

## Coastal Development Patterns

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## Context

- Rise and fall of 'common good' ideologies
  - Early 1900's – Concerns over housing conditions in new industrial cities – Early planning legislation
  - Post WW2 – Rebuilding Europe – second round of more comprehensive planning legislation
  - Dominance of 'free-market' ideologies – Fragmentation of the 'common good'
  - Planning systems mediating between competing private interests

## Coastal Development Patterns

- Context
- Development Pressures
- Policies
- Integrated Coastal Zone Management
- Challenges and Opportunities

## Context

- The Coast & Society
  - Do we have a clear view?
  - Historical perspective
    - Hunter/gathering economy
    - Transportation/Trade
    - Sanitation potential
    - Invasion Threat
  - Implications for settlement patterns

## Context

- Purpose of our planning system:

"To provide, **in the interests of the common good**, for proper planning and sustainable development including the provision of housing"

## Context

- Human Environment
  - Significant proportion of our population live in coastal zone locations
  - Many derive livelihood from marine or coastal activities
  - Some key economic activities require a coastal location
  - Key focus for recreation & tourism - transport

## Context

- Natural Environment
  - Landscape Importance
    - Developed
    - Undeveloped
    - Isolated/Remote
    - Sensitivity
  - Cultural/Spiritual Importance
    - "We'll sail the salt seas over and we'll return once more, And still I live in hope to see the Holy Ground once more"
  - Unique and Distinctive Habitats
    - Sensitivity
    - Human interrelationship

## Development Pressures

- Tourism
  - Economic Importance
  - Coasts – key attraction – relationship to transportation - requires policies to protect and enhance
  - Poor quality development or inappropriate location – harmful to natural and built heritage - reduces quality of visitor experience – detrimental effect on local economies
  - Development generally directed towards developed areas of coast – opportunities to regenerate run down waterfront areas
  - Where development requires location outside developed areas – preference for re-use of existing buildings, high standard of design, protect views along the coast and from the sea

## Context

- Built Environment
  - Highly adapted settlement patterns
  - Unique buildings and engineering structures
  - Opportunities for urban regeneration

## Development Pressures

- Sports and Recreation
  - Supports tourism
  - Potential conflict with important landscape and nature conservation considerations
  - Planning Control only partial solution – some issues require partnership approach
  - Marinas
    - Generally locate within urban areas
    - Re-use of redundant waterfront areas
    - Reduce need to travel
    - Access to land based services
  - Walking & Bathing
    - Access & Transportation – Increasing car ownership brings more remote areas under pressure
    - Reduced car usage may change pattern of demand
    - Good management can minimize impact
  - Pedestrian Access
    - Potential of coastal path network
    - Public safety
    - Positive aspect of new development

## Context

- Governance
  - Government Departments
    - Aquaculture, Defense, Engineering, Fisheries, Marine & River Transport
  - Local Authorities
    - Land use planning, Roads, Rights of Way, Car Parking, Economic Development
  - Development Agencies
  - Port and Harbor Administrations
  - Community Groups

## Development Pressures

- Energy
  - Power Stations
    - Cooling water, transport of fuel by sea
    - Visual impact, pollution risk
    - Need to balance national energy requirements with need to protect built and natural environment
  - Renewable Energy
    - Wind & tidal can have significant impact
  - Petroleum Refining
- Ports
- Waste Water Treatment
  - Trend towards estuarial location
- Mineral Extraction
  - Rock & Aggregates
  - Oil & gas

## Policy

- EU Directives & National Legislation
  - Bathing Waters
  - Conservation of Wild Birds
  - Assessment of Environmental Effects
  - Urban Waste Water Treatment
  - Conservation of Natural Habitats and of Wild Fauna and Flora
  - Water Framework
  - Heritage Coast designations

## Policy

- Risks
  - Flooding, erosion by sea, land slip and rock falls
  - Avoid putting further development at risk
  - Avoid reliance on extensive engineering works
  - Avoid transferring risk to another location
  - Managed retreat may be the best policy

## Policy

- Conservation
  - Protect & enhance natural character and landscape on undeveloped coast
  - Give absolute protection to remote/isolated coast
  - Limit visually intrusive development
  - Effect on habitat
  - Large development most obvious threat
  - Cumulative effect of smaller development
  - Areas of special control create pressures in other areas

## Policy

- Development Plans
  - Define & classify the coastal zone
    - Appropriate policies for remote/isolated, developed, despoiled
  - Safeguard the environment
  - Identify areas where opportunities exist for development that requires a coastal location
  - Identify parts of the coast where physical constraints or risks make development inappropriate
  - Identify those parts of the coast where opportunities for regeneration or enhancement

## Policy

- Development
  - Respect the coast as scarce resource
  - Development Plans should not make provision for development that does not require a coastal location
  - Opportunities for restructuring and regeneration areas of developed coast
  - Reclaiming derelict land

## Integrated Coastal Zone Management

- Issues
  - Planning and other regulation not fully integrated especially between terrestrial and marine sectors
  - Human activity and climate change placing scarce coastal resource under increasing pressure
  - Conflicts between competing interest groups

## Integrated Coastal Zone Management

- Aims
  - Key tool for coastal policy development
  - Bring together stakeholders
  - Inform, support, develop 'joined up' approach
  - Better integration between policies – more effective

## Challenges & Opportunities

- Importance attached to the coast....
- Value as a scarce resource.....
- Coasts physically transcend national boundaries.....
  - Terretorial policy cohesion
    - Classification, character assessment, value, policy framework
    - Role of the EU
    - Single approach for Ireland
  - Legislative framework for CZM

## Integrated Coastal Zone Management

- Principles
  - Long term thinking – beyond traditional planning time frames to take account of long-term issues like climate change
  - Bigger picture thinking – Taking both marine and terrestrial issues into account
  - Encourage flexibility and adaptation
  - Work with nature
  - Combination of techniques
  - Stakeholder involvement

## Coastal Development Patterns

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Thank you

## Integrated Coastal Zone Management

- Issues for the future
  - Needs a legislative framework
    - When
    - Who
    - What
    - Flexibility
    - Implementation & Enforcement
  - Consensus on applicability and best practice methodologies