

# Public Document Pack

## COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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P.O. Box 174  
County Hall  
Swords  
Fingal  
Co. Dublin

Thursday, 22 September 2016

To Each Member of the Howth Malahide Area Committee (Services B - Strategic & General Matters)

Dear Councillor

A meeting of the Howth Malahide Area Committee (Services B - Strategic & General Matters) will be held in the Baldoyle Library - Baldoyle at 3.30 pm on Wednesday, 5th October, 2016 to consider the following Agenda:

Yours Faithfully

B. Buckley  
Meetings Administrator  
Corporate Services Division

.....  
This meeting may be filmed for live or subsequent broadcast via the Council's website. At the start of the meeting the Chair will confirm if all or part of the meeting is being filmed.

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use of those images and sound recordings for webcasting. Members of the public and press should confine themselves to the area provided so that their image is not captured on film. If you have any queries regarding this, please contact the Corporate Services Department on ext 5795.

## A G E N D A

- 1 Confirmation and reaffirmation of Minutes (a) Minutes of the Howth/Malahide Area Committee (Services B - Strategic and General Matters Meeting held on Wednesday, 7th September, 2016. (Pages 1 - 8)**

(to be circulated)

## QUESTIONS

- 2 Councillor C. O'Callaghan - Social Housing AI029619 (Pages 9 - 10)**  
 "To ask the Chief Executive with respect to Holywell Swords how many social housing units are there; of what type (ie apartment, duplex, house) and of what size (how many bedrooms)?"
- 3 Councillor C. O'Callaghan - Holywell, Swords. AI029620 (Pages 11 - 12)**  
 "To ask the Chief Executive with respect to the construction of Holywell, Swords on what precise date were building works completed?"
- 4 Councillor C. O'Callaghan - Cladding at bottle bank. AI029621 (Pages 13 - 14)**  
 "To ask the Chief Executive what progress has been made since the last meeting on the implementation of the two motions passed by the Howth Malahide Area B Committee that the Council provide cladding at the bottle bank, Harbour Road, Howth?"
- 5 Councillor D. Ni Laoi - Voids in Howth Malahide area. AI029691 (Pages 15 - 16)**  
 "To ask the Chief Executive will he give an update on current voids in the Howth/Malahide area and expected dates of completion of works

to same?"

- 6** Councillor B. McDonagh - Planning enforcement. AI029652 (Pages 17 - 18)

"To ask the Chief Executive to report on planning enforcement activity in respect of a complaint regarding disputed ownership of part of the lands at the Old St. Anne's church site Portmarnock?"

- 7** Councillor D. Healy - Signage for Howth. AI029697 (Pages 19 - 20)

"To ask the Chief Executive when the draft signage scheme for Howth will be circulated

Councillor D. Healy - Signage for Howth  
item HMA/301/15

It was proposed by Councillor D. Healy, seconded by Councillor C. O'Callaghan

Following discussion it was agreed to circulate a draft scheme to the members.

The report was Following discussion the motion was AGREED?"

#### COMMUNITY BUSINESS

- 8** New Works, acceptance of tenders, etc.  
**9** Applications for Funding

#### WATER BUSINESS

- 10** New Works, acceptance of tenders, etc.

#### GENERAL BUSINESS

- 11** Naming and Commemorative Memorial Assessment Committee - Nomination of Two Councillors (Pages 21 - 22)
- 12** New Works, acceptance of tenders, etc.
- 13** Proposed Disposals:

#### PLANNING BUSINESS

- a** Update on provision of Baldoyle to Portmarnock Walkway/Cycleway (Pages 23 - 24)
- b** Hole in The Wall Road Junction Upgrade: Initiation of Procedure Pursuant to Part XI of the Planning and Development Acts 2000-2014 and Part 8 of the Planning and Development Regulations 2001 - 2013. (Pages 25 - 38)
- 15** Applications for Planning Permission and Decision - Files requested by Members: (Pages 39 - 42)
  - (a) files requested by Area Chairperson
  - (b) files relating to the Howth/Malahide Electoral Areas.
- 16** Files requested by the Manager.

#### ENVIRONMENT BUSINESS

- 17** New Works, acceptance of tenders, etc.

#### HOUSING BUSINESS

- 18** "Social Housing Strategy 2020 - Fingal Housing Programme 2015 - 2017" (Pages 43 - 44)
- 19** New Works, acceptance of tenders etc.
- 20** Proposed Disposals:

**21 Sketch layouts for proposed dwellings in the Housing Construction Programme -**

Initiation of Procedure pursuant to Part XI Local Government (Planning and Development) Act 2000.

**PARKS AND  
HERITAGE BUSINESS**

**22 New Works, acceptance of tenders, etc.**

**23 Area Chairperson's Business: Councillor K. Redmond.**

**MOTIONS**

**24 Councillor C. O'Callaghan - Draft report on Inspection on Fire Safety. AI029622 (Pages 45 - 46)**

"That the Chief Executive report on when was the last possible date that the Council could have taken building control action with respect to fire safety defects identified in the Draft Report on Inspection on Fire Safety Issues for Fingal County Council 9th March 2012 prepared by Michael Collins Associates Architects and Michael Slattery Associates Fire Safety Consultants and on what basis is this date arrived at?"

**25 Councillor D. Healy - Pedestrian / cycle link through Red Arches. AI029694 (Pages 47 - 48)**

"That the Chief Executive work, in cooperation with other relevant parties such as Dublin City Council, Iarnród Éireann and relevant landowners, implement Objective TM23 of the Baldoyle Stapolin Local Area Plan to open the pedestrian and cycle link through the Red Arches, as soon as possible, given the unsatisfactory nature of the existing alternative routes available for crossing the railway and the value to the local community of the link that would be created, taking into account the existing public use of the amenity zoned land in the area and putting in place need a suitably designed crossing of the building haul road.

("Objective TM 23 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. Phasing: Prior to the completion of 200 units, or as soon as may be, following any required third party agreements and subject to feasibility)."

**26 Councillor C. O'Callaghan - Marketing suite at Racecourse Park, Baldoyle. AI029623 (Pages 49 - 50)**

"That the Chief Executive report on the transfer of the former Marketing Suite at the Racecourse Park, Baldoyle; the plans to provide community uses at this building; what plans are in place to consult with the local community and possible uses; and on what is causing the substantial delay of this transfer."

**27 Councillor D. Healy - public right of way between Grange Road and Howth Dart Station. AI029607 (Pages 51 - 52)**

"That the Chief Executive take enforcement action against the blocking of the public right of way between Grange Road and Howth Dart Station."

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**Comhairle Contae Fingal  
Fingal County Council**

Minutes of Howth Malahide Area Committee (Services B - Strategic & General Matters)

**Wednesday, 7th September, 2016**

**PRESENT**

McDonagh, Brian  
Healy, David  
Ni Laoi, Daire

Guerin, Jimmy  
Redmond, Keith  
Lavin, Anthony

The Area Chairperson, Councillor Eoghan O'Brien, presided.

**OFFICIALS PRESENT**

Philip Long (Senior Executive Officer), Helena Bergin (Acting Conservation Officer), Jim Cleary (Senior Engineer), Rory O'Byrne (County Arts Officer), Hans Visser (Executive Parks Superintendent), Mary Egan (Senior Executive Officer), Paul Smyth (Senior Executive Officer), Pat Boyle (Senior Architect), Declan Ryan (Administrative Officer), Hazel Craigie (A/Senior Planner), Stephen Peppard (Senior Executive Officer), Jackie Fowler, Niall McCoitir (Assistant Staff Officer) and Eileen McCulloch (Clerical Officer)

**HMB/160/16** (Agenda Item No 1)

Confirmation and reaffirmation of Minutes (a) Minutes of the Howth/Malahide Area Committee (Services B - Strategic and General Matters Meeting held on Wednesday, 1st June, 2016.

