

Public Document Pack

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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County Hall
Swords
Fingal
Co. Dublin

Deadline(pubagenda)

To Each Member of the CommitteeName

Dear Councillor

A meeting of the CommitteeName will be held in the MeetingLocation at MeetingTime on MeetingDateLegal to consider the following Agenda:

Yours Faithfully

B. Buckley
Meetings Administrator
Corporate Services Division

.....
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A G E N D A

**Comhairle Contae Fine Gall
Fingal County Council**

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

Wednesday, 3rd May, 2017

PRESENT

Guerin, Jimmy
Healy, David
Lavin, Anthony
McDonagh, Brian

Ni Laoi, Daire
O'Brien, Eoghan
O'Callaghan, Cian

Apologies for inability to attend were received from Councillor Keith Redmond.

In the absence of the Area Chairperson, Councillor Anthony Lavin presided.

OFFICIALS PRESENT

Brian Buckley (Senior Executive Officer), Mary Egan (Senior Executive Officer), Stephen Peppard (Senior Executive Officer), Hans Visser (Executive Parks Superintendent), Niall Thornton (Executive Engineer), Linda Lally (Executive Engineer), Caroline Power (Administrative Officer), Claire Owens (Assistant Planner), Adrienne Bardin (A/Senior Staff Officer), Mairead Lambert (Assistant Staff Officer) and Kevin Geraghty (Clerical Officer).

HMB/135/17 (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 5th April, 2017.

Minutes of the meeting of Howth/Malahide Area Committee Meeting (Services B) held on 5th April, 2017 which had been circulated were submitted:

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

"That the recommendations contained in the minutes of the Howth/Malahide Area Committee Meeting (B) 5th April, 2017 be ADOPTED and APPROVED.

HMB/136/17 (Agenda Item No)

QUESTIONS

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

"That pursuant to Standing Order No. 85 Questions 2 – 5 be **ADOPTED** and **APPROVED**.

HMB/137/17 (Agenda Item No 2)

Councillor E. O'Brien - Timeline on completion of the Kinsealy LAP. AI036658

HMB/138/17 (Agenda Item No 3)

Councillor A. Lavin - Update on the Deed of Waiver for the green space at Knockdara, Malahide. AI037083

HMB/139/17 (Agenda Item No 4)

Councillor D. Ni Laoi – Bike Rental Scheme. AI037093

HMB/140/17 (Agenda Item No 5)

Councillor D. Ni Laoi – Control of Invasive Species. AI037094

COMMUNITY BUSINESS

HMB/141/17 (Agenda Item No 6)

New Works, acceptance of tenders, etc.

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

HMB/142/17 (Agenda Item No 7)

Applications for Funding

Mr. Niall McGuirk presented a report on this item.

Application for Community Sports Funding

An application for funding under the Council's Community Sports 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

CATEGORY OF FUNDING

AMOUNT

Sutton Dinghy Club	Purchase of New Engine	€3,000.00
		<hr/>
	TOTAL:	€3,000.00

“It was proposed by Councillor E. O’Brien and seconded by Councillor C. O’Callaghan:

“That this Committee recommends that the County Council **APPROVE** of the funding in the foregoing report.”

WATER BUSINESS

HMB/143/17 (Agenda Item No 8)
New Works, acceptance of tenders, etc.

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

GENERAL BUSINESS

HMB/144/17 (Agenda Item No 9)
New works, acceptance of tenders, etc.

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

HMB/145/17 (Agenda Item No 10)
Proposed Disposals:

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

PLANNING BUSINESS

HMB/146/17 (Agenda Item No 11)
Update on provision of Baldoyle to Portmarnock Walkway/Cycleway.

Mr. Hans Visser, Executive Parks Superintendent presented a report on the matter.

Update on Provision of Baldoyle to Portmarnock Walkway/Cycleway

Following a brief discussion the report was **NOTED** and it was **AGREED** that a further report would be presented, as a headed item, to the September meeting of the Committee.

HMB/147/17 (Agenda Item No 12)

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

F17A/0208

Cllr. David Healy

Date Received: 13-Apr-2017
Applicant: Karen Mahon & Mary Dennis
Location: Streamstown Lane & Carey's Lane,
Development: Streamstown, Malahide, Co. Dublin.
 Alterations to previously approved residential development for 32 houses Ref F14A/0483 granted by An Bord Pleanala PL06F.245240 & F16A/0424 comprising: (1) Provision of 2 additional houses to provide a total of 34 houses: 15 A1 Type, 4 bed, 2 storey detached house c. 195.2m.sq, 7 No. Type A2, 5 bed, 2 storey detached house with attic c. 236.3m.sq, 12 No. Type B1, 4 bed, 2 storey semi-detached house c.153.8m.sq. (2) Repositioning of houses and sites 3-15 and of the internal road resulting in a reduction of public open space by c.0.025 Ha to 0.85 Ha. On a site of c.3.03 hectares (C. 7.49 acres) at the development under construction at Streamstown Lane & Carey's Lane, Streamstown, Malahide, Co. Dublin. The subject site is located within the adopted Streamstown Local Area Plan.

F17A/0210 Cllr. David Healy

Date Received: 13-Apr-2017
Applicant: Christoph Mueller
Location: Windward, Ceanchor Road, Howth,
Development: Co. Dublin.
 Development comprising the demolition of an existing single-storey four-bedroom, detached dwelling and outbuildings; construction of a replacement single-storey four-

bedroom, detached flat roofed dwelling with internal courtyard; upgrade of existing septic tank with new wastewater treatment system; alterations to the existing vehicular entrance on Canchor Road; landscaping; and all ancillary works necessary to facilitate the development.

Ms Clare Owens, Assistant Planner gave an update on these planning applications, following which the files was **NOTED** by Councillor D. Healy.

HMB/148/17 (Agenda Item No 13)
Files requested by the Chief Executive.

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

ENVIRONMENT BUSINESS

HMB/149/17 (Agenda Item No 14)
New Works, acceptance of tenders, etc.

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

HOUSING BUSINESS

HMB/150/17 (Agenda Item No 15)

Update on Housing Strategy 2020/Rebuilding Ireland.

A presentation was given by Ms Mary Egan, Senior Executive Officer in relation to an update on the Housing Strategy 2020/Rebuilding Ireland.

Following discussion, during which the Members questions were responded to by Ms. Egan, the Committee **NOTED** the presentation.

HMB/151/17 (Agenda Item No 16)

New Works, acceptance of tenders etc.

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

HMB/152/17 (Agenda Item No 17)
Proposed Disposals:

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

HMB/153/17 (Agenda Item No 18)

Sketch layouts for proposed dwellings in the Housing Construction Programme -

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

PARKS & HERITAGE BUSINESS

HMB/154/17 (Agenda Item No 19)

New Works, acceptance of tenders, etc.

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

HMB/155/17 (Agenda Item No 20)

Area Chairperson's Business: Councillor K. Redmond.

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

MOTIONS

HMB/156/17 (Agenda Item No 21)

Councillor A. Lavin – Upgrade Swords Road Malahide. A1036610

The attached Motion, in the name of Councillor A. Lavin, was proposed by Councillor A. Lavin, seconded by Councillor. B. McDonagh.

The attached report by the Chief Executive was **READ**. Following discussion the report was **NOTED** and it was **AGREED** that the matter would be presented as a Headed Item at the October meeting of the Committee.

HMB/157/17 (Agenda Item No 22)

Councillor E. O'Brien – Traffic Lights at the junction of Chapel Road, Kinsealy and the Malahide Road. AI036542

The attached motion in the name of Councillor E O'Brien was proposed by Councillor E. O'Brien, seconded by Councillor A. Lavin.

The attached report by the Chief Executive was **READ** and following discussion the motion was **PASSED**.

HMB/158/17 (Agenda Item No 41)

Councillor A. Lavin - Upgrade and budget for the Broadmeadows Way. AI037091

The following motion in the name of Councillor A. Lavin was proposed by Councillor A. Lavin, seconded by Councillor B. McDonagh.

The attached report by the Chief Executive was **READ**. Following discussion the report was **NOTED** and it was **AGREED** that the matter would be presented as a Headed Item at the October meeting of the Committee.

The meeting concluded at 3.40pm

AREA CHAIRPERSON

DATED

Agenda Item 2

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7TH JUNE 2017

ITEM NO. 2

ENFORCEMENT PROCEEDINGS – WARREN MANOR, MALAHIDE

Question: Councillor E. O'Brien AI037486

“To ask the Chief Executive to give a full update in respect of enforcement proceedings regarding a property in Warren Manor, Malahide that is being used exclusively for short term letting and give a timeline for completion of these proceedings?”

Reply:

The Enforcement Section received a complaint on the 18th January 2017 regarding a private property in Warren Manor being operated as an AirBnB. A Warning Letter was issued to the registered owner of the property on the 26th January 2017 under Section 152 of the Planning & Development Act 2000, as amended. The Warning Letter issued on the 26th January 2017 was returned by An Post, an extensive search of Land Registry Records revealed that the owner of 11 Warren Manor also owned several other properties. A further Warning Letter issued on the 17th February 2017 and a submission was received from an Architect on behalf of the respondent on the 14th March 2017. This is an active on-going investigation and proper due process must be observed. It is anticipated that there will be progress in this regard in the coming days.

Agenda Item 3

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7TH JUNE 2017

ITEM NO. 3

ENFORCEMENT – DONNYBROOK FAIR

Question: Councillor E. O'Brien AI037487

“To ask the Chief Executive to give a full update regarding enforcement proceedings in relation to the unauthorised structure at Donnybrook Fair, Malahide and give a timeline for completion of these proceedings?”

Reply:

The Enforcement Section received a complaint in relation to the structure enclosing the outdoor area of Donnybrook Fair, Malahide on the 14th February 2017. Donnybrook Fair Ltd was issued with a Warning Letter, under Section 152 of the Planning & Development Act 2000, as amended on the 15th February 2017. No reply or submission was received in relation to the Warning Letter issued. Following an inspection of the premises by the Planning Inspector the Senior Executive Planner has recommended that an Enforcement Notice be issued to Donnybrook Fair. An Enforcement Notice issued on the 29th May 2017 and Donnybrook Fair has two months in which to comply with the notice.

