

Public Document Pack

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

Email: corporate.services@fingal.ie

County Hall
Swords
Co. Dublin

Wednesday, 30 March 2022

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

Dear Councillor

A meeting of the Howth Malahide Area Committee (Services B - Strategic & General Matters) will be held on MS TEAMS on conclusion of Services A meeting on Tuesday, 12th April, 2022 to consider the following Agenda.

Yours faithfully

B. Buckley
Meetings Administrator
Corporate Affairs and Governance

.....
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A G E N D A

- 1 Confirmation and reaffirmation of Minutes of the Howth/Malahide Area Committee (Services B - Strategic and General Matters) Meeting held on 2nd March, 2022 (Pages 1 - 6)**

QUESTIONS

- 2 Councillor J. Hopkins - Sutton to Malahide Greenway - AI077842 (Pages 7 - 8)**

"To ask the Chief Executive when the public consultation for Sutton to Malahide Greenway will be open and if the consultation can be in person as well as online?"

- 3 Councillor J. Hopkins - Bayside 2 Taking in Charge - AI078661 (Pages 9 - 10)**

"To ask the Chief Executive to confirm receipt of the plebiscite documentation pertaining to Bayside 2 by the Bayside Community Association?"

- 4 Councillor J. Hopkins - Racecourse Park Planning Application - AI078663 (Pages 11 - 12)**

"To ask the Chief Executive for an update of the planning application for the Racecourse Regional Park?"

- 5 Councillor J. Hopkins - Howth Gorse Fire March 2022 - AI078673 (Pages 13 - 14)**

"To ask Chief Executive for a report on the gorse fire in Howth on the 21st March and provide detailed predictions for months ahead including the effectiveness of goats thus far?"

- 6 Councillor D. Healy - Indicative Cycle Pedestrian Routes - AI078167 (Pages 15 - 16)**

"To ask the Chief Executive to identify the indicative cycle/pedestrian routes in the Howth Malahide area contained in the current Fingal

Development Plan which are not in the Draft 2023-2029 Plan which is out on public display?"

7 Councillor D. Healy - Indicative Cycle Pedestrian Routes - AI078168 (Pages 17 - 18)

"To ask the Chief Executive whether the indicative cycle/pedestrian routes in the Howth Malahide area which were on the 2017 Development Plan and were omitted from the Draft 2023 Plan were subject to any analysis before omission and if so to supply the relevant documents?"

8 Councillor D. Healy - Fencing and planting along Howth cliff path - AI078675 (Pages 19 - 20)

"To ask the Chief Executive to report on progress in investigating the planning status of fencing and planting along the Howth cliff path at (details supplied)?"

9 Councillor D. Healy - Broadmeadow Greenway timeline - AI078682 (Pages 21 - 22)

"To ask the Chief Executive to set out the timeline for delivery of the Broadmeadow Greenway?"

10 Councillor D. Healy - Right of Way - Malahide - AI078674 (Pages 23 - 24)

"To ask the Chief Executive to report on progress in relation to the keeping open of the pedestrian access between (details provided) at a width which will allow use by buggies and wheelchairs, given that this is used as an access by parents walking to the local creche and that a warning letter has already issued in relation to the obstruction of this right of way?"

**COMMUNITY &
SPORTS BUSINESS**

11 Report on Nomination of Members to Age Friendly Alliance and Comhairle Na nÓg (Pages 25 - 26)

APPLICATIONS FOR FUNDING

- 12** Applications for Funding (Arts) (Pages 27 - 28)

PLANNING & STRATEGIC INFRASTRUCTURE BUSINESS

- 13** Full Strategic Housing Development Application to An Bord Pleanála for Lands located to the south of the Martello Tower on Balscadden Road and the former Baily Court Hotel, Main Street, Howth, Co. Dublin. (Pages 29 - 50)
- 14** Full Strategic Housing Development Application to An Bord Pleanála for the townland of Stapolin Baldoyle, Dublin 13, referred to as Growth Area 2 (GA2) lands in the Baldoyle-Stapolin Local Area Plan. (Pages 51 - 72)

MOTIONS

- 15** Councillor J. Hopkins - Kissing Gates removal to aid Active Travel - AI077833 (Pages 73 - 74)
- “That the Chief Executive provide a list of remaining kissing gates in the Howth Malahide area and to provide a timeline for removal as kissing gates like the ones at Racecourse Park are inaccessible for some wheelchairs and all cargo bikes.”
- 16** Councillor D. Healy - Architectural Competition for access to Balscadden Beach - AI078585 (Pages 75 - 92)
- “That the Chief Executive apply for Project Development Funding under the Outdoor Recreation Infrastructure Scheme for an architectural competition for access to Balscadden Beach.”