It was PROPOSED by Councillor E. O'Brien, seconded by Councillor A. Lavin and RESOLVED.

"That the recommendations contained in the minutes of the Howth/Malahide Area Committee meeting (Services B) 1<sup>st</sup> June, 2016 be ADOPTED and APPROVED

**QUESTIONS**

It was proposed by Councillor E. O'Brien, seconded by Councillor A. Lavin and RESOLVED:

"That pursuant to Standing Orders No. 85 Questions 2-10 inclusive be ADOPTED and APPROVED.

**HMB/161/16** (Agenda Item No 2)

Councillor E. O'Brien - Update on the Kinsealy LAP. AI027367

**HMB/162/16** (Agenda Item No 3)

Councillor A. Lavin - New Bridge at Back Road Malahide. AI028038

**HMB/163/16** (Agenda Item No 4)

Councillor C. O'Callaghan - Contruction Phase of the Holywell Estate. AI027997

**HMB/164/16** (Agenda Item No 5)

Councillor C. O'Callaghan - Progress Report on the Implementation of Two Motions  
AI027996

**HMB/165/16** (Agenda Item No 6)

Councillor C. O'Callaghan - Update on the former Marketing Suite at the Baldoyle  
Racecourse AI027995

**HMB/166/16** (Agenda Item No 7)

Councillor D. Healy - Baltray Park. AI028042

**HMB/167/16** (Agenda Item No 8)

Councillor D. Healy - Planning Enforcement. AI028043

**HMB/168/16** (Agenda Item No 9)

Councillor D. Ni Laoi - Enforcement issue Balscadden Road. AI028032

**HMB/169/16** (Agenda Item No 10)

Councillor B. McDonagh - Planning enforcement. AI028012

**HMB/170/16** (Agenda Item No 11)

New Works, acceptance of tenders, etc.

It was NOTED there was no business under this heading

**HMB/171/16** (Agenda Item No 12)

Applications for Funding

## **ITEM NO. 12**

### **APPLICATION FOR COMMUNITY FUNDING**

An application for funding under the Council's Community Activities Funding Scheme has been received from the organisation listed below. It is proposed to make funding available to this organisation, in accordance with the conditions of the scheme, up to the amount set out hereunder:-

**GROUP  
AMOUNT**

**CATEGORY OF FUNDING**

|                                                      |                       |
|------------------------------------------------------|-----------------------|
| Bayside Bowls<br>€2,753.68<br>Active Retirement Club | Purchase of Equipment |
|------------------------------------------------------|-----------------------|

**TOTAL : €2,753.68**

It was proposed by Councillor E. O'Brien, seconded by Councillor B. McDonagh .

That this Committee recommend that the County Council APPROVE the funding of the foregoing report".

**HMB/172/16** (Agenda Item No 13)  
New Works, acceptance of tenders, etc.

It was NOTED there was no business under this heading

**HMB/173/16** (Agenda Item No 14)  
New Works, acceptance of tenders, etc.

It was NOTED there was no business under this heading

**HMB/174/16** (Agenda Item No 15)  
Proposed Disposals:

**HMB/175/16** (Agenda Item No 16)  
Update on provision of Baldoye to Portmarnock Walkway/Cycleway

Mr. H. Visser, Executive Parks Superintendent gave the meeting an update on progress on the provision of a walking and cycling route between Portmarnock and Baldoyle.

The attached Report was NOTED

**HMB/176/16** (Agenda Item No 17)

Report on Public Display of Review of the Record of Protected Structures.

Ms. H. Bergin, Conservation Officer gave the meeting a presentation on the Report on Public Display of Review of the Record of Protected Structures.

Following a discussion the Report was NOTED.

**HMB/177/16** (Agenda Item No 18)

Applications for Planning Permission and Decision - Files requested by Members:

It was **NOTED** there was no business under this heading.

**HMB/178/16** (Agenda Item No 19)

Files requested by the Chief Executive.

It was NOTED there was no business under this heading

**HMB/179/16** (Agenda Item No 20)

New Works, acceptance of tenders, etc.

It was NOTED there was no business under this heading

**HMB/180/16** (Agenda Item No 21)

Financial assistance to Approved Housing Bodies under the Capital Assistance Scheme - Call for CAS 2016 to provide units of living accommodation in the Howth Malahide area .

Ms. Mary Egan gave a Report to the meeting on Financial assistance to Approved Housing Bodies under the Capital Assistance Scheme – Call for CAS 2016 to provide units of living accommodation in the Howth Malahide area.

The attached Report was NOTED.

**HMB/181/16** (Agenda Item No 22)  
New Works, acceptance of tenders etc.

It was NOTED there was no business under this heading

**HMB/182/16** (Agenda Item No 23)  
Proposed Disposals:

It was NOTED there was no business under this heading

**HMB/183/16** (Agenda Item No 24)  
Sketch layouts for proposed dwellings in the Housing Construction Programme -

It was NOTED there was no business under this heading

**HMB/184/16** (Agenda Item No 25)  
New Works, acceptance of tenders, etc.

It was NOTED there was no business under this heading

**HMB/185/16** (Agenda Item No 26)  
Proposed Disposals:

**HMB/186/16** (Agenda Item No 26a)  
Proposed disposal of land adjoining Scoil Mhuire, between Tuckett's Lane and Grace O'Malley Drive, Howth to St. Laurence O'Toole Diocesan Trust.

**26 (a) Proposed disposal of land adjoining Scoil Mhuire, between Tuckett's Lane and Grace O'Malley Drive, Howth to St. Laurence O'Toole Diocesan Trust.**

The attached report by the Chief Executive, which had been circulated was NOTED.

**HMB/187/16** (Agenda Item No 26b)

Proposed disposal of water pumping station at "Drisogue", Seamount Road,  
Malahide, Co. Dublin - Niall and Olga Daly.

**26 (b) Proposed disposal of water pumping station at "Drisogue", Seamount Road, Malahide, Co. Dublin – Niall and Olga Daly.**

The attached report by the Chief Executive, which had been circulated was NOTED.

**HMB/188/16** (Agenda Item No 26c)

Proposed grant of right of way over land adjoining 1 Old Street, Malahide to Mr. Mark Fitzpatrick.

**26 (c) Proposed grant of right of way over land adjoining 1 Old Street, Malahide, to Mr. Mark Fitzpatrick**

The attached report by the Chief Executive, which had been circulated was NOTED.

**HMB/189/16** (Agenda Item No 27)

Area Chairperson's Business: Councillor E. O'Brien - Telephone Boxes - Malahide

The attached Motion was proposed by Councillor E. O'Brien, seconded by Councillor J. Guerin:

The attached report by the Chief Executive was READ:

Following discussion the Members asked that the following be included in the proposed letter to Eircom; to request details of the number of phone calls conducted from these telephone boxes and to ask if there is a need to retain one phone box to provide a Wi-Fi hotspot.

The Report was NOTED

**HMB/190/16** (Agenda Item No 28)  
Councillor D. Healy - Moyne Road

The attached Motion was proposed by Councillor D. Healy, seconded by Councillor E. O'Brien.

The attached Report by the Chief Executive was READ:

The Motion was AGREED.