Agenda Item 4

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th JUNE 2017

Item No. 4

UPGRADE SCHEME FOR THE VILLAGE GREEN IN MALAHIDE

Question: Councillor E. O'Brien AI037592

“To ask the Chief Executive for an update on the proposed upgrade scheme for Malahide Village Green and outline a timeframe for completion of works?”

Reply:

The public consultation process for the planned improvement works for the Green, Malahide will be finalised soon and it is anticipated that subject to a successful procurement process that the necessary works will be completed over a period of approximately 6 months.

Agenda Item 5

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th June 2017

ITEM NO. 5

HOWTH TRAM FEASIBILITY STUDY

Question: Councillor D. Ní Laoi AI037536

“To ask the Chief Executive will there be a presentation to this Area Committee of the results of the Feasibility Study on the reinstatement of the Howth Tram?”

Reply:

A preliminary draft report was presented to the February Economic, Development & Enterprise Strategic Policy Committee and the final feasibility study report is currently being updated. The report will be circulated following discussion at the June Economic, Development & Enterprise Strategic Policy Committee meeting.

Agenda Item 6

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

Wednesday 7th June 2017

Item No. 6

COMMERCIAL RATES COLLECTED OVER LAST 3 YEARS

Question: Councillor A. Lavin AI037524

“To ask the Chief Executive to advise in tabular format, how much commercial rates were collected in Malahide, Portmarnock, Sutton and Howth over the last three full years?”

Reply:

The total of Commercial Rates collected in Malahide, Portmarnock, Sutton and Howth over the period 2014-2016 is as follows:-

Year	2014	2015	2016
Malahide	€1,778,800	€1,778,992	€1,807,030
Portmarnock	€774,587	€650,338	€732,054
Sutton	€498,731	€458,092	€458,043
Howth	€1,134,801	€1,130,848	€1,116,523

Please note that the figures are based on the following D.E.D's:-

Malahide	Malahide East plus Malahide West
Portmarnock	Portmarnock North plus Portmarnock South
Howth	Howth
Sutton	Sutton

Agenda Item 7

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th JUNE 2017

Item No. 7

WALKWAY FROM SEAMOUNT TO PADDY'S HILL

Question: Councillor A. Lavin AI037596

“To ask the Chief Executive to give an update on the walk/cycleways from Paddy's Hill to Seamount in Malahide?”

Reply:

The Council has recently acquired the section of this route at Seapark. Works on a large area of open space adjacent to Seamount House are expected to commence shortly. The completion of this work and the transfer of this open space to the Council is necessary for the provision of this very important and strategic walking and cycling link. The Council is in discussions with the developer and other relevant landowners in the area to facilitate this process.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th June 2017

Item No. 8

Cladding - Bottle Bank Harbour Road, Howth

Question: Councillor C. O'Callaghan AI037572

"To ask the Chief Executive will the Council proceed without further delay with the provision of cladding of the bottle bank at Harbour Road, Howth as previously agreed by this Committee?"

Reply:

The Environmental Awareness Section has previously instructed the Council's bottle contractor, Glassco, to carry out a number of works at the bottle banks at Harbour Road, Howth, which have significantly improved the appearance of the facility. These works were carried out in Autumn 2016 and included the removal of two banks-one can and one bottle-the reconfiguration of the remaining bottle banks flush with the site boundary wall, and the power hosing of the remaining banks. Notwithstanding the above works, the Council will continue discussions with the Department of Agriculture, Fisheries and the Marine who own the land with a view to progressing the provision of cladding of the bottle banks at this location.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 9

HOUSING ACTIVATION FUND

Question: Councillor C. O'Callaghan AI037571

"To ask the Chief Executive to provide a detailed report regarding the implementation of the Housing Activation Fund that was announced to speed up the delivery of housing at the Coast, Baldoyle?"

Reply:

In October 2016 Fingal applied for funding for four projects in the county under the Local Infrastructure Housing Activation Fund (LIHAF). On March 28th 2017 the Department of Housing, Planning, Community and Local Government announced the projects that had received funding, including 3 in Fingal. One of these was for the LAP lands in Baldoyle-Stapolin.

Four pieces of infrastructure received funding as part of the application for lands at Baldoyle. Each of these pieces of infrastructure related to phasing requirements in the LAP and were:

- Hole in the Wall Road
- Stapolin Square – i.e. the access ramp to the railway station with associated public realm
- Racecourse Park lands
- Constructed wetlands within Racecourse Park

The total funding allocated for these projects is €6.18 million. Fingal will provide 25% of the cost of the funding amounting to €1.54 million.

As part of the funding conditions, the developer must enter into an agreement with the Council on the delivery of housing and their commitment to affordability amongst other issues. The Council is currently engaging with the developer on this matter.

Agenda Item 10

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7TH JUNE 2017

ITEM NO. 10

TAKING IN CHARGE – MYRTLE & RED ARCHES

Question: Councillor C. O'Callaghan AI037570

“To ask the Chief Executive will the Council provide a detailed update regarding the taking in charge process of Myrtle, Stapolin (Phase 1) and Red Arches (Phase 2) of the Coast, Baldoyle?”

Reply:

The Council is working closely with Consultants acting on behalf of the receiver for the Red Arches and Myrtle developments. A full list of outstanding works for the roads, paths and services was issued in 2016. Contractors commenced work on the ground in February 2017 and are continuing to complete the outstanding works. As of our last inspection on the 25th May 2017 the works are approximately 75% complete.

Once the upgrade works are complete we will liaise with Irish Water in taking the estates into charge.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th June 2017

ITEM NO. 11

TRAMWAY REPORT

Question: Councillor C. O'Callaghan AI037573

“To ask the Chief Executive will the Tramway Report update that was provided to the Economic, Development & Enterprise SPC last February be made available to the Howth Malahide Area Committee as soon as possible?”

Reply

A preliminary draft report was presented to the February Economic, Development & Enterprise Strategic Policy Committee and the final feasibility study report is currently being updated. The report will be circulated following discussion at the June Economic, Development & Enterprise Strategic Policy Committee meeting.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th JUNE 2017

ITEM NO. 12

Building Information Model Survey

Question: Councillor C. O'Callaghan AI037583

To ask the Chief Executive what was the outcome of the Building Information Model Survey conducted with regard to Howth Library and will this report be made available to the elected members?"

Reply

A measured building and site survey was commissioned by the architects department to facilitate feasibility studies in relation to a possible extension and redevelopment at the library site.

A digital format building information model was delivered compatible with software used in the design process.

No report was prepared as part of this commission, only drawings of the existing library building and site configuration.

A feasibility study on refurbishing and extending the building will now be commissioned, informed by briefing from Libraries Department and the report of a community needs analysis study.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 13

KINSEALY GREENWAYS

Question: Councillor D. Healy AI037577

“To ask the Chief Executive to report on progress in relation to the feasibility study for greenways between Kinsealy and Balgriffin, Portmarnock and Kettles’ Lane?”

Reply:

Objective MT23 in the Fingal Development Plan 2017 – 2023 reads as follows;

Carry out a feasibility study for the provision of the following cycle / pedestrian routes, subject to the necessary environmental appraisals:

- Abbeville to Kettle’s Lane.
- Balgriffin to Teagasc Kinsealy.
- Balgriffin to Kinsealy.
- Old Portmarnock to Teagasc Kinsealy.

The feasibility study is one of a number of studies identified in the new Fingal Development Plan 2017 – 2023 together with Local Area Plans, Masterplans and Urban Framework Plans. These Plans and Studies will form the Work Programme for the Planning & Strategic Infrastructure Department during the lifetime of the Development Plan. The Work Programme is currently being prepared and individual Plans and Studies will be prioritised based on their strategic nature and the availability of resources.

Agenda Item 15

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th June 2017

Item No. 15

APPLICATIONS FOR ARTS FUNDING

Applications for funding under the Council's Community Arts Funding Scheme have been received from the organisations listed below. It is proposed to make funding available to these organisations, in accordance with the conditions of the scheme, up to the amount set out hereunder:-

<u>GROUP</u>	<u>CATEGORY OF FUNDING</u>	<u>AMOUNT</u>
St. Michael's House National School	Annual Arts Week	€ 800.00
Irish Countrywoman's Association	Annual Arts Exhibition	€ 512.00
Bayside Writers Group	Publishing of Prose & Poetry Book	€1,000.00

	TOTAL:	€2,312.00

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th June 2017

Item No. 19

Marketing Suite at Racecourse Park Baldoyle

At the February and April Area Committee Meeting members requested an update report on the acquisition of the Marketing Suite at Racecourse Park Baldoyle and a report on what options were available to the Council to expedite this transfer. As was reported previously the Council has been striving to complete this acquisition, however the delay lies with the property owner. The following report sets out the up-to-date position with regard to the resolution of this matter.

Marketing Suite Building Survey & Refurbishment Costs

The building has been the target of vandals over the last number of years despite the efforts of the owners to secure the property. The report of Consultant Engineers Fitzsimons Doyle and Associates stated that the structure could be rehabilitated for reuse. The structural frame of the building retains integrity despite evidence of extensive fire damage in the building. The engineers noted that the building would require a complete strip-back to the structural frame involving significant demolition and clearance works. A complete replacement of electrical, water and heating systems is required.

The cost of providing a functional building will be determined by extensive upgrades to the exterior envelope, a reconfigured interior layout and services fit out, and upgrade to achieve a level of compliance with updated building regulations and BCAR. The firm of Nolan Construction Consultants have now been engaged to assess the cost involved in the redevelopment and refurbishment of the building.

Community Consultation

The community consultation process will form part of the needs analysis research for the Baldoyle area which is currently out to tender. The tender process will take until the end of June and it is anticipated that a researcher will be appointed before August. This process will feed into the future design of the refurbished building. The costs associated with the redevelopment of the building will be considered in the context of rolling three year Capital Programme which is noted by the members.

Legal Position

The Council's Law Agent is now processing the conveyance of the marketing suite building and while there was a proposal to provide a house in lieu of the €300,000 originally agreed for the refurbishment, the receiver has confirmed that his client is now in funds and in a position to pay the €300,000. The Council has accepted this proposal and it is planned to complete the transactions by the end of June.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 20

STATION ROAD, PORTMARNOCK

The Portmarnock LAP (page 37) has a description and an illustration of an “indicative integrated pedestrian/cycle green route” along Station Road. It suggests a verge and a 4m wide combined walking and cycling route on the south of Station Road.

