in respect of the Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Corduff, Matt and Delvin where a 50m wide riparian buffer strip from top of bank to either side of all watercourses outside urban centres is required as a minimum." as per submission C-453-1231

REPORT:

The Draft Plan addresses the extent of buffer zones along rivers with existing Objective IUO26-Riparian Corridors and Section 14.25.5-Riparian Corridors. It is proposed to increase the riparian buffer strip to 48m outside of development boundaries along the main water bodies of the county, in line with the IFI guidelines. It is also proposed to include a new objective in relation to areas within the development boundaries. These changes are considered under CE CH 9.9 and CE CH 9.10, which are set out below.

CE CH 9.9:

Amend Objective DMSO156 – Ecological Corridors, as follows:

Protect and enhance the ecological corridors along the following rivers in the County by ensuring that no development takes place, outside ~~urban-centres,~~ **development boundaries** within a minimum distance of **48m** ~~30m~~ from each riverbank along the main channels of following rivers Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin,

Bracken River, Daws River, Richardstown River, Turvey River (see Green Infrastructure Maps). A minimum 10m wide riparian buffer strip applies to lands within ~~urban areas~~ **development boundaries**. Additional width may be required to provide for additional protections of sensitive habitats, as appropriate.

CE CH 9.10:

Include a new objective to follow DMSO156, New Objective – Ecological Corridors in Urban Areas

Any redevelopment of existing properties and brownfield sites within 25m from each riverbank along the main channels of following rivers Liffey, Tolka, Pinkeen, Mayne, Sluice, Ward, Broadmeadow, Ballyboghil, Corduff, Matt and Delvin, Bracken River, Daws River, Richardstown River, Turvey River shall provide opportunities for multi-functional green infrastructure, including features which intercept and filter surface water from the site before discharging into the river. These features include, but are not limited to: green roofs, reinforced grass parking bays and water gardens. The use of underground attenuation as part of the redevelopment of existing properties or brownfield sites will not be accepted.

CE CH 9.12:

Edit Section 9.6.8 and objective IOU26 and DMSO211 to reflect the amended and new objective as per CE CH 9.9 and CE CH 9.10 above.

As such, it is considered that the intent of this motion is captured through the Chief Executive's Recommendations in the Chief Executive's Report on submissions received in relation to the Draft Plan, outlined above.

RECOMMENDATION:

No change to the Chief Executive's Recommendations.