**HMB/191/16** (Agenda Item No 29)  
Councillor D. Ni Laoi - Martello Tower Howth. AI028031

The attached Motion was proposed by Councillor D. Ni Laoi, seconded by Councillor E. O'Brien.

The attached Report by the Chief Executive was READ:

The Motion was AGREED.

**HMB/192/16** (Agenda Item No 30)  
Councillor A. Lavin - Right of Way Carey's Lane Streamstown Malahide. AI028035.

The attached Motion was proposed by Councillor A. Lavin, seconded by Councillor E. O'Brien.

The attached Report by the Chief Executive was READ:

Following discussion Councillor A. Lavin agreed to provide a detailed map and photos of the location and legal advice is to be sought from the Law Agent in relation to this matter.

The Motion was AGREED.

**HMB/193/16** (Agenda Item No 31)  
Councillor D. Healy: Baltray Park. AI027981

The attached Motion was proposed by Councillor D. Healy, seconded by Councillor D. Ni Laoi.

The attached Report by the Chief Executive was READ:

Following discussion the Motion was put and on division the voting resulted as follows:

For - (4)  
Against - (3)  
Abstain - (0)

**For:** Councillor. D. Healy, Councillor B. McDonagh, Councillor D. Ni Laoi, Councillor E. O'Brien

**Against:** Councillor J. Guerin, Councillor A. Lavin, Councillor K. Redmond

The Cathaoirleach declared the Motion PASSED.

The Meeting concluded at 4.50 am

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**AREA CHAIRPERSON**

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**DATED**

COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

Howth/Malahide Area Committee  
(Services B – Strategic & General Matters)

5<sup>th</sup> October 2016

ITEM NO: 2

**SOCIAL HOUSING – HOLYWELL, SWORDS**

**Question: Councillor C. O'Callaghan - Social Housing AI029619**

“To ask the Chief Executive with respect to Holywell, Swords, how many social housing units are there; of what type (ie apartment, duplex, house) and of what size (how many bedrooms)?”

Reply:

The breakdown of Social Housing in the Holywell Development is as follows;

|       |        |                                     |
|-------|--------|-------------------------------------|
| 1 Bed | 4 No.  | All apartments                      |
| 2 Bed | 40 No. | 38 apartments + 2 duplex apartments |
| 3 Bed | 4 No.  | 1 Duplex & 3 House                  |



COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>TH</sup> OCTOBER, 2016

ITEM NO 3

**HOLYWELL, SWORDS. AI029620**

**Councillor C. O'Callaghan**

“To ask the Chief Executive with respect to the construction of Holywell, Swords on what precise date were building works completed?”

**Reply:**

Before March 2014, there was no obligation on the Builder to send in Completion Certificates to the Building Control Authority, however our other records indicate that construction occurred between 2004 and 2006 inclusive, starting with phase 1 and ending with phase 3 (going north to south).



COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>th</sup> October, 2016

ITEM NO 4

Question: Councillor C. O'Callaghan - Cladding at bottle bank.

“To ask the Chief Executive what progress has been made since the last meeting on the implementation of the two motions passed by the Howth Malahide Area B Committee that the Council provide cladding at the bottle bank, Harbour Road, Howth.”

Reply:

The Environment Division have met with a representative of the contractor responsible for the bottle banks with a view to improving both the condition and the aspect of this site. Following discussion, the contractor agreed to undertake such works that would allow for an improvement of this site. These works include reducing the number of bottle banks on site, reconfiguring the remaining bottle banks and also increasing the cleaning regime around the bottle banks. The Operations Department will also continue with their arrangement with the Harbour Master to clean and maintain the car park in which the bring bank is located. In addition, Fingal County Council will continue discussions with the Department of Agriculture, Food and the Marine on the matter of cladding.



**COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL**

**Meeting of Howth Malahide Area Committee  
(Services B – Strategic & General Matters)**

**Wednesday 5<sup>th</sup> October 2016**

ITEM NO. 5

**VOIDS IN HOWTH MALAHIDE AREA**

Question: Councillor D. Ni Laoi

“To ask the Chief Executive will he give an update on current voids in the Howth/Malahide area and expected dates of completion of works to same?”

Reply:

There are currently four void properties in the Howth/Malahide area. Three of the properties are in the lettings process and the fourth property has been tendered for the procurement of pre-let repairs.



COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5th OCTOBER 2016

PLANNING ENFORCEMENT

ITEM NO. 6

Question: Councillor B. McDonagh.

“To ask the Chief Executive to report on planning enforcement activity in respect of a complaint regarding disputed ownership of part of the lands at the Old St. Anne's church site Portmarnock?”

Reply:

Planning permission was granted for a two storey building including a supermarket at this location on foot of permission Reg. Ref. F15A/0265.

A complaint has been received in connection with this permission but as no works have commenced on site to date, there are no grounds for enforcement action. The complaint relates to boundaries and ownership of land and, as such, are not matters that would involve the Planning Authority.



COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>th</sup> OCTOBER, 2016

ITEM NO 7

**SIGNAGE FOR HOWTH AI029697**

Question: Councillor D. Healy

“To ask the Chief Executive when the draft signage scheme for Howth will be circulated

Councillor D. Healy - Signage for Howth item HMA/301/15

It was proposed by Councillor D. Healy, seconded by Councillor C. O’Callaghan

Following discussion it was agreed to circulate a draft scheme to the members.

The report was Following discussion the motion was AGREED?”

Report:

A draft signage scheme was developed a few years ago for Howth, but was never implemented. A new standardized design approach has been developed over the last year by Fingal County Council for all trails and parks in the County and this template will be used for the signage in Howth. In the next two weeks, the new prototypes will be installed in St. Catherines Park in Lucan and Ardgillan Demesne to test them in terms of aesthetics, engineering and resistance to vandalism. If the County Council is satisfied with their performance a procurement framework will be developed before the end of the year, which will include the development of a signage package for Howth, with a particular focus on the promenade.



COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING

(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>TH</sup> OCTOBER, 2016

ITEM NO. 11

## NAMING & COMMEMORATIVE MEMORIAL COMMITTEE

The commemoration of significant historical events, anniversaries or people associated with or who have made important social, cultural or economic contributions to Fingal is supported by Fingal County Council. The Naming & Commemorative Memorial Policy sets out a framework for the evaluation and approval of proposals for the installation of commemorative plaques, memorials or monuments in public places and buildings or the naming of certain types of public infrastructure to honour or celebrate individuals, groups or events of significance in Fingal.

The Policy provides for an Assessment Committee composed of 6 Councillors (2 from each Area Committee) together with a community or local representative from each of the three areas bringing the total membership of the Assessment Committee to nine.

Two nominations from the Howth/Malahide Area Committee are requested to form the Naming & Commemorative Memorial Committee.



COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>th</sup> OCTOBER, 2016

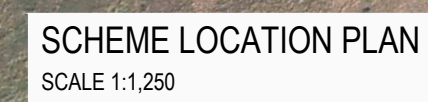
ITEM NO 14a

UPDATE ON PROVISION OF BALDOYLE TO PORTMARNOCK  
WALKWAY/CYCLEWAY

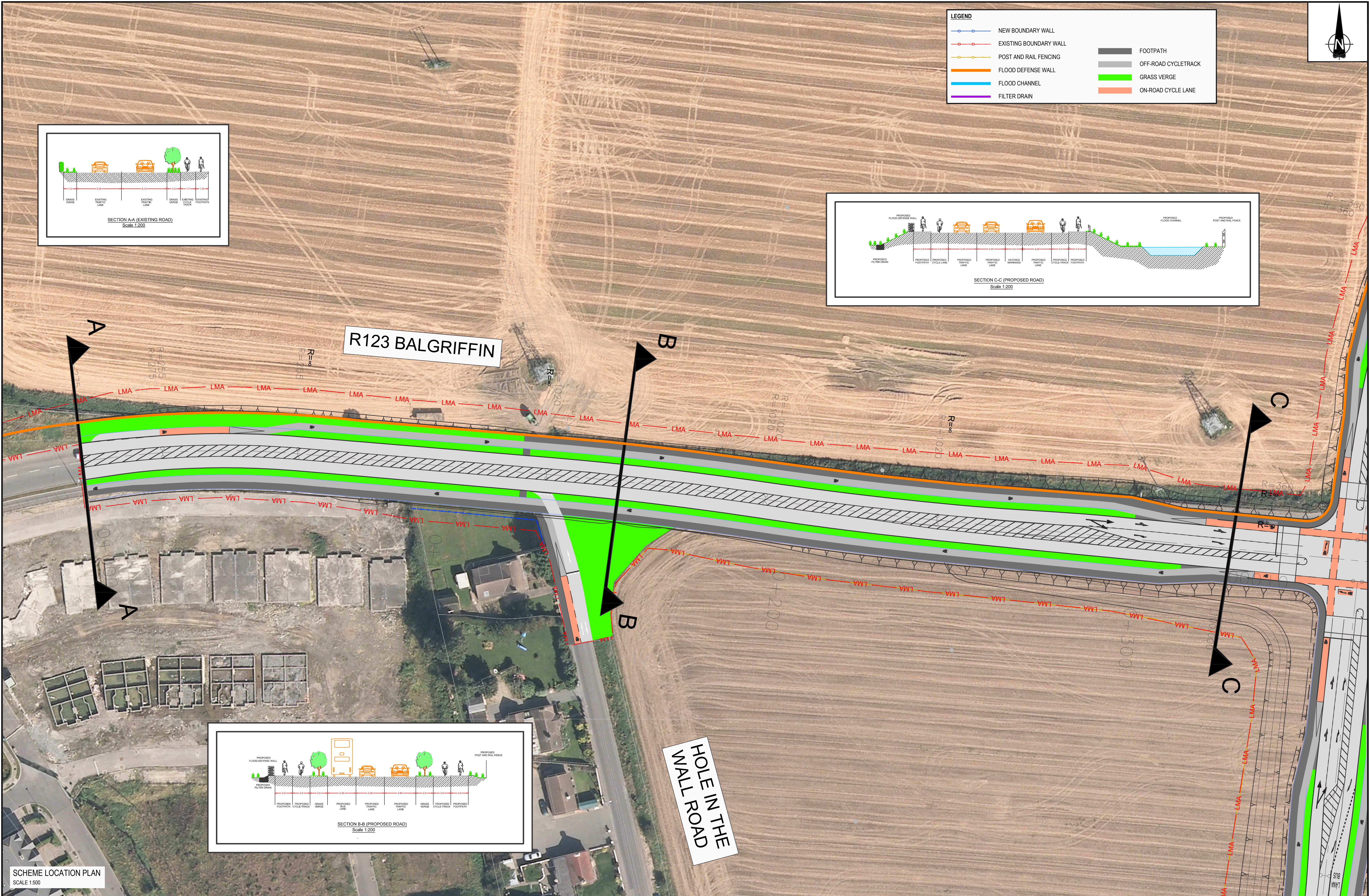
Reply:

The preparation of the tender documentation for the development of the walking and cycling route is ongoing.