A compliance drawing for planning permission F13A/0248 (for 102 dwellings) shows a proposed future signalised junction onto Station road. It shows a 1.5m wide verge and a 4m wide shared (pedestrian/cyclist) surface on the south of Station Road.

Pre-planning discussions are continuing with the developer for the rest of the LAP lands. The final layout of the pedestrian and cycle facilities along the south side of Station Road can be changed. I recommend that the minimum cross-section should include a 1.5m verge, a 1.5m cyclepath and a 1.5m footpath on the south side of Station Road. I recommend that the cyclepath and footpath be segregated by lining and by using different surface materials. A similar cross-section, but without the verge, has been provided on the north side of Station Road. When complete, this will be a high standard of pedestrian and cycle facilities.

The details of the tie-ins to adjacent cycle routes and greenways remain a matter for detailed design. The Council is currently tendering for consultants.

The prospective planning application for the rest of the LAP lands is likely to be for more than 100 residential units and is likely to go directly to An Bord Pleanála under new legislation. If Councillors have a different preferred cross-section, it would be best to say so now, and their views will be passed to the prospective applicant.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 21

REPORT PURSUANT TO THE PLANNING AND DEVELOPMENT ACTS 2000-2015
AND PART VIII OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001-2015
ON THE PUBLIC CONSULTATION PROCESS FOR THE PROPOSED HOLYWELL
PUMPING STATION RELOCATION, SWORDS, CO. DUBLIN.

Initiation of procedure pursuant to Part XI of the Planning and Development Acts 2000-2010 and Part 8 of the Planning and Development Regulations 2001-2011

INTRODUCTION:

The Built Environment Section of the Planning and Strategic Infrastructure Department is the proposing Department for a development by Fingal County Council of an upgraded pumping station at Holywell in Swords.

SITE LOCATION & DESCRIPTION:

The site is an inverted 'L' located partly on the easternmost section of a linear area of green space which runs east-west through the Holywell Estate and partly on Holywell Way a cul-de-sac roadway directly to the south of the open space. The open space falls downwards from west to east and is interspersed with immature and semi-mature trees and mown grass. A large band of trees on the western bank of the M1 forms the eastern site boundary. A mature hedgerow interspersed with trees forms the northern site boundary with the adjoining area of open space to the north associated with 'The Park' residential street. The rear/side gardens of 40 Holywell Glen and 61 Holywell Way form the southern boundary of the part of the site within the open space. The western site boundary is bounded by nos. 47 – 61 Holywell Way.

The southern part of the site is located within the carriageway and associated verges of Holywell Way and contains an existing underground pumping station, adjacent to nos.

47 – 51. An single storey pitched roof overground pump house is located on the eastern side of the road, opposite nos. 55 – 57.

NATURE OF DEVELOPMENT:

Proposed relocation of the existing underground foul pumping station from its current location outside nos. 47 – 51 Holywell Way, Swords, to an area of open space located to the north of Holywell Way, to the south of The Park and proximate to the boundary with the M1. Also included is provision for an underground 24 hour emergency storage tank associated with and directly to the west of the pumping station.

The foul pumping station will include the following underground elements:- Underground Wet Well, Valve Chamber, Emergency Overflow Chamber, 24 Hour Storage Tank, Inlet manhole and meter chamber.

The following overground elements are proposed:- an overground Wet Kiosk, Control Kiosk and Vent Stack, concrete apron and associated manholes.

Associated works to allow for the diversion, construction and decommissioning of existing services, utilities and pumping station within Holywell Way.

APPROPRIATE ASSESSMENT AND ENVIRONMENTAL IMPACT ASSESSMENT

Screening for both Appropriate Assessment and Environmental Impact Assessment has been undertaken and is attached as Appendix 1. Neither assessment is required due to the nature of the works and the connection of the pumping station to a functioning water treatment plant in Swords which operates within capacity.

DEPARTMENTAL REPORTS:

- Heritage Officer: - No report received.
- The Transportation Section notes that the proposal would have no effect on the M1 embankment and has no objection to the proposed development.
- The Parks and Green Infrastructure Division has no objections to the proposed development subject to conditions relating to tree planting and details of the grass re-instatement works.
- Water Services (Operations) – No objections subject to conditions.
- Irish Water - No objections subject to conditions.

HISTORY:

Planning History:-

F03A/0936: A residential development including local services centre, site for proposed primary school and open space. The site is bounded by the proposed link road from the N1 to the realigned Feltrim Road, to the north and the Melrose housing estate at

Kinsealy, and M1 motorway at Drinan to the east. The lands comprise those contained within the Nevinstown A1 Residential Action Plan. The residential development provides for a total of 1188 residential units, comprising 546 houses and 642 apartments, of which there are 44 one bedroom, 754 two bedroom, 380 three bedroom and 10 four bedroom units ranging in height from two to two and a half and three storeys. The development comprises 1 local services centre (730.95 sq.m.), containing 1 creche, (423.95 sq.m.), 1 retail unit (113 sq.m.), 1 medical facility (97sq.m.) and a pharmacy (97 sq.m.) in a single building of one and a half storeys. Access to the development is from the existing main road through Airside Business Park to form a new distributor road, extending from the existing N1 to a proposed interchange at the M1 motorway. Pedestrian/cycle provisions will be incorporated alongside the proposed distributor road. An Environmental Impact Statement is being submitted with the planning application.

Decision:- Grant permission subject to conditions.

Applicant: Albany Homes Ltd.

Condition 24 states:-

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular

i. Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority

a) details of proposed pumping station including the rising main, to include measures to protect the pumping station from flooding

b) 12 hour storage; provisions for telemetry; screened overflows and provisions for overpumping; and variable flow pumps

ii. Prior to the commencement of development on site, the applicants shall submit for the written agreement of the Planning Authority details

a) to demonstrate the adequacy of the stream and the culverted sections to deal with anticipated rainfall events in the catchment

b) of a flood route in the event of 'over-topping' of the drainage system

c) surface water attenuation to comply with the requirements of Dublin City Council storm water policy

d) relating to an acceptable proposal for treating the redundant stream bed on eastern boundary adjacent to the existing development

iii. Prior to the commencement of development the applicant should submit for the written agreement of the Planning Authority a watermain layout for the entire site.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

F03A/0936/C2 – registered 29th June 2004 – relates to condition 24.

F02A/0729: - Residential development including local services centre, site for proposed primary school and open space. The site is bounded by proposed link road from Malahide to Feltrim to the north, The Melrose Housing Estate at Kinsealy, and M1 Motorway (presently under construction) at Drinan, to the west. The lands comprise those contained within the Nevinstown A1 Residential Action Plan. The residential development provides for a total of 1183 residential units, comprising 548 houses and 635 apartments, of which there are 46 one bedroom, 741 two bedroom, 386 three bedroom and 10 four bedroom units ranging in height from 2/2 1/2 and 3 storeys. The development comprises one local services centre (697.2 sq.m.) containing 1 creche (390.2sq.m.), 1 retail unit (113 sq.m.), 1 medical facility (97 sq.m.) and a pharmacy (97 sq.m.) in a single building of 1 1/2 storeys. Access to the development is from the existing main road through Airside Business Park to form a new distributor road, extending from the existing N1 to the proposed M1 motorway. Pedestrian/cycle provisions will be incorporated alongside the proposed distributor road. An Environmental Impact Statement is being submitted with this planning application.

Decision: SPLIT decision, Grant permission with part of proposal within preliminary area for M1 Junction 3 layout to be omitted.

In the vicinity:-

F15A/0539:- Single storey classroom extension (78m²) to the front of the existing school building.

Decision: Grant Permission.

F12A/0337: Retention of external elevation alterations, comprising of modifications to external windows and roof lights to previously approved planning permission ref. F11A/0246.

Decision: Grant Permission for retention.

F11A/0246: The proposed development of a new 3 storey 24 classroom school including, staff room, set rooms, library/resource room, multi-purpose rooms, principal's office, sanitary and ancillary accommodation, also contains a 2 classroom base special needs unit including central activities unit. The school building which is

linked to a shared community facility containing a general purpose hall, changing facilities, store space, server, meeting rooms, office space, and ancillary accommodation. Proposed site works to include provision for 52 no. car parking spaces via new vehicular access from public road, with exit via current site entrance, formation of new set down/drop off, 2 no. new bicycle racks, 3 no. new ball courts, junior play area, SNU Sensory Garden, ESB sub-station, external bin store, landscaped garden areas & boundary treatment.

F10A/0200: A new 24 classroom school with community sports hall & ancillary accommodation and associated site works.

Decision – Outline Permission Granted.

CA 355/1: Fingal County Council Compulsory Purchase (Holywell Link Road) Order 2013 – David Daly, Joanne Daly, Paul Daly and Albany Homes Ltd – Plot nos. 1 and 2 and additional land (underground pumping station and above ground control building)

ZONING:

Fingal Development Plan 2017 - 2023

The lands surrounding the application site are affected by the Zoning Objective OS, ‘*Preserve and provide for open space and recreational amenities.*

Relevant Objectives.

None relevant to the area.

Section 7.2 Water Services

Statement of Policy

- Liaise and cooperate with Irish Water to ensure the delivery of the proposed *Capital Investment Plan 2014 -2016* (or any updated plan) or any other relevant investment works programme of Irish Water that will provide infrastructure to increase capacity to service settlements and to jointly investigate proposals for future upgrades of treatment plants and participate in the provision of a long term solution for waste water treatment for the Greater Dublin Area.
- Liaise and cooperate with Irish Water to ensure that an adequate supply of water fit for human consumption is provided.
- Control and manage surface water, mitigate against flooding and to protect and improve water quality in the County while allowing for sustainable development and improve water quality in line with the *Water Framework Directive and Eastern River Basin Management Plan.*
- Facilitate industrial and other forms of development, including residential by ensuring that optimum use is made of existing drainage and wastewater treatment infrastructure in the first instance and that further strengthening of

infrastructure is focused on priority locations as identified in the urban settlement hierarchy in accordance with Irish Water, the Regional Planning Guidelines and the Development Plan.