- 17** Councillor A. Lavin - Footpath on Seamount Road Malahide from Knockdara to Jameson Orchard - AI078647 (Pages 93 - 94)

"That the Chief Executive will in the interests of pedestrian safety advise the position and proposed solution/timelines in providing a safe footpath on Seamount Road from Knockdara to Jameson Orchard, Malahide."

- 18** Councillor J. Hopkins - Derelict Vacant Buildings in Howth Village - AI078667 (Pages 95 - 96)

"That the Chief Executive complete a full review of vacant and derelict buildings in Howth Village (including Main Street/Harbour Road) as reports of upwards of 30% of the buildings are reported to be vacant during a housing crisis."

- 19** Councillor D. Healy - Water Quality in Broadmeadow Estuary - AI078681 (Pages 97 - 102)

"That the Chief Executive report on discussions with Irish Water and the EPA subsequent to the motion being agreed at this Committee in February 2020: "That arising from the report, this Area Committee recommends that the Council liaise with Irish Water and the EPA to discuss how to give effect to the commitment as to health-oriented water quality in the Estuary during the EPA licensing process for the Broadmeadow Treatment Plan and report back within four months."

**Comhairle Contae Fingall
Fingal County Council**

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

Wednesday, 2nd March, 2022

PRESENT

Guerin, Jimmy
Healy, David
Hopkins, Joan
Lavin, Anthony

McDonagh, Brian
O'Brien, Eoghan
Tormey, Aoibhinn

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

OFFICIALS PRESENT

Brian Buckley (Senior Executive Officer); Kevin Halpenny (Senior Parks Superintendent); Sinead Murphy (Senior Engineer), Naomi Weir (Senior Executive Officer); Rory O'Byrne (County Arts Officer); Bronagh Corry (Administrative Officer), Alison Casserly (Administrative Officer), Andrew Nolan (Senior Executive Engineer), Deborah Tiernan (Assistant Parks Superintendent); Rafe Costigan (Senior Community Officer); Niall Thornton (Executive Engineer).

HMB/38/22 (Agenda Item No 1)

Confirmation and reaffirmation of Minutes of the Howth/Malahide Area Committee (Services B - Strategic and General Matters) Meeting held on 2nd February, 2022

Minutes of the Howth-Malahide Area Committee Meeting held on 2nd February 2022 which had been circulated were considered.

It was then **PROPOSED** by Councillor E. O'Brien, seconded by Councillor D. Healy and **RESOLVED** –

“That the minutes of the Howth-Malahide Area Committee Meeting held on 2nd February 2022 be **ADOPTED**.”

HMB/39/22 (Agenda Item No)
QUESTIONS

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

"That pursuant to Standing Order No. 53, Questions 2 – 9 be **ADOPTED**."

HMB/40/22 (Agenda Item No 2)
 Councillor J. Hopkins - Houses at Tucketts Lane, Howth - AI076951

HMB/41/22 (Agenda Item No 3)
 Councillor J. Hopkins - Bottle Banks Baldoyle - AI077838

HMB/42/22 (Agenda Item No 4)
 Councillor J. Hopkins - Ecology Report from Naturescub - AI077837

HMB/43/22 (Agenda Item No 5)
 Councillor J. Hopkins - Derelict Site Register follow up question - AI077840

HMB/44/22 (Agenda Item No 6)
 Councillor J. Hopkins - Derelict/Vacant Site Register on property Main Street,
 Baldoyle - AI077841

HMB/45/22 (Agenda Item No 7)
 Councillor J. Hopkins - Water quality at Mayne River Hole in the Wall Road -
 AI077843

HMB/46/22 (Agenda Item No 8)
 Councillor J. Hopkins - Seagrang Car Parks - AI076950

HMB/47/22 (Agenda Item No 9)
 Councillor A. Lavin - Saint Marnocks Bay, Portmarnock Taking In Charge - AI077854

HOUSING & COMMUNITY BUSINESS

HMB/48/22 (Agenda Item No 10)
 Applications for Funding

The attached report, which had been circulated, was **CONSIDERED**.
 Following discussion, it was proposed by Councillor E. O'Brien, seconded by
 Councillor D. Healy and **AGREED**:

"That this Committee recommends that the County Council **APPROVE** of the funding
 set out in the foregoing report."