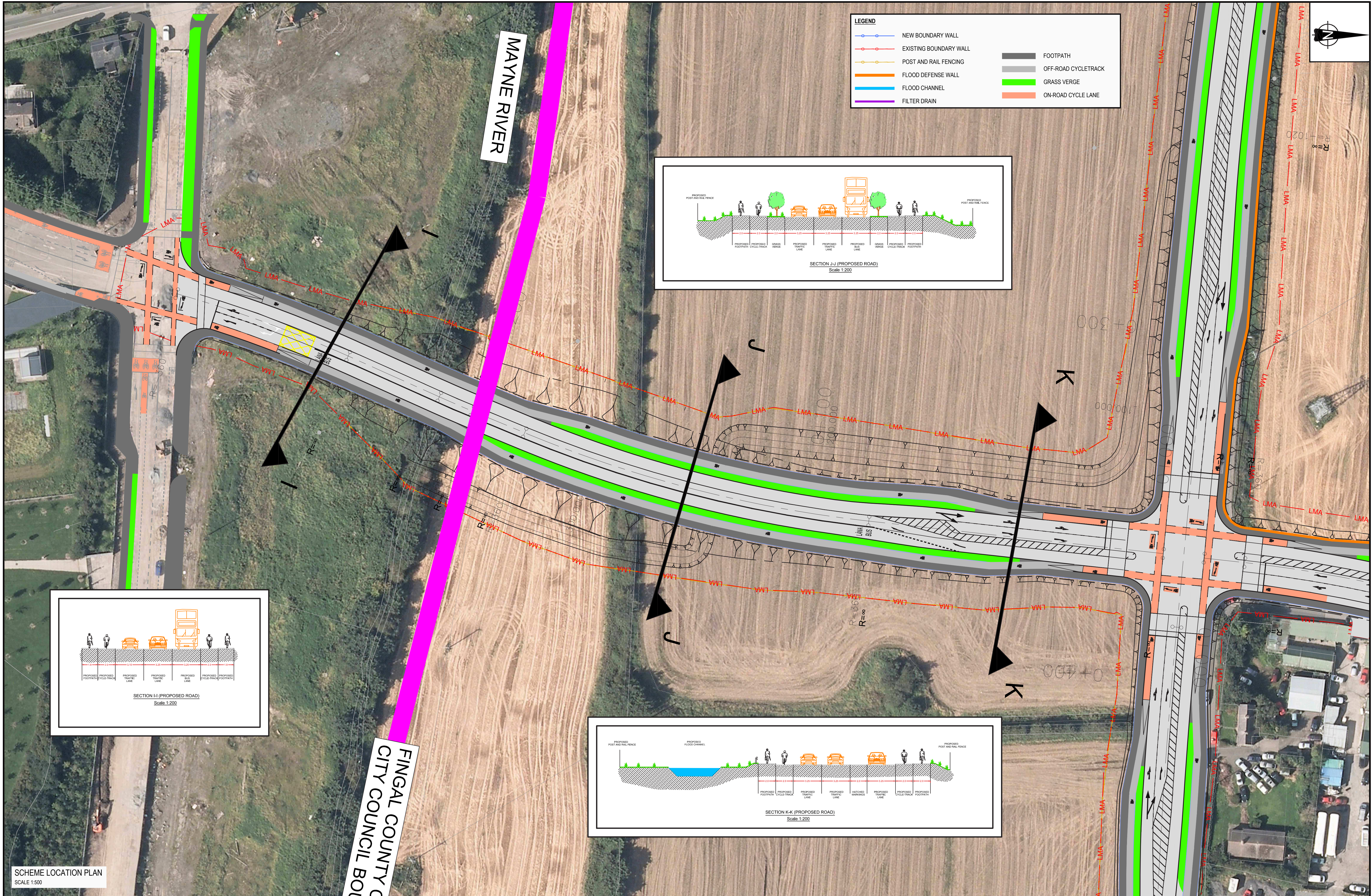
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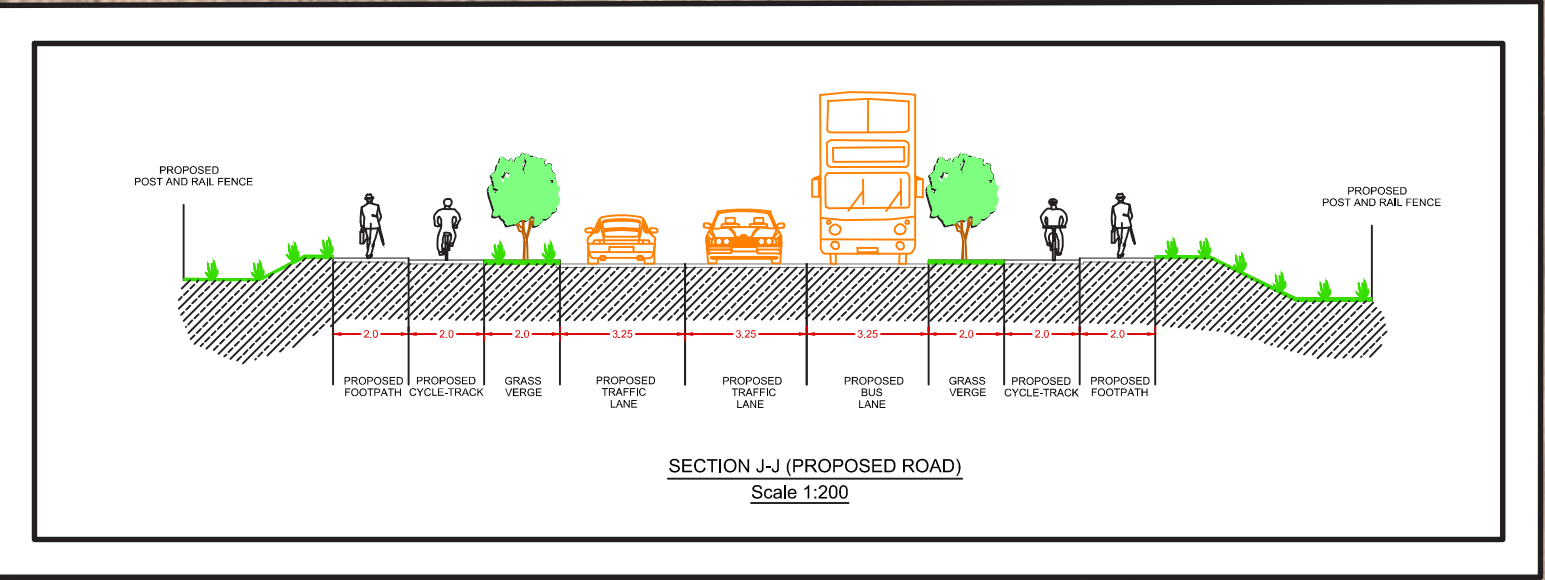
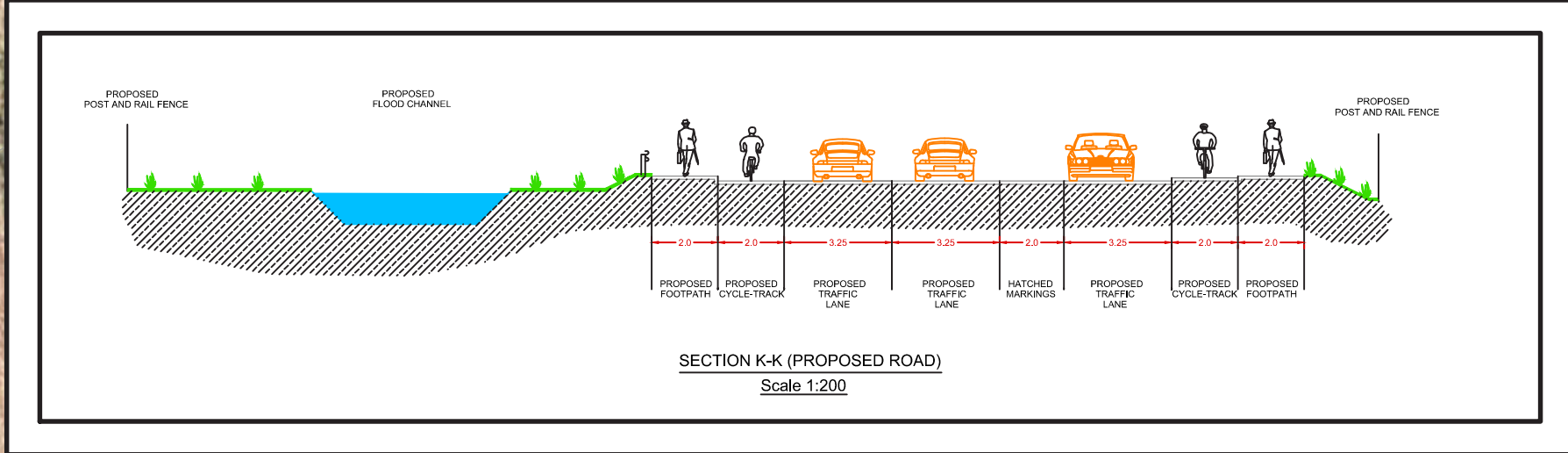
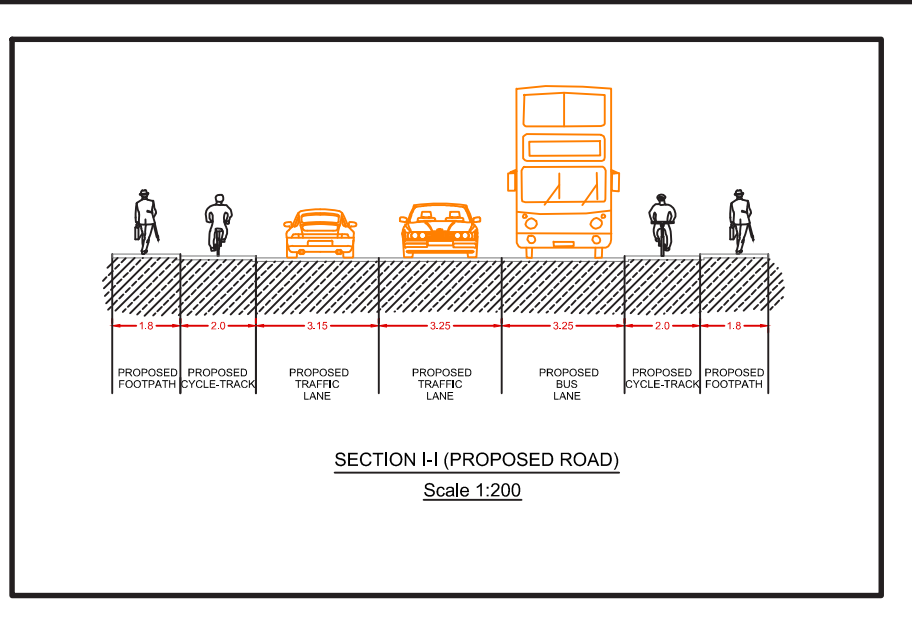