Objective WT01 of the Development Plan 2017 – 2023 states:- *Liaise with and work in conjunction with Irish Water during the lifetime of the plan for the provision, extension and upgrading of waste water collection and treatment systems in all towns and villages of the County to serve existing populations and facilitate sustainable development of the County, in accordance with the requirements of the Settlement Strategy and associated Core Strategy.*

Objective WT12 of the Development Plan 2017 – 2023 states:-*Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum of 35 metres – 50 metres from the noise/odour producing part of the pumping station to avoid nuisance from odour and noise.*

The proposed use is considered to be a Utility Installation, which is open for consideration within the existing and future zoning of the lands. Uses which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the zoning objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

PUBLIC CONSULTATION SUBMISSIONS

None received from members of the public.

Irish Water Submission.

Summary

Design size, location and layout is acceptable. Some concerns regarding use of grasscrete in terms of support for any maintenance vehicles and wash down of spillages which may be a public health risk due to inadequate ability to wash down spillage.

Response.

The proposal would represent a significant improvement on the existing pumping station, which is not appropriately located and does not have effective levels of 24 hour storage. The proposed development would improve public health through upgrading the existing waste water services network to more modern standards. The Fingal County Council Water Services Operations Section have significant experience in managing facilities such as this, including neutralising spillages. It is considered that the use of grasscrete is more acceptable in a amenity setting and it is recommended that this feature is retained.

APPRAISAL:

No submissions were received from members of the public. It is noted that the Irish Water submission was in favour of the proposed development. It is noted that a broadly positive assessment of the implications of the proposal was previously provided in the pre-consultation planning report.

As was stated previously, the proposed development involves the construction of a new subterranean waste-water pumping station to serve the Holywell Estate and to replace an existing substation which does not comply with modern best practice in terms of scale or location. The proposed pumping station would be located within open space to the north of Holywell Way and to the south of The Park. The pumping station would comprise an underground interconnected triple chamber, located at depths of between 2.95m and 4.75m, containing inlet chambers north and south, which accommodate flows from existing foul drains located in Holywell Way and the public open space. Six manholes will be visible at ground level, three of which are the access manholes to the northern and southern chambers, with three large centrally located manholes providing maintenance access to the valve chamber, the wet well and the emergency overflow. The three smaller manholes measure 800mm x 800mm, while the larger manholes measure 1.3m and 1.45m in width and 2.3m in length. All would be surrounded by a concrete apron, measuring 1.2m x 1.2m overall for the smaller manholes and 3.15m x 6.6m combined for the three larger manholes. A wash down gully is located to the north of the three larger manholes. Directly to the east of the manholes are two upstanding kiosks, identified as a wet kiosk and a control switch kiosk and being 1.2m high x 600mm in width. A grasscrete apron is proposed around the manholes and kiosks to allow for maintenance access from Holywell Way. This apron would generally be 10.2m x 11.8m in dimension. A 7.2m high vent stack is proposed to be located on the eastern part of the pumping station, rising directly out of the ground. In addition a 24 hour concrete underground storage tank is proposed directly to the west of the pumping station. The tank would have a volume of 639m³, and be 7.6m wide x 29m in length. No depth has been provided. The underground tank is proposed to be covered with earth and grassed to allow for continued use of the open space.

8 trees, varying from immature to semi-mature within the open space would be removed from the public open space in order to facilitate the development. A 3m x 1.5m box culvert is located directly to the north of the proposed pumping station and storage tank. The proposed pumping station will be designed and constructed in accordance with Irish Water Code of Practice for Wastewater Infrastructure '*A design and construction guide for developers*' and '*Wastewater Infrastructure Standard Details*'. It is noted from the submitted engineering report, that a class 3 pumping

station of this type must have 24 hour storage. The engineering report also notes that the location of services has been undertaken through a detailed desktop review of relevant historical site investigations in the area. Full site investigations are proposed to be undertaken at detailed design stage. The works would involve the decommissioning of the existing pumping station, which involves cleaning and backfilling, with access covers removed and landscaping undertaken.

The closest elevation of the most proximate dwelling, 61 Holywell Way, would be 17.5m from the manholes associated with the proposed pumping station. The closest dwelling to the north-west in The Park would have a separation distance of 45m. **Objective WT12** of the Development Plan 2017 – 2023 states:- *Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum of 35 metres – 50 metres from the noise/odour producing part of the pumping station to avoid nuisance from odour and noise.*

While the separation distance to 61 Holywell Way is less than 35m, it is noted that the existing pumping station is within 2.7m of nos. 47 - 51 Holywell and within 17m of no. 61 and does not come close to achieving the proposed buffer zone. The existing situation would have a greater effect through noise and odour than the proposed station and is considered an appropriate buffer as per the requirements of **WT12** when the improvements to the overall area in terms of increase capacity and effectiveness of the new pumping station is taken into account. . The submitted engineering report notes that the Irish Water standard for class 3 pumping stations is 15m from the nearest dwelling. The proposal achieves this standard and is considered the most effective location for providing the upgraded system while maintaining open space amenity.

The proposed development would be a significant improvement on the existing pump station, which requires the erection of fencing whenever maintenance is to be undertaken as well as providing for a more limited level of emergency storage. It is considered that the proposal would engender significantly less impact from emissions to air from noise and odour due to the location further from housing. In this regard any vent stack should be required to utilise a charcoal filter.

The proposal would represent an improvement on the existing pumping station, which is not appropriately located and does not have effective levels of 24 hour storage. It is considered that the proposal would not, through its location in the easternmost part of the existing open space, compromise the viability of the linear open space serving the wider Holywell Estate. The proposed development would therefore achieve the aim of improving residential amenity as per the wider zoning for the area, in addition to

improving public health through upgrading the existing waste water services network to more modern standards. It is considered that the proposed development would achieve the policy aims as contained in Section 7.2 of the Development Plan regarding upgrades and increases to capacity and ensuring optimum use is made of existing wastewater infrastructure in addition to further strengthening of infrastructure. In addition the proposed development would comply with Objective WT01 in providing for an upgrade of waste water collection and treatment systems. Having regard to the objective and policy aims in addition to the improvement to the wider Holywell area, it is considered that the proposed development would be consistent with the proper planning and sustainable development of the area.

CHIEF EXECUTIVES RECOMMENDATION TO THE MEMBERS:

It is recommended that the proposed relocation of the pumping station, construction of an associated 24 hour storage tank and decommissioning of the existing pumping station be adopted subject to conditions requiring:-

1. Full construction drawings of the pumping station and associated network diversions and connections are to be submitted and agreed with the Water Services Section prior to the commencement of development.
2. Replacement planting of semi-mature trees, girth 12- 14cm shall be carried out in the next planting season following the construction of the pumping station. The exact location of these trees shall be agreed with the Parks and Green Infrastructure Division prior to commencement of works on site.
3. Full details of the permeable reinforced grass and drainage over the emergency storage tank as well as grass re-instatement works to be submitted and agreed prior to the commencement of works on site.
4. A Charcoal filter shall be installed to the vent stack.
5. Access and operational details shall be subject to agreement with Irish Water.
6. The vent stack, manholes and upstanding kiosks shall be dark green in colour.
7. Residents shall be given adequate prior notice of any temporary impacts and period of duration on the existing foul water network as a result of the proposed works.

Appendix 1

Screening for Appropriate Assessment

The proposed development would replace an existing wastewater pumping station which was not constructed in the most effective location, being directly outside a number of residential units. The replacement pumping station would provide for an increased 24 hour area of storage provision in the event of power failure. The existing pumping station provides for 6 hours. The proposal is for the replacement of an existing facility which serves a constructed residential estate. The submitted documentation indicates that the proposal would not increase the waste water loading from the site to the receiving Swords Waste Water Treatment Plant located at Broadmeadow Estuary, Swords, Co. Dublin. It is noted from the Heritage Officers Report that this waste water treatment plant operates within its capacity.

The proposal has been assessed by the Heritage Officer and it is noted that given the nature and location of the proposed development it will not affect Natura 2000 sites and therefore a full Appropriate Assessment is not required in this case.

Environmental Impact Assessment

As was noted above, the proposal is for the replacement and relocation of an existing wastewater pumping station which would result in no increased loading to the existing waste water treatment plant in Swords. For the purposes of development by a Local Authority requiring an Environmental Impact Assessment under Section 176 of the Planning and Development Act 2000 (as amended) it is noted that the proposed development is not of a class specified within Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) and would not have such significant effects on the environment as to require the undertaking of Environmental Impact Assessment.

Holywell Foul Pumping Station Relocation

Submissions Report
Fingal County Council

6 June 2017

Notice

This document and its contents have been prepared and are intended solely for Fingal County Council's information and use in relation to the Holywell Foul Pumping Station Relocation Part 8 Submissions Report submission.

Atkins assumes no responsibility to any other party in respect of or arising out of or in connection with this document and/or its contents.

This document has 17 pages including the cover.

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Introduction

This Submissions Report provides details of Submissions, Observations, the Chief Executives response, to issues raised, and Recommendations to members made following the public consultation period as part of the proposed Holywell Foul Pumping Station relocation at Holywell, Swords, Co. Dublin.

1. Introduction

This Submissions Report provides details of Submissions, Observations, the Chief Executives response, to issues raised, and Recommendations to members made following the public consultation period as part of the proposed Holywell Foul Pumping Station relocation at Holywell, Swords, Co. Dublin.

As required by Article 81 of the 2001 Regulations and amended by Article 17(2) of the 2006 Regulations, plans and particulars of the development was made available for inspection between Wednesday 22nd March 2017 and Wednesday 10th May 2017 in the offices of FCC. Submissions and/or Observations were open to submission until Wednesday 24th May 2017.

The existing Holywell development comprises of approximately 1,188 mixed unit housing, local shopping centre and an Educate Together Primary School. Refer to figure 1-1 below for Site Location Map.