HMB/49/22 (Agenda Item No)
SUSPENSION OF STANDING ORDERS

It was proposed by the Area Cathaoirleach, Councillor E. O'Brien and **AGREED** to vary the order of the agenda and take Item No. 14 at this point.

HMB/50/22 (Agenda Item No 14)
Applications for Funding (Arts)

The attached report, which had been circulated, was **CONSIDERED**. Following discussion, it was proposed by Councillor E. O'Brien, seconded by Councillor D. Healy and **AGREED**:

"That this Committee recommends that the County Council **APPROVE** of the funding set out in the foregoing report."

ENVIRONMENT, CLIMATE ACTION & ACTIVE TRAVEL BUSINESS

HMB/51/22 (Agenda Item No 11)
Baldoye to Howth Protected Cycle Lanes Update

The report of the Chief Executive, which had been circulated, was **CONSIDERED**. A presentation was given to the Members by Andrew Nolan, Senior Executive Engineer. Following discussion, the report was **NOTED**.

PLANNING & STRATEGIC INFRASTRUCTURE BUSINESS

HMB/52/22 (Agenda Item No 12)
Tidy Towns Biodiversity Plans in the Howth/Malahide Area

The report of the Chief Executive, which had been circulated, was **CONSIDERED**. A presentation was given to the Members by Deborah Tiernan, Assistant Parks Superintendent. Following discussion, the report was **NOTED**.

HMB/53/22 (Agenda Item No 13)
Walkway and Park at Seamount and Seapark Hill Malahide

The report of the Chief Executive, which had been circulated, was **CONSIDERED**. A presentation was given to the Members by Kevin Halpenny, Senior Parks Superintendent. Following discussion, the report was **NOTED**.

It was further **AGREED** that the matter would be brought to the June meeting of the Committee as a Headed Item.

ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT BUSINESS

HMB/54/22 (Agenda Item No 15)
Proposed Disposals

a Proposed Grant of Wayleave at Baskin Green, Stockhole, Cloghran, Co. Dublin to Irish Water

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and **NOTED**.

MOTIONS

HMB/55/22 (Agenda Item No 16)

Councillor D. Healy - Kilbarrack Road Active Travel Infrastructure - AI077730

The Motion, in the name of Councillor D. Healy, was proposed by Councillor D. Healy and seconded by Councillor E. O'Brien.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion, the report was **NOTED**.

HMB/56/22 (Agenda Item No 17)

Councillor B. McDonagh - Early Childhood Education Howth, Sutton Area - AI077845

The Motion, in the name of Councillor B. McDonagh, was proposed by Councillor B. McDonagh and seconded by Councillor E. O'Brien.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion, the motion was **PASSED**.

HMB/57/22 (Agenda Item No 18)

Councillor J. Hopkins - Access Road at Bayview, Baldoyle - AI077834

The Motion, in the name of Councillor J. Hopkins, was proposed by Councillor J. Hopkins and seconded by Councillor E. O'Brien.

The report by the Chief Executive, which had been circulated, was **CONSIDERED**. It was **AGREED** that an on-site visit would be arranged and following discussion, the report was **NOTED**.

HMB/58/22 (Agenda Item No 19)

Councillor B. McDonagh - Planning Permission F12/A0304 - AI077846

The Motion, in the name of Councillor B. McDonagh, was proposed by Councillor B. McDonagh and seconded by Councillor E. O'Brien.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion, the report was **NOTED**.

HMB/59/22 (Agenda Item No 20)

Councillor J. Hopkins - Dog Fouling Sutton Park and Bayside - AI077621

The Motion, in the name of Councillor J. Hopkins, was proposed by Councillor J. Hopkins and seconded by Councillor E. O'Brien.

The report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion, the report was **NOTED**.

The Meeting concluded at 17:10

AREA CATHAOIRLEACH

DATED

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 2

SUTTON TO MALAHIDE GREENWAY - AI077842

Question: Councillor J. Hopkins

“To ask the Chief Executive when the public consultation for Sutton to Malahide Greenway will be open and if the consultation can be in person as well as online?”

Reply:

A non – statutory Public Consultation has commenced consisting of a 6 Week Public Consultation from 24th March to 9th May.

Consultation details include:

- Promotional Video/Images
- Media Advertisements
Print & Social
- Leaflet Drop – 17,500 leaflets
- Consultation Portal:
Submissions & Online Questionnaire
Drawings, Reports & Videos/images
- 2 Webinars with Q & A's

Thurs 7th & Tues 12th April @ 7pm

- Drop In Information Evening

Weds 30th March, Portmarnock Hotel from 4pm to 8pm

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 3

BAYSIDE 2 TAKING IN CHARGE - AI078661

Question: Councillor J. Hopkins

“To ask the Chief Executive to confirm receipt of the plebiscite documentation pertaining to Bayside 2 by the Bayside Community Association?”