|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    |                                              |                    |       |               |  |                 |                  |                 |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------|-------|---------------|--|-----------------|------------------|-----------------|--|
|  <p>Fingal County Council<br/>County Hall,<br/>Main Street,<br/>Swords,<br/>County Dublin</p> |  <p>Halcrow Barry Limited<br/>Classon House<br/>Dundrum Business Park,<br/>Dundrum Road<br/>Dublin 14,<br/>Ireland</p> <p>Phone: +353-1-485 1400<br/>Email: info@hbarry.ie</p> | <div><div></div><div></div><div></div></div> | Job                | Title | Issue Details |  |                 |                  | Office Use Only |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    | Designed: AM                                 |                    |       | Draft         |  | X               | Job No. Y5138    |                 |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    | Drawn: R08                                   |                    |       | Approval      |  |                 | Date: APRIL 2016 |                 |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    | Checked: DH                                  |                    |       | Tender        |  | Drawing No.     |                  | Rev.            |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    | Approved: LP                                 |                    |       | Construction  |  | Y5138-PL-003    |                  |                 |  |
|                                                                                                                                                                                  |                                                                                                                                                                                                                                                                    | Scale: As Shown @ A1                         |                    |       | Record        |  | File Ref. Y5138 |                  | A               |  |
| Rev                                                                                                                                                                              | Date                                                                                                                                                                                                                                                               | By                                           | Amendments         |       |               |  |                 |                  |                 |  |
| A                                                                                                                                                                                | 22/04/16                                                                                                                                                                                                                                                           | R08/DH                                       | ISSUE FOR PLANNING |       |               |  |                 |                  |                 |  |





SCHEME LOCATION PLAN  
SCALE 1:500



| LEGEND |                        |
|--------|------------------------|
|        | NEW BOUNDARY WALL      |
|        | EXISTING BOUNDARY WALL |
|        | POST AND RAIL FENCING  |
|        | FLOOD DEFENSE WALL     |
|        | FLOOD CHANNEL          |
|        | FILTER DRAIN           |
|        | FOOTPATH               |
|        | OFF-ROAD CYCLETRACK    |
|        | GRASS VERGE            |
|        | ON-ROAD CYCLE LANE     |



Fingal County Council,  
County Hall,  
Main Street,  
Swords,  
County Dublin

**HalcrowBarry**

Halcrow Barry Limited  
Classon House  
Dundrum Business Park,  
Dundrum Road  
Dublin 14,  
Ireland

Phone: +353-1-485 1400  
Email: info@jbbarry.ie

|     |          |        |                    |
|-----|----------|--------|--------------------|
| Rev | Date     | By     | Amendments         |
| A   | 22/04/16 | R08/DH | ISSUE FOR PLANNING |

Job  
**HOLE IN THE WALL ROAD  
JUNCTION UPGRADE**

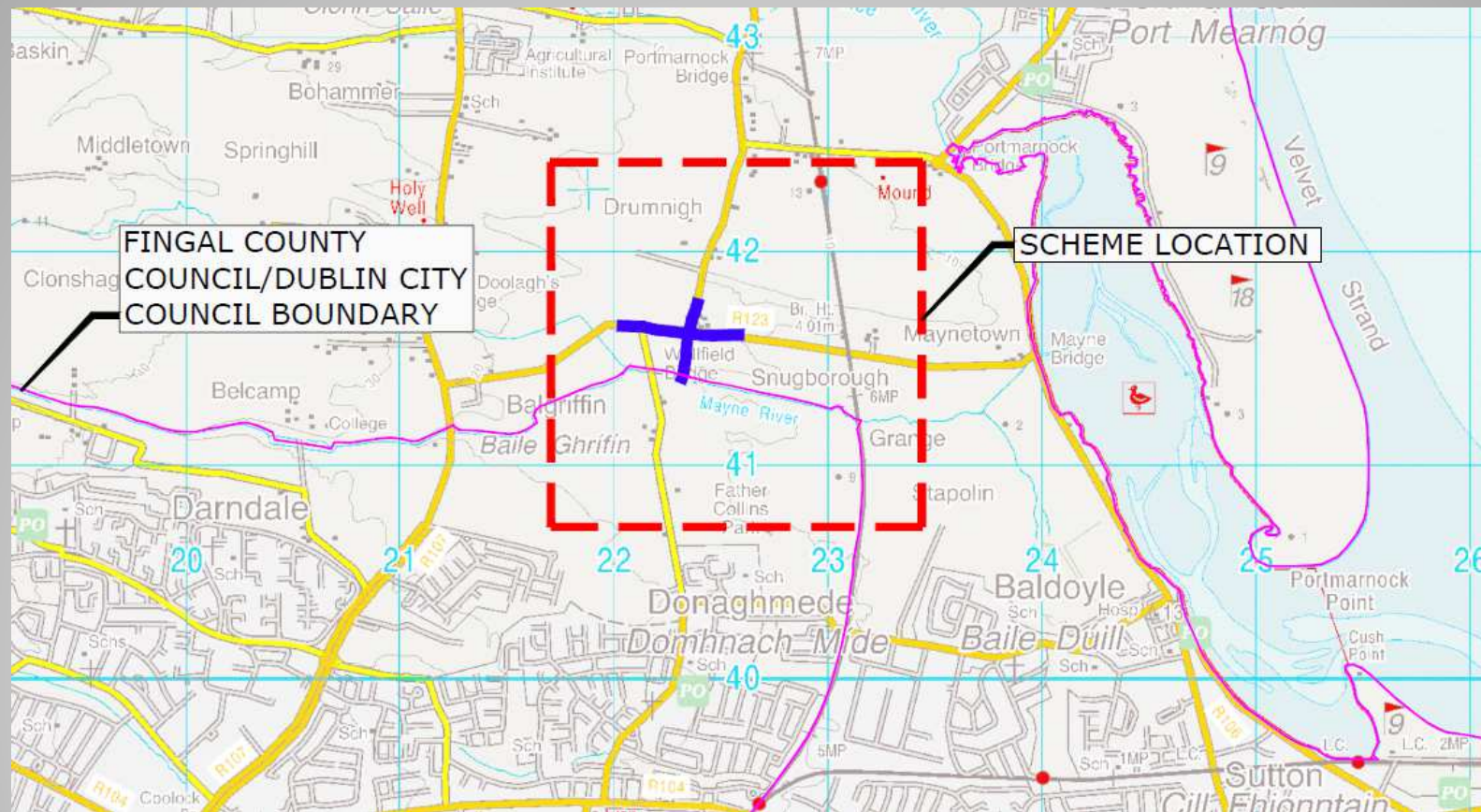
Title  
CROSS SECTION LOCATIONS  
SHEET 4 OF 4

| Issue Details        |              | Office Use Only          |        |
|----------------------|--------------|--------------------------|--------|
| Designed: AM         | Draft        | Job No. Y5138            |        |
| Drawn: R08           | Approval     | Date: APRIL 2016         |        |
| Checked: DH          | Tender       | Drawing No. Y5138-PL-006 | Rev. A |
| Approved: LP         | Construction |                          |        |
| Scale: As Shown @ A1 | Record       | File Ref. Y5138          |        |