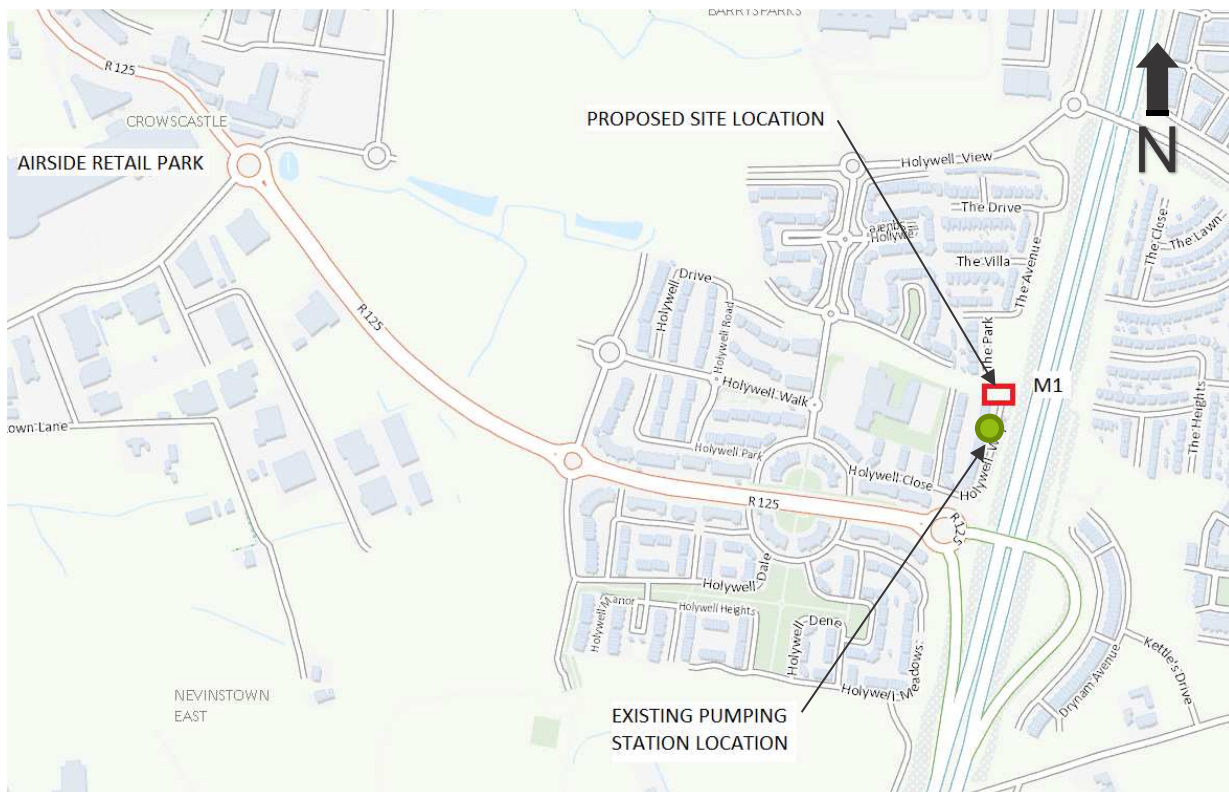


Figure 1-1 Site Location Map

2. Proposed Works

2.1. Scope of Works

FCC seeks consent to relocate the existing pumping station from its current location to an open space located to the North of Holywell Way and include an underground 24 hour emergency storage tank. The proposed works will comprise of the construction of the foul pumping station including underground Wet Well, Valve Chamber, Emergency Overflow Chamber, 24 Hour Storage Tank, Inlet manhole, meter chamber, over ground Wet Kiosk, Control Kiosk, Vent Stack and associated works to allow for the diversion, construction and decommissioning of existing services, utilities and pumping station. The proposed pumping station and associated tank are self-contained infrastructural items with no connection to surface water infrastructure known to be in the vicinity.

2.2. Pumping Station

The proposed pumping station including Wet Well, Valve Chamber, Emergency Overflow Chamber, 24 Hour Storage Tank as indicated on drawing C004 will be located underground with surface access covers to allow for maintenance and access to each of the chambers. 2No. Kiosks and a vent stack will be located at surface level as indicated on Section A on drawing C005. The proposed pumping station will be designed and constructed in accordance with Irish Water Code of Practice for Wastewater Infrastructure '*A design and construction guide for developers*' and '*Wastewater Infrastructure Standard Details*'.

The proposed access covers to the pumping station will be located greater than 15m from the nearest dwelling in accordance with the current Irish Water Code of Practice for Wastewater Infrastructure '*A design and construction guide for developers*'

It is noted that the proposed pumping station will not increase the waste water loading from the site to the receiving Swords Waste Water Treatment Plant located at Broadmeadow Estuary, Swords, Co. Dublin.

The proposed Kiosks will be similar to the Kiosk as indicated in figure 2-1. The Kiosk will be 1.2m high x 0.6m wide. It is proposed to reuse the existing control building and also allow for re-use / upgrade of the telemetry and monitor equipment within the control building.



Figure 2-1 Wet Kiosk and Control Kiosk

The proposed surface access covers that will be used for access to the Wet Well, Valve Chamber and 24 Hour Emergency Storage Tank. Each cover will be lockable and flush with the existing ground level. Refer to figure 2-2 below for image of access covers when opened for maintenance



Figure 2-2 Surface Access covers

To limit the amount of required hard standing area within the open space a trafficable concrete reinforced grass road will be installed around the access covers as indicated on drawing C006. The reinforced grass road will allow for access of services vehicles, reduce the hard standing impermeable area required and maintain a visual appearance of grass within the open space. Refer to figure 2-3 below for image of reinforced grass road.



Figure 2-3 Concrete reinforced Grass Road

2.3. 24 Hour Emergency Storage Tank

The proposed 639m³ 24 Hour Emergency Storage Tank will be located underground to the west of the proposed pumping station. The tank will not be visible from ground level and will be grassed over to provide continued use of the existing open space. In accordance with the Irish Water Code of Practice for Wastewater Infrastructure 'A design and construction guide for developers' a pumping station servicing a development similar in size to Holywell is considered to be a class 3 pumping station. Irish Water requires that class 3 pumping stations have a 24 hour storage facility to allow for emergency in the event of pump failure. The volume of the tank is based upon the calculations below.

The estimated foul loading calculations are as follows;

Dwellings

Average day Demand per unit = 600 litres / unit / day*

Dry weather flow (DWF) = 600 x 1188 (units) / 1000 = 713 m³ / day

713 / 24 = 29.7 m³ / hour

** 600 litres / unit / day based on the average figure 3 person per unit (as per Irish Water Water & Sewerage Codes of Practice)*

Peak flow rate

6DWF = 29.7 m³ x 6 = 178.2 m³ / hour

Infiltration allowance (10%)

178.2 m³ / hour + 10% = 196.02 m³ / hour

School

School loading = 300 PE (1 PE = 180 litres / day)

Dry weather flow (DWF) = 300 x 180 litres / 1000 = 54 m³ / day

54 / 24 = 2.25 m³ / hour

300 PE as indicated by Fingal County Council Drainage Department in school planning permission ref; F11A/0246

Peak flow rate

6DWF = 2.25 m³ x 6 = 13.5 m³ / hour

Infiltration allowance (10%)

13.5 m³ / hour + 10% = 14.85 m³ / hour

Wet Well & Emergency Storage Design

Storage Capacity = Total inflow / hour by No. of pump starts / hour

Total Inflow = 196.02 m³ + 14.85 m³ = 211 m³

10 No. pump starts / hour = 211 m³ / 10 = 21.1 m³

Wet Well storage capacity = 21.1m³

4 Hour Wet Well Storage Capacity = 4 x DWF

DWF Inflow / hour = 29.7 m³ + 2.25 m³ = 31.95 m³

Wet Well Storage = 31.95m³ x 4 = **127.8m³**

4 Hour Wet Well Storage required by Fingal County Council

20 Hour Emergency Storage requirement = 20 x Total DWF

Storage = 31.95 m³ x 20 hours = **639 m³**

20 Hour Emergency Storage required by Fingal County Council

2.4. Decommissioning of Existing Pumping Station

The Decommission of the existing pumping station will be carried out by suitably qualified contractors who are licensed with the EPA, local Authority and who have a current waste collection permit.

All sludge, pumps and fittings will be removed from the existing pumping station. The existing pumping station will be cleaned and backfilled with a suitable fill material to the underside of the tank cover slab.

The existing access covers will be removed and the area will be landscaped to a similar standard to the surrounding area.

3. Drawing List

Table 3-1 Drawing List

Drawing Number	Drawing Title
5155181C001	Site Location Map
5155181C002	Site Layout Plan
5155181C003	Proposed Site Layout Plan @ 1:500
5155181C004	Proposed Site Layout Plan @ 1:250
5155181C005	Proposed Site Layout Plan @ 1:100
5155181C006	Proposed Pumping Station Site Layout
5155181C007	Section A
5155181C008	Existing Drainage Layout
5155181C009	Proposed Drainage Layout
5155181C010	Standard Construction Details – Sheet 1 of 3
5155181C011	Standard Construction Details – Sheet 2 of 3
5155181C012	Standard Construction Details – Sheet 3 of 3

4. List of Submissions/Observations received

No Submissions or Observations were received in respect to this proposed planning application.

5. Summary of Submissions/Observations

No Submissions or Observations summary can be carried out in respect to this proposed planning application due to no Submissions or Observations received.

6. Proposed Amendments

Following on from a review of Fingal County Councils Planning Report, comments received from Irish Water and the Chief Executives recommendations to the members (refer to appendix A) a number of minor amendments have been proposed.

- Concrete reinforced grass road has been revised to allow for traffic loading (refer to section 2.2)
- The wash down gully has been relocated to allow for wash down of pumping equipment during maintenance (refer to drawing C006 Rev A in Appendix B)

Appendices



Appendix A.

A.1. Fingal County Council Planning Report

FINGAL COUNTY COUNCIL PLANNING REPORT

Initiation of procedure pursuant to Part XI of the Planning and Development Acts 2000-2010 and Part 8 of the Planning and Development Regulations 2001-2011

INTRODUCTION:

The Built Environment Section of the Planning and Strategic Infrastructure Department is the proposing Department for a development by Fingal County Council of an upgraded pumping station at Holywell in Swords.