Reply:

The Council confirms receipt of the plebiscite documentation pertaining to Bayside 2 by the Bayside Community Association.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 4

RACECOURSE PARK PLANNING APPLICATION - AI078663

Question: Councillor J. Hopkins

“To ask the Chief Executive for an update of the planning application for the Racecourse Regional Park?”

Reply:

The Council is still awaiting a decision from An Bord Pleanála regarding the permission for the development plan of the Racecourse Regional Park.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE (Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 5

HOWTH GORSE FIRE MARCH 2022 - AI078673

Question: Councillor J. Hopkins

“To ask Chief Executive for a report on the gorse fire in Howth on the 21st March and provide detailed predictions for months ahead including the effectiveness of goats thus far?”

Reply:

A wildfire took place on 21st March at the old quarry at Balscadden. Dublin Fire Brigade managed to extinguish the fire. The Council is currently working with the Dublin Fire Brigade to finalise an Operational Wildfire Management Plan for Howth which will inform the management of future wildfires on Howth. It is envisaged that this plan will be completed within the next month. The strategic wildfire breaks at East Mountain and Shielmartin have not been subject to goat grazing yet. The Council and the Old Irish Goat Society are currently trying to finalise grazing licences with the relevant landowners, which would allow for grazing to be introduced later this spring.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 6

INDICATIVE CYCLE PEDESTRIAN ROUTES - AI078167

Question: Councillor D. Healy

“To ask the Chief Executive to identify the indicative cycle/pedestrian routes in the Howth Malahide area contained in the current Fingal Development Plan which are not in the Draft 2023-2029 Plan which is out on public display?”

Reply:

The Draft Fingal Development Plan 2023-29 includes a range of cycling and pedestrian infrastructure, including the current NTA Greater Dublin Area Cycle Network, indicative Greenways, indicative LAP routes, Sustrans routes and Public Rights of Way. This is to achieve a more focused, strategic approach to the provision of new pedestrian/cycle routes throughout the County. A drawing can be prepared to overlay the FDP 2017-2023 indicative routes with the Draft FDP 2023-2029 indicative network for provision to the Councillor in due course.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 7

INDICATIVE CYCLE PEDESTRIAN ROUTES - AI078168

Question: Councillor D. Healy

“To ask the Chief Executive whether the indicative cycle/pedestrian routes in the Howth Malahide area which were on the 2017 Development Plan and were omitted from the Draft 2023 Plan were subject to any analysis before omission and if so to supply the relevant documents?”

Reply:

The Draft Fingal Development Plan 2023-29 includes a range of cycling and pedestrian infrastructure, including the current NTA Greater Dublin Area Cycle Network, indicative Greenways, indicative LAP routes, Sustrans routes and Public Rights of Way. This is to achieve a more focused, strategic approach to the provision of new pedestrian/cycle routes throughout the County. Such routes are supported by analysis undertaken in the context of the NTA's GDA Cycle Network, the various adopted Local Area Plans, planned/permitted Greenways and an examination of existing public rights of ways.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 8

FENCING AND PLANTING ALONG HOWTH CLIFF PATH - AI078675

Question: Councillor D. Healy

“To ask the Chief Executive to report on progress in investigating the planning status of fencing and planting along the Howth cliff path at (details supplied)?”

Reply:

The Planning Enforcement investigation of this matter is nearing conclusion and any person who, as part of the enforcement file, may be concerned with the matter, will be notified in writing.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 9

BROADMEADOW GREENWAY TIMELINE - AI078682

Question: Councillor D. Healy

“To ask the Chief Executive to set out the timeline for delivery of the Broadmeadow Greenway?”

REPLY:

Given the challenging technical, environmental, legal and stakeholder issues that the project team continues to work through, there are a number of risk items that will require careful management. Accordingly, the outline programme, which is subject to change, is as follows:

- Surveys and design works: 2022-2023 ongoing
- Advance works contracts: 2022-2023 ongoing
- Land acquisition, legal issues etc: 2022-2023 ongoing
- Ground investigation contracts: spring/summer 2023
- Procurement of main works 2023-2024
- Main works 2024-2025

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)**

TUESDAY 12th APRIL 2022

ITEM NO. 10

RIGHT OF WAY - MALAHIDE - AI078674

Question: Councillor D. Healy

“To ask the Chief Executive