# Hole in the Wall Road Junction Upgrade

# Scheme Location

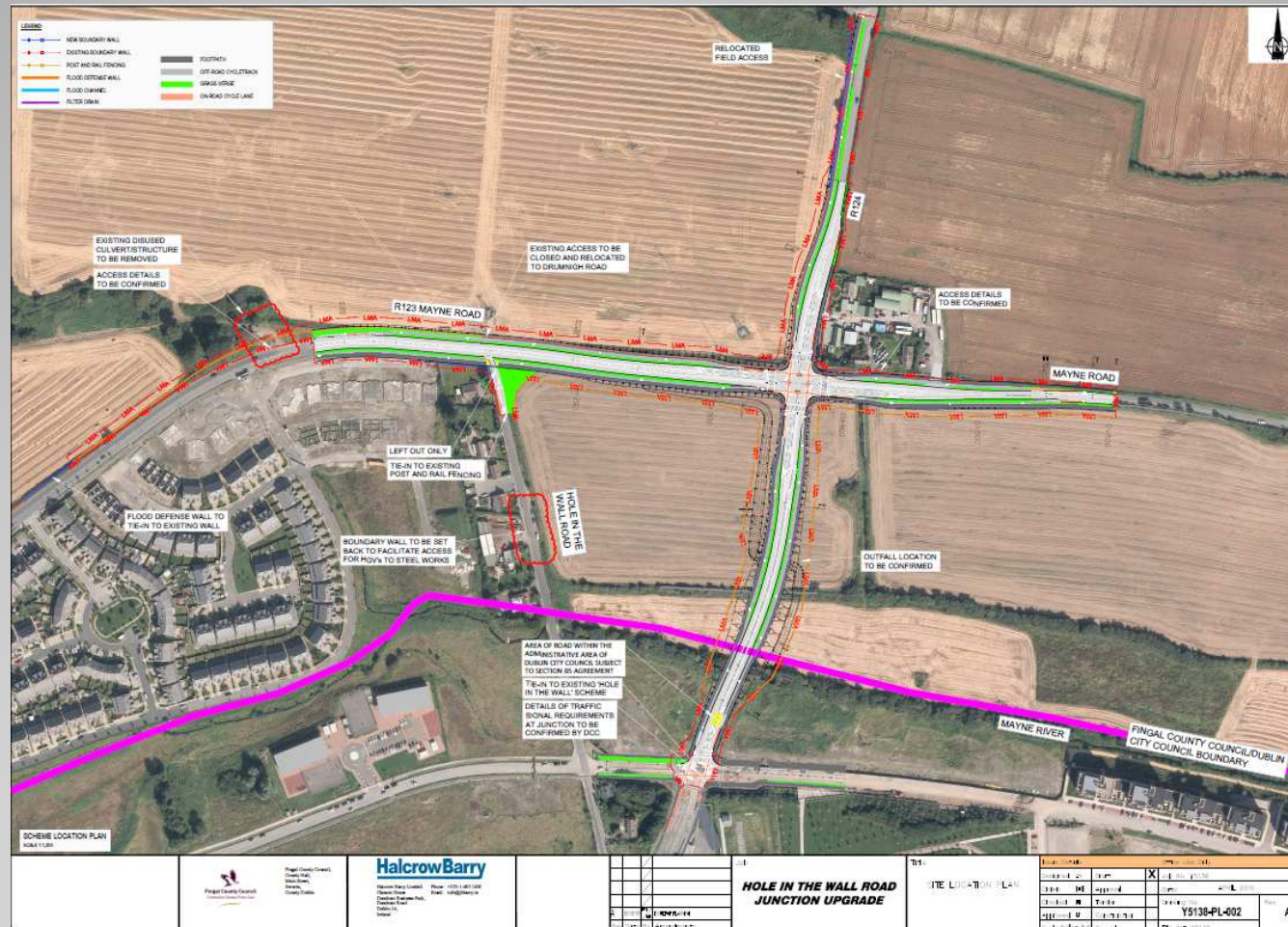


# Introduction

The aim of the project:

Improved junction to link the existing Hole in the Wall Road, which has recently been upgraded to a Quality Bus Corridor from the Dublin City Council boundary, to the Drumnigh Road at Mayne Road.

# Scheme Layout



# Project Characteristics

- Four-arm signalised junction;
- Bus lane provided on realigned Hole in the Wall Road;
- Flood defence wall suitable for 1% AEP flood;
- Construction of a flood bypass channel;

# Project Characteristics

- Footpaths linking to existing footpaths on Mayne Road and Hole in the Wall Road;
- Off-Road cycle-tracks linking to existing cycle facilities;
- Footpath and cycle track extended to Trinity Gaels GAA.

## Benefits of Scheme

- Improve traffic movements in the area;
- Improve road safety;
- Provide flood defence for the area;

# Benefits of Scheme

- Provide pedestrian and cycle facilities;
- Provision for future public transport facilities on Mayne Road;
- Aid economic development of lands along the route corridor.

COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>TH</sup> OCTOBER, 2016

ITEM NO 15

**PLANNING FILES**

**F16A/0412**

**Cllr. Cian O'Callaghan**

**Date Received:** 20-Sep-2016  
**Applicant:** c/o Simon Coyle & Tom O'Brien,, Joint Statutory  
**Location:** Receivers  
**Development:** The Coast, Baldoyle, Dublin 13  
550 no. residential units (379 no. apartments and 171 no. houses) and a village centre comprising C.1,585sq. m. of commercial floor space laid out in 13 no. blocks (Blocks A1, A2, A3, B1, B2, B3, B4, C1, C2, C3, C4, C5 and D1) ranging in height from two storeys to six storeys as follows:

Blocks A1, A2 and A3 will consist of 3 no. six storey buildings (c. 30.05m OD to roof level with an overall height of c. 33.90 OD to include lift overrun) comprising 195 no. residential units (5 no. 1-bed apartment, 162 no. 2-bed apartments, and 28 no. 3-bed apartments) at first to fifth floor level, c.1,585 sq.m. of commercial floor area at ground floor level comprising a convenience outlet (c. 493sq.m.), cafe (c. 200sq.m.), 4 no. retail units (c. 88sq.m., 99sq.m., 99 sq.m. and 90sq.m.), a crèche (c. 516sq.m.) with outdoor play area (c. 183sq.m.) and shared car park also at ground floor level with two associated communal courtyard areas at first floor level above a podium.

Block B1 will consist of a four storey building over basement car park (c. 21.6m OD to roof level with an overall height of c. 25m OD to include lift overrun) comprising 82 no. residential units (3 no. 1-bed apartments, 75 no. 2-bed apartments, and 4 no. 3-bed apartments); Blocks B1 and B2 include a shared central communal courtyard area over a shared basement car park and a community room (c. 78sq.m.) in the entrance pavilion to the basement.

Block B2 will consist of 3 no. three storey terraces over basement car park comprising 24 no. residential units (12 no. own door 2-bed

apartments and 12 no. own door 2-bed duplex apartments).

Block B3 will consist of 1 no. two storey terrace and 3 no. three storey terraces comprising 32 no. residential units (11 no. 3-bed terraced houses and 21 no. 4-bed terraced houses).

Block B4 will consist of 2 no. two storey terraces and 1 no. three storey terrace comprising 25 no. residential units (16 no. 3-bed terraced houses and 9 no. 4-bed terraced houses).

Block C1 will consist of 3 no. three storey terraces comprising 32 no. residential units (16 no. 2-bed own door apartments and 16 no. 2-bed own door duplex apartments).

Block C2 will consist of 1 no. two storey terrace and 2 no. three storey terraces comprising 35 no. residential units (9 no. 2-bed own door apartments, 9 no. 2-bed own door duplex apartments, 10 no. 3-bed terraced houses and 7 no. 4-bed terraced houses).

Block C3 will consist of 1 no. two storey terrace and 2 no. three storey terraces comprising 29 no. residential units (11 no. 3-bed houses and 18 no. 4-bed houses).