SITE LOCATION & DESCRIPTION:

The site is an inverted 'L' located partly on the easternmost section of a linear area of green space which runs east-west through the Holywell Estate and partly on Holywell Way a cul-de-sac roadway directly to the south of the open space. The open space falls downwards from west to east and is interspersed with immature and semi-mature trees and mown grass. A large band of trees on the western bank of the M1 forms the eastern site boundary. A mature hedgerow interspersed with trees forms the northern site boundary with the adjoining area of open space to the north associated with 'The Park' residential street. The rear/side gardens of 40 Holywell Glen and 61 Holywell Way form the southern boundary of the part of the site within the open space. The western site boundary is bounded by nos. 47 – 61 Holywell Way.

The southern part of the site is located within the carriageway and associated verges of Holywell Way and contains an existing underground pumping station, adjacent to nos. 47 – 51. An single storey pitched roof overground pump house is located on the eastern side of the road, opposite nos. 55 – 57.

NATURE OF DEVELOPMENT:

Proposed relocation of the existing underground foul pumping station from its current location outside nos. 47 – 51 Holywell Way, Swords, to an area of open space located to the north of Holywell Way, to the south of The Park and proximate to the boundary with the M1. Also included is provision for an underground 24 hour emergency storage tank associated with and directly to the west of the pumping station.

The foul pumping station will include the following underground elements:- Underground Wet Well, Valve Chamber, Emergency Overflow Chamber, 24 Hour Storage Tank, Inlet manhole and meter chamber.

The following overground elements are proposed:- an overground Wet Kiosk, Control Kiosk and Vent Stack, concrete apron and associated manholes.

Associated works to allow for the diversion, construction and decommissioning of existing services, utilities and pumping station within Holywell Way.

APPROPRIATE ASSESSMENT AND ENVIRONMENTAL IMPACT ASSESSMENT

Screening for both Appropriate Assessment and Environmental Impact Assessment has been undertaken and is attached as Appendix 1. Neither assessment is required due to the nature of the works and the connection of the pumping station to a functioning water treatment plant in Swords which operates within capacity.

DEPARTMENTAL REPORTS:

- Heritage Officer: - No report received.
- The Transportation Section notes that the proposal would have no effect on the M1 embankment and has no objection to the proposed development.
- The Parks and Green Infrastructure Division has no objections to the proposed development subject to conditions relating to tree planting and details of the grass re-instatement works.
- Water Services (Operations) – No objections subject to conditions.
- Irish Water - No objections subject to conditions.

HISTORY:

Planning History:-

F03A/0936: A residential development including local services centre, site for proposed primary school and open space. The site is bounded by the proposed link road from the N1 to the realigned Feltrim Road, to the north and the Melrose housing estate at Kinsealy, and M1 motorway at Drinan to the east. The lands comprise those contained within the Nevinstown A1 Residential Action Plan. The residential development provides for a total of 1188 residential units, comprising 546 houses and 642 apartments, of which there are 44 one bedroom, 754 two bedroom, 380 three bedroom and 10 four bedroom units ranging in height from two to two and a half and three storeys. The development comprises 1 local services centre (730.95 sq.m.), containing 1 creche, (423.95 sq.m.), 1 retail unit (113 sq.m.), 1 medical facility (97sq.m.) and a pharmacy (97 sq.m.) in a single building of one and a half storeys. Access to the development is from the existing main road through Airside Business Park to form a new distributor road, extending from the existing N1 to a

proposed interchange at the M1 motorway. Pedestrian/cycle provisions will be incorporated alongside the proposed distributor road. An Environmental Impact Statement is being submitted with the planning application.

Decision:- Grant permission subject to conditions.

Applicant: Albany Homes Ltd.

Condition 24 states:-

That the water supply and drainage arrangements, including the disposal of surface water, be in accordance with the requirements of the County Council. In particular

i. Prior to the commencement of development the applicants shall submit for the written agreement of the Planning Authority

a) details of proposed pumping station including the rising main, to include measures to protect the pumping station from flooding

b) 12 hour storage; provisions for telemetry; screened overflows and provisions for overpumping; and variable flow pumps

ii. Prior to the commencement of development on site, the applicants shall submit for the written agreement of the Planning Authority details

a) to demonstrate the adequacy of the stream and the culverted sections to deal with anticipated rainfall events in the catchment

b) of a flood route in the event of 'over-topping' of the drainage system

c) surface water attenuation to comply with the requirements of Dublin City Council storm water policy

d) relating to an acceptable proposal for treating the redundant stream bed on eastern boundary adjacent to the existing development

iii. Prior to the commencement of development the applicant should submit for the written agreement of the Planning Authority a watermain layout for the entire site.

REASON: In order to comply with the Sanitary Services Acts, 1878-1964.

F03A/0936/C2 – registered 29th June 2004 – relates to condition 24.

F02A/0729: - Residential development including local services centre, site for proposed primary school and open space. The site is bounded by proposed link road from Malahide to Feltrim to the north, The Melrose Housing Estate at Kinsealy, and M1 Motorway (presently

under construction) at Drinan, to the west. The lands comprise those contained within the Nevinstown A1 Residential Action Plan. The residential development provides for a total of 1183 residential units, comprising 548 houses and 635 apartments, of which there are 46 one bedroom, 741 two bedroom, 386 three bedroom and 10 four bedroom units ranging in height from 2/2 1/2 and 3 storeys. The development comprises one local services centre (697.2 sq.m.) containing 1 creche (390.2sq.m.), 1 retail unit (113 sq.m.), 1 medical facility (97 sq.m.) and a pharmacy (97 sq.m.) in a single building of 1 1/2 storeys. Access to the development is from the existing main road through Airside Business Park to form a new distributor road, extending from the existing N1 to the proposed M1 motorway. Pedestrian/cycle provisions will be incorporated alongside the proposed distributor road. An Environmental Impact Statement is being submitted with this planning application.

Decision: SPLIT decision, Grant permission with part of proposal within preliminary area for M1 Junction 3 layout to be omitted.

In the vicinity:-

F15A/0539:- Single storey classroom extension (78m²) to the front of the existing school building.

Decision: Grant Permission.

F12A/0337: Retention of external elevation alterations, comprising of modifications to external windows and roof lights to previously approved planning permission ref. F11A/0246.

Decision: Grant Permission for retention.

F11A/0246: The proposed development of a new 3 storey 24 classroom school including, staff room, set rooms, library/resource room, multi-purpose rooms, principal's office, sanitary and ancillary accommodation, also contains a 2 classroom base special needs unit including central activities unit. The school building which is linked to a shared community facility containing a general purpose hall, changing facilities, store space, servery, meeting rooms, office space, and ancillary accommodation. Proposed site works to include provision for 52 no. car parking spaces via new vehicular access from public road, with exit via current site entrance, formation of new set down/drop off, 2 no. new bicycle racks, 3 no. new ball courts, junior play area, SNU Sensory Garden, ESB sub-station, external bin store, landscaped garden areas & boundary treatment.

F10A/0200: A new 24 classroom school with community sports hall & ancillary accommodation and associated site works.

Decision – Outline Permission Granted.

CA 355/1: Fingal County Council Compulsory Purchase (Holywell Link Road) Order 2013 – David Daly, Joanne Daly, Paul Daly and Albany Homes Ltd – Plot nos. 1 and 2 and additional land (underground pumping station and above ground control building)

ZONING:

Fingal Development Plan 2017 - 2023

The lands surrounding the application site are affected by the Zoning Objective **OS**, 'Preserve and provide for open space and recreational amenities.'

Relevant Objectives.

None relevant to the area.

Section 7.2 Water Services

Statement of Policy.

- Liaise and cooperate with Irish Water to ensure the delivery of the proposed *Capital Investment Plan 2014 -2016* (or any updated plan) or any other relevant investment works programme of Irish Water that will provide infrastructure to increase capacity to service settlements and to jointly investigate proposals for future upgrades of treatment plants and participate in the provision of a long term solution for waste water treatment for the Greater Dublin Area.
- Liaise and cooperate with Irish Water to ensure that an adequate supply of water fit for human consumption is provided.
- Control and manage surface water, mitigate against flooding and to protect and improve water quality in the County while allowing for sustainable development and improve water quality in line with the *Water Framework Directive and Eastern River Basin Management Plan*.
- Facilitate industrial and other forms of development, including residential by ensuring that optimum use is made of existing drainage and wastewater treatment infrastructure in the first instance and that further strengthening of infrastructure is focused on priority locations as identified in the urban settlement hierarchy in accordance with Irish Water, the Regional Planning Guidelines and the Development Plan.

Objective WT01 of the Development Plan 2017 – 2023 states:- *Liaise with and work in conjunction with Irish Water during the lifetime of the plan for the provision, extension and upgrading of waste water collection and treatment systems in all towns and villages of the*

County to serve existing populations and facilitate sustainable development of the County, in accordance with the requirements of the Settlement Strategy and associated Core Strategy.

Objective WT12 of the Development Plan 2017 – 2023 states:-*Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should be a minimum of 35 metres – 50 metres from the noise/odour producing part of the pumping station to avoid nuisance from odour and noise.*

The proposed use is considered to be a Utility Installation, which is open for consideration within the existing and future zoning of the lands. Uses which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the zoning objective and Vision and their compliance and consistency with the policies and objectives of the Development Plan.

PUBLIC CONSULTATION SUBMISSIONS

None received from members of the public.

Irish Water Submission.

Summary

Design size, location and layout is acceptable. Some concerns regarding use of grasscrete in terms of support for any maintenance vehicles and wash down of spillages which may be a public health risk due to inadequate ability to wash down spillage.

Response.

The proposal would represent a significant improvement on the existing pumping station, which is not appropriately located and does not have effective levels of 24 hour storage. The proposed development would improve public health through upgrading the existing waste water services network to more modern standards. The Fingal County Council Water Services Operations Section have significant experience in managing facilities such as this, including neutralising spillages. It is considered that the use of grasscrete is more acceptable in a amenity setting and it is recommended that this feature is retained.

APPRAISAL:

No submissions were received from members of the public. It is noted that the Irish Water submission was in favour of the proposed development. It is noted that a broadly positive assessment of the implications of the proposal was previously provided in the pre-consultation planning report.

As was stated previously, the proposed development involves the construction of a new subterranean waste-water pumping station to serve the Holywell Estate and to replace an existing substation which does not comply with modern best practice in terms of scale or location. The proposed pumping station would be located within open space to the north of Holywell Way and to the south of The Park. The pumping station would comprise an underground interconnected triple chamber, located at depths of between 2.95m and 4.75m, containing inlet chambers north and south, which accommodate flows from existing foul drains located in Holywell Way and the public open space. Six manholes will be visible at ground level, three of which are the access manholes to the northern and southern chambers, with three large centrally located manholes providing maintenance access to the valve chamber, the wet well and the emergency overflow. The three smaller manholes measure 800mm x 800mm, while the larger manholes measure 1.3m and 1.45m in width and 2.3m in length. All would be surrounded by a concrete apron, measuring 1.2m x 1.2m overall for the smaller manholes and 3.15m x 6.6m combined for the three larger manholes. A wash down gully is located to the north of the three larger manholes. Directly to the east of the manholes are two upstanding kiosks, identified as a wet kiosk and a control switch kiosk and being 1.2m high x 600mm in width. A grasscrete apron is proposed around the manholes and kiosks to allow for maintenance access from Holywell Way. This apron would generally be 10.2m x 11.8m in dimension. A 7.2m high vent stack is proposed to be located on the eastern part of the pumping station, rising directly out of the ground. In addition a 24 hour concrete underground storage tank is proposed directly to the west of the pumping station. The tank would have a volume of 639m³, and be 7.6m wide x 29m in length. No depth has been provided. The underground tank is proposed to be covered with earth and grassed to allow for continued use of the open space.

8 trees, varying from immature to semi-mature within the open space would be removed from the public open space in order to facilitate the development. A 3m x 1.5m box culvert is located directly to the north of the proposed pumping station and storage tank. The proposed pumping station will be designed and constructed in accordance with Irish Water Code of Practice for Wastewater Infrastructure '*A design and construction guide for developers*' and '*Wastewater Infrastructure Standard Details*'. It is noted from the submitted engineering report, that a class 3 pumping station of this type must have 24 hour storage. The engineering report also notes that the location of services has been undertaken through a detailed desktop review of relevant historical site investigations in the area. Full site investigations are proposed to be undertaken at detailed design stage. The works would involve the decommissioning of the existing pumping station, which involves cleaning and backfilling, with access covers removed and landscaping undertaken.

The closest elevation of the most proximate dwelling, 61 Holywell Way, would be 17.5m from the manholes associated with the proposed pumping station. The closest dwelling to the north-west in The Park would have a separation distance of 45m. **Objective WT12** of the Development Plan 2017 – 2023 states:- *Establish an appropriate buffer zone around all pumping stations suitable to the size and operation of each station. The buffer zone should*

be a minimum of 35 metres – 50 metres from the noise/odour producing part of the pumping station to avoid nuisance from odour and noise.

While the separation distance to 61 Holywell Way is less than 35m, it is noted that the existing pumping station is within 2.7m of nos. 47 - 51 Holywell and within 17m of no. 61 and does not come close to achieving the proposed buffer zone. The existing situation would have a greater effect through noise and odour than the proposed station and is considered an appropriate buffer as per the requirements of **WT12** when the improvements to the overall area in terms of increase capacity and effectiveness of the new pumping station is taken into account. . The submitted engineering report notes that the Irish Water standard for class 3 pumping stations is 15m from the nearest dwelling. The proposal achieves this standard and is considered the most effective location for providing the upgraded system while maintaining open space amenity.

The proposed development would be a significant improvement on the existing pump station, which requires the erection of fencing whenever maintenance is to be undertaken as well as providing for a more limited level of emergency storage. It is considered that the proposal would engender significantly less impact from emissions to air from noise and odour due to the location further from housing. In this regard any vent stack should be required to utilise a charcoal filter.

The proposal would represent an improvement on the existing pumping station, which is not appropriately located and does not have effective levels of 24 hour storage. It is considered that the proposal would not, through its location in the easternmost part of the existing open space, compromise the viability of the linear open space serving the wider Holywell Estate. The proposed development would therefore achieve the aim of improving residential amenity as per the wider zoning for the area, in addition to improving public health through upgrading the existing waste water services network to more modern standards. It is considered that the proposed development would achieve the policy aims as contained in Section 7.2 of the Development Plan regarding upgrades and increases to capacity and ensuring optimum use is made of existing wastewater infrastructure in addition to further strengthening of infrastructure. In addition the proposed development would comply with Objective **WT01** in providing for an upgrade of waste water collection and treatment systems. Having regard to the objective and policy aims in addition to the improvement to the wider Holywell area, it is considered that the proposed development would be consistent with the proper planning and sustainable development of the area.

CHIEFT EXECUTIVES RECOMMENDATION TO THE MEMBERS:

It is recommended that the proposed relocation of the pumping station, construction of an associated 24 hour storage tank and decommissioning of the existing pumping station be adopted subject to conditions requiring:-

1. Full construction drawings of the pumping station and associated network diversions and connections are to be submitted and agreed with the Water Services Section prior to the commencement of development.
2. Replacement planting of semi-mature trees, girth 12- 14cm shall be carried out in the next planting season following the construction of the pumping station. The exact location of these trees shall be agreed with the Parks and Green Infrastructure Division prior to commencement of works on site.
3. Full details of the permeable reinforced grass and drainage over the emergency storage tank as well as grass re-instatement works to be submitted and agreed prior to the commencement of works on site.
4. A Charcoal filter shall be installed to the vent stack.
5. Access and operational details shall be subject to agreement with Irish Water.
6. The vent stack, manholes and upstanding kiosks shall be dark green in colour.
7. Residents shall be given adequate prior notice of any temporary impacts and period of duration on the existing foul water network as a result of the proposed works.

Appendix 1

Screening for Appropriate Assessment.

The proposed development would replace an existing wastewater pumping station which was not constructed in the most effective location, being directly outside a number of residential units. The replacement pumping station would provide for an increased 24 hour area of storage provision in the event of power failure. The existing pumping station provides for 6 hours. The proposal is for the replacement of an existing facility which serves a constructed residential estate. The submitted documentation indicates that the proposal would not increase the waste water loading from the site to the receiving Swords Waste Water Treatment Plant located at Broadmeadow Estuary, Swords, Co. Dublin. It is noted from the Heritage Officers Report that this waste water treatment plant operates within its capacity.

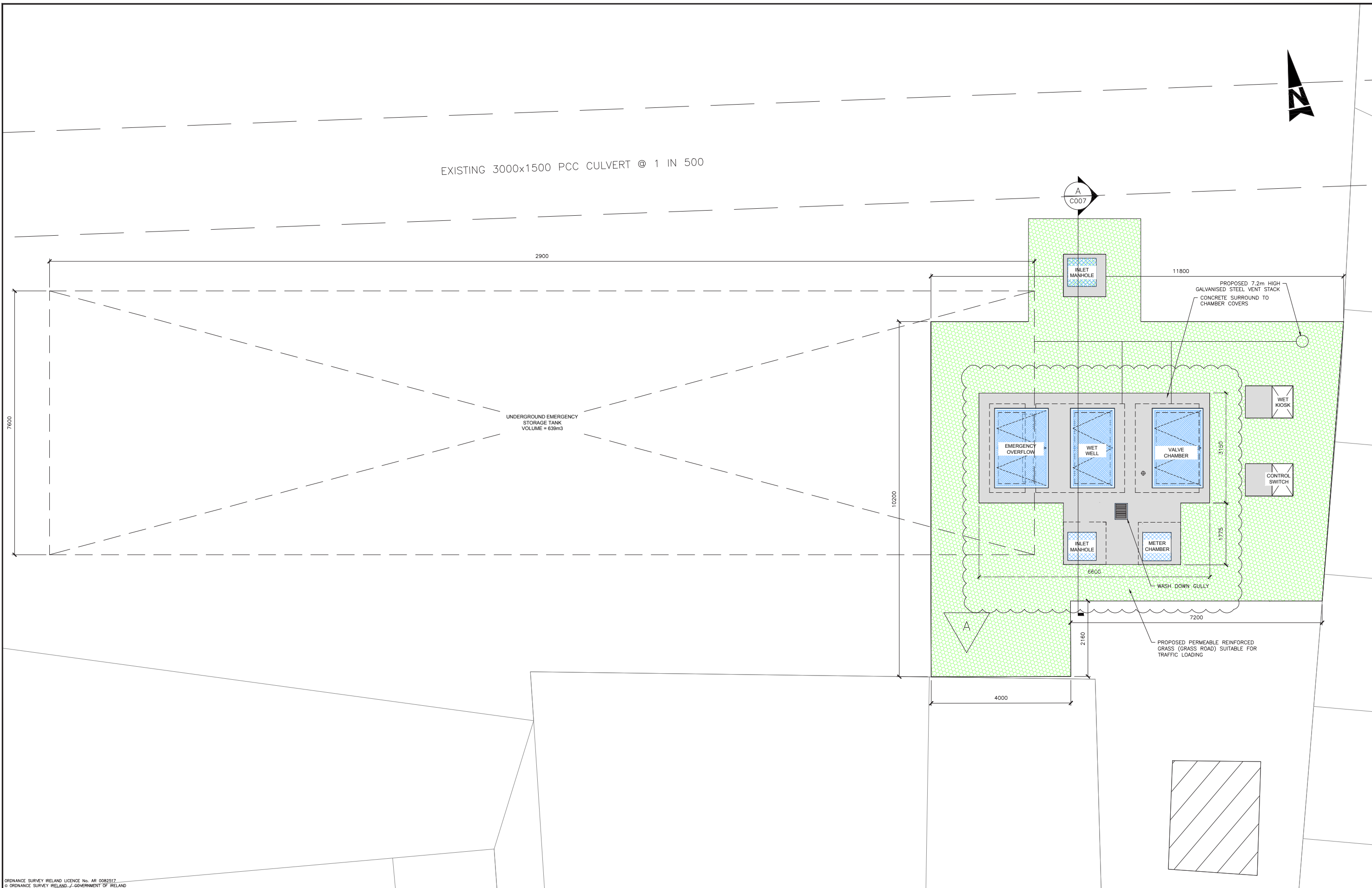
The proposal has been assessed by the Heritage Officer and it is noted that given the nature and location of the proposed development it will not affect Natura 2000 sites and therefore a full Appropriate Assessment is not required in this case.

Environmental Impact Assessment.