Block C4 will consist of 2 no. two storey terraces and 2 no. three storey terraces comprising 47 no. residential units (5 no. 1-bed own door apartments, 2 no. 2-bed own door apartments, 5 no. 2-bed own door duplex apartments, 2 no. 3-bed own door duplex apartments, 24 no. 3-bed terraced houses and 9 no. 4-bed terraced houses).

Block C5 will consist of 2 no. two storey terraces and 2 no. three storey terraces comprising 37 no. residential units (5 no. 1-bed own door apartments, 2 no. 2-bed own door apartments, 5 no. 2-bed own door duplex apartments, 2 no. 3-bed own door duplex apartments, 14 no. 3-bed terraced houses, and 9 no. 4-bed terraced houses).

Block D1 will consist of 12 no. two storey 3-bed semi-detached houses.

All apartments and duplex apartments have private terraces or balconies and private communal amenity areas. The proposed development will also include 896 no. residential (including visitor) car parking spaces, 62 no. commercial car parking spaces, 551 no. residential bicycle spaces and 13 no. commercial bicycle spaces; pedestrian, vehicular and bicycle access will be via the existing Longfield Road and Red Arches Road and the proposed internal road network comprising Stapolin Avenue, Ireland's

Eye Avenue and smaller access roads; construction access will be via existing haul road from the Coast Road; landscaping works including Stapolin Square (c. 0.4ha) which will provide access to Clongriffin Train Station via a series of terraces, steps and slopes, a range of public open spaces including pocket parks and amenity spaces, the largest of which will be Stapolin Haggard (c. 1.57ha); public lighting; a wetland area (c. 0.4ha.) for water quality treatment associated with the proposed development; all associated ancillary facilities including 8 no. ESB substations, switch rooms, refuse storage, water storage tanks and plant; and all associated site development works including the removal of existing roads and infrastructure where required and demolition of existing temporary lift and stair enclosure and associated infrastructure to Clongriffin Train Station. The subject site of C 15.89ha comprised Growth Area 1 of the Baldoyle-Stapolin Local Area Plan 2013-2019. This application is accompanied by an Environmental Impact Statement (E.I.S.)

**Remarks:**

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| Fingal County Council Housing Strategy 2015-2017 |                  |          |                          |             |
|--------------------------------------------------|------------------|----------|--------------------------|-------------|
| Programme                                        | Actual Delivered | Approved | Possible Future Delivery | Total Units |

## Fingal County Council Housing Strategy 2015-2017

| Programme                      | Actual Delivered | Approved | Possible Future Delivery | Total Units |
|--------------------------------|------------------|----------|--------------------------|-------------|
| Malahide Howth Area            |                  |          |                          |             |
| Acquisitions Programme         | 15               | 12       |                          | 27          |
| Construction Programme         |                  |          | 10                       | 10          |
| Part V Scheme Units            | 1                | 15       | 25                       | 41          |
| Part V Scheme - with AHB       | 0                | 54       | 18                       | 72          |
| Approved Housing Bodies - CALF | 1                | 11       |                          | 12          |
| Approved Housing Bodies - CAS  | 7                | 27       | 14                       | 48          |
| Long Term Lease Scheme         | 0                |          |                          | 0           |
| RAS Scheme                     | 2                |          |                          | 2           |
|                                |                  |          |                          | 0           |
| Totals                         | 26               | 119      | 67                       | 212         |

COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5th OCTOBER 2016

DRAFT REPORT ON INSPECTION ON FIRE SAFETY

ITEM NO. 24

Motion: Councillor C. O'Callaghan

“That the Chief Executive report on when was the last possible date that the Council could have taken building control action with respect to fire safety defects identified in the Draft Report on Inspection on Fire Safety Issues for Fingal County Council 9th March 2012 prepared by Michael Collins Associates Architects and Michael Slattery Associates Fire Safety Consultants and on what basis is this date arrived at?”

**Report:**

Under the Building Control Act 1990, the latest possible date for the Building Control Authority to initiate enforcement action is before 5 years after completion of the building. A recent court case taken by Fingal County Council has established that the completion date is the date the Builders Certifier signed off on the Completion Cert for the building. Unfortunately, before March 2014, there was no obligation on the Builder to send in Completion Certificates to the Building Control Authority, however our other records indicate that construction occurred between 2004 and 2006 inclusive, starting with phase 1 and ending with phase 3 (going north to south).



COMHAIRLE CONTAE FHINE GALL  
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HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>th</sup> OCTOBER, 2016

ITEM NO 25

**PEDESTRIAN / CYCLE LINK THROUGH RED ARCHES.  
AI029694**

Motion: Councillor D. Healy

"That the Chief Executive work, in cooperation with other relevant parties such as Dublin City Council, Iarnród Éireann and relevant landowners, implement Objective TM23 of the Baldoyle Stapolin Local Area Plan to open the pedestrian and cycle link through the Red Arches, as soon as possible, given the unsatisfactory nature of the existing alternative routes available for crossing the railway and the value to the local community of the link that would be created, taking into account the existing public use of the amenity zoned land in the area and putting in place need a suitably designed crossing of the building haul road.

("Objective TM 23 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. Phasing: Prior to the completion of 200 units, or as soon as may be, following any required third party agreements and subject to feasibility)."

**Report:**

The Council is liaising with Iarnród Éireann and the two landowners to determine if the pedestrian and cycle link can be included in the Baldoyle to Portmarnock walking and cycling route project.



# Agenda Item 26

COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5<sup>th</sup> OCTOBER 2016

ITEM NO 26

MARKETING SUITE AT RACECOURSE PARK, BALDOYLE

Motion: Councillor C. O'Callaghan

“That the Chief Executive report on the transfer of the former Marketing Suite at the Racecourse Park, Baldoyle; the plans to provide community uses at this building; what plans are in place to consult with the local community and possible uses; and on what is causing the substantial delay of this transfer.”

Report:

Property Services Division and the Council's Law Department are making every effort to complete this acquisition, however the delay lies with the property owner. The Council will continue to pursue the acquisition with a view to completing same as soon as possible.

It should be noted that the Community Development Officers are in contact with a number of groups from the Baldoyle area that have expressed interest in using the property. However, until such time as an assessment of the condition of the building is completed and the cost and time line for any works is available a community consultation would be premature. As soon as the acquisition is complete and the required information available the Community Department will undertake a community consultation and an expression of interest process.



COMHAIRLE CONTAE FHINE GALL  
FINGAL COUNTY COUNCIL

HOWTH/MALAHIDE AREA COMMITTEE MEETING  
(Services B – Strategic & General Matters)

WEDNESDAY 5th OCTOBER 2016

PUBLIC RIGHT OF WAY BETWEEN GRANGE ROAD & HOWTH DART  
STATION

ITEM NO. 27

Motion: Councillor D. Healy

“That the Chief Executive take enforcement action against the blocking of the public right of way between Grange Road and Howth Dart Station.”

Report:

The strip of land in question, between the Railway Bridge at Grange Road and the rear of the Mylan factory is totally overgrown with vegetation. Access to this strip of ground at the Grange Road end, which is in the ownership of CIE Group Property Management, is via a metal staircase which is sub-standard and is not accessible to all of the public.

By definition a public right of way must be open to the public at large. An examination of archived documentation has revealed no evidence that this site ever provided a public right of way. The strip of land in question, which runs parallel to the railway line, would have been in the jurisdiction of Dublin Corporation up to 1986.

It should be noted that public access to Howth Junction Railway Station is available for all rail users through Baldoyle Industrial Estate.