As was noted above, the proposal is for the replacement and relocation of an existing wastewater pumping station which would result in no increased loading to the existing waste water treatment plant in Swords. For the purposes of development by a Local Authority requiring an Environmental Impact Assessment under Section 176 of the Planning and Development Act 2000 (as amended) it is noted that the proposed development is not of a class specified within Part 1 or Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) and would not have such significant effects on the environment as to require the undertaking of Environmental Impact Assessment.

Appendix B.

B.1. Revised drawings



ORDNANCE SURVEY IRELAND LICENCE No. AR 0082517
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KEY PLAN

Rev	Description	By	Date	Chk'd	Auth
A	GULLY LOCATION REVISED	MG	06/17	MF	GH

ATKINS
WS Atkins Ireland Ltd. ©

Atkins House, 150-155
Arlside Business Park
Swords
Co. Dublin
Tel (+353) 01 810 8000
Fax (+353) 01 810 8001

Unit 29
2200 Cork Airport
Business Park
Cork
Tel (+353) 021 429 0300
Fax (+353) 021 429 0360

2nd Floor Technology House
Parkmore Technology Park
Galway
Tel (+353) 091 786 050
Fax (+353) 091 779 830

Client
Comhairle Contae Fhine Gall
Fingal County Council

Project
HOLYWELL FOUL PUMPING STATION RELOCATION

Title		PROPOSED PUMPING STATION SITE LAYOUT			
Original Scale	1:50	Drawn	MG	Checked	GH
Date	06/02/17	Date	06/02/17	Date	06/02/17
Status	P	Drawing Number	RK5155181C006		Rev
					A

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 30

PROGRESS OF THE MALAHIDE DEMESNE TO
NEWBRIDGE HOUSE/ BROADMEADOW WAY SCHEME

Motion: Councillor E.O'Brien AI037131

“That the Chief Executive give a full report on the progress of the Malahide Demesne to Newbridge House/ Broadmeadow Way Scheme.”

Report:

Fingal County Council, Irish Rail and National Parks and Wildlife Service support the development of the Broadmeadow pedestrian and cycleway and wish to facilitate it as soon as possible. Recent clarifications by NPWS to Irish Rail regarding the access road have been considered by the Council and its advisors in the context of the Environmental Impact and the Natural Impact Statements.

Following on from these discussions FCC, following the completion of a review exercise of the documents in line with current requirements, it is intended to submit an application directly to An Bord Pleanála to advance the statutory planning process for the Broadmeadow Way in Q3 2017.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th June 2017

Item No. 31

NEEDS ANALYSIS SURVEY – HOWTH/SUTTON

Motion: Councillor D. Ni Laoi: AI037537

“That the Chief Executive report on the results of the needs analysis survey carried out for the Howth Sutton area”

Report:

A draft report of the research into Community Facilities Needs on the Howth/Sutton Peninsula is currently being reviewed by the Community Department. When the final document is available a meeting will be held with the Area Councillors.

The general thrust of the research would indicate a need for general, non-sporting, non-denominational community facilities with the need for youth facilities also identified. There is a preference for community facilities at the existing library site.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th JUNE 2017

Item No. 32

UPDATE ON FRY MODEL RAILWAY & CASINO PROJECT

Motion: Councillor A. Lavin AI037528

“That the Chief Executive take immediate action to protect the Casino, Malahide from falling into further disrepair and give an update on the time line for delivery of the Casino upgrade / Fry Model Railway project.”

Report:

The conservation and protection of the Casino and its restoration and extension to provide a suitable home for the Fry Model Railway collection remains a priority project for Fingal County Council.

Enabling Works:

Some enabling works at the Casino are imminent. These are to address immediate roof protection issues and include testing on foundation depths, ground condition testing etc. which will inform the final design and tender documentation. Partial removal of ivy on walls is also proposed.

It is also proposed to erect a construction site hoarding to secure the site which will remain in place for the duration of the construction project. It is also proposed to erect a construction site hoarding to secure the site which will remain in place for the duration of the construction project. This will be well set back from the road with graphics to illustrate the proposed development.

Update on project timeline:

Design development work on tender documentation has commenced and a full design team is now in place. An application for a fire safety certificate and disability access certificate will be lodged in the next week.

Tender returns for the design and construction of the exhibition design are expected in early July 2017.

Tender documentation for the full refurbishment are expected to be completed for issue in late September and a main contractor should be appointed in November 2017.

The construction works are expected to take 12 months to complete with a follow on exhibition fitout of 8 weeks allowing for full completion December 2018.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 8th JUNE 2017

Item No. 33

BALDOYLE STAPOLIN LOCAL AREA PLAN

Motion: Councillor C. O'Callaghan AI037569

"That the Chief Executive report on what action the Council is taking to ensure that the following recommendation from the Baldoyle Stapolin Local Area Plan South Fingal traffic report is implemented: Grange Road / Baldoyle Industrial Estate Junction Upgrade The analysis undertaken indicates that the capacity issues at the junction are primarily due to the volume of right turning vehicles from Grange Road (west) to the Baldoyle Industrial Estate in the AM Peak. Despite a substantial allocation of green time to this movement, a single right turn traffic lane cannot cater for this forecast volume of right turning vehicles. Therefore it is recommended that an upgrade to the junction be explored which comprises the addition of a second right turn lane

Report:

The addition of a second right turn lane would require the addition of a second southbound lane into the Industrial Estate. Otherwise the two right turn lanes would be forced to merge into one lane while turning, which would be a traffic hazard. There does not appear to be sufficient space to provide a second southbound lane into the Industrial Estate.

A recent large planning application (F16A/0412 for 550 residential units plus commercial) includes an upgrade of the junction. The Council's decision on this application is due imminently. The consultants for the developer explored a number of different options and concluded that an additional lane from the east and an additional lane from the development was the best feasible solution. The allocation of green time will be optimised dynamically (i.e. it reacts to traffic volumes on a second-by-second basis) to minimise delays and maximise capacity.

In summary, should the proposed development proceed it will include a significant, feasible and safe upgrade of the junction.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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

WEDNESDAY 7th JUNE 2017

Item No. 34

MALAHIDE TO DONABATE GREENWAY

Motion: Councillor D. Healy AI037578

“That this Area Committee writes to the Minister for Arts Heritage Rural and Gaeltacht Affairs to urge her to ensure that her Department concludes discussions in relation to the Malahide to Donabate Greenway swiftly.”

Report:

Following recent clarification from NPWS to Irish Rail regarding the access road, it is considered that additional representation to the Minister is not required.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th June 2017

Item No. 35

DART STATION MANAGEMENT

Motion: Councillor B. McDonagh: AI037589

“That this Area Committee asks the Chief Executive to write to Iarnród Éireann to demand the proper repair, upkeep, management, maintenance and protection of Dart Stations with particular reference to Clongriffin and Bayside Dart Stations.”

Report:

If the motion is passed the terms of the motion will be transmitted to Iarnród Éireann.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th June 2017

Item No. 36

SECURITY OF WATER SUPPLY IN MALAHIDE

Motion: Councillor E. O'Brien AI037132

“That the Chief Executive report on what Irish Water are doing to improve security of water supply in Malahide, particularly the area from the Grand Hotel to the Coast Road, given that there have been frequent water outages and a number of bursts that are causing serious inconvenience to local residents and businesses in recent months.”

Report:

Essential network repairs disrupted supplies to developments east of the Grand Hotel, Malahide on a number of occasions during 2017. Network upgrades that would provide secondary supplies to the area and permit uninterrupted service to continue in tandem with repair works, are the responsibility of Irish Water and the matter has been referred to that authority for consideration.

Agenda Item 37

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 37

PROVIDE A FLOATING BOARDWALK ON THE
BROADMEADOWS ESTUARY MALAHIDE

Motion: Councillor A. Lavin AI037538

“That the Chief Executive consider the provision of a floating boardwalk on the Broadmeadows Estuary to connect Seabury with Caves Marsh to provide a safe route to St John Pauls School and also become part of the coastal cycleway to Swords.”

Report

Given the prevailing nature of the conditions within the Broadmeadow Estuary at this location a floating boardwalk would not be appropriate.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 38

TRAFFIC IMPROVEMENTS

Motion: Councillor C. O'Callaghan AI037568

“That the Chief Executive provide a report on how the development plan objective to carry out traffic Improvements at Sutton Cross will be progressed.”

Report:

Objective Sutton 2 of the Development Plan states:

Enhance traffic management in Sutton Village and the immediate environs.

As the Fingal Development Plan does not provide detailed design proposals for junction improvements, it is considered that the development management assessment process is the most appropriate mechanism to provide these enhancements, in order to ensure overall compatibility with surrounding uses. For example, a recent permission (Fingal ref: F15A/0195 An Bord Pleanála ref: PL06F.246628) for an upgrade to SuperValu at Sutton Cross included alterations to the access and egress, revised internal circulation, and an upgrade of Sutton Cross junction. The alterations to the access and egress and the junction upgrade, will produce an improvement for traffic accessing the shopping centre and for passing traffic.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No. 39

GRANGE ROAD TO HOWTH JUNCTION RIGHT OF WAY

Motion: Councillor D. Healy AI037579

“That the Chief Executive bring a report to the Area Committee detailing what research has been done in relation to the Public Right of Way between Howth Junction Train Station and Grange Road including what research was carried out into the files on the reconstruction of the Grange Road and the new bridge as part of which the stairs forms part of this right of way were erected by this Council.”

Report:

The Council has responded to four questions or motions on this matter since June 2016. The official who prepared the responses has retired, and it is not clear what research he carried out. It is clear that he concluded that there was no evidence of a right of way. It should be noted that the existence of a footpath in a planning application or aerial photographs is not evidence of a right of way. The fact that the path is over-grown and unpassable raises the possibility that any right of way may be lost by abandonment. Clearly, these are legal issues.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH/MALAHIDE AREA COMMITTEE
(SERVICES B – STRATEGIC AND GENERAL MATTERS)

Wednesday, 7th JUNE 2017

Item No.40

JAPANESE KNOTWEED MANAGEMENT
REPORT

Motion: Councillor B. McDonagh AI037590

“That the Chief Executive report on the progress of the Japanese Knotweed identification and eradication programme?”

Report:

49 Japanese Knotweed sites have been identified in Fingal so far. The preparation of the tender documentation for an eradication program of the Japanese Knotweed at all these sites is currently underway with a view to issue a tender in July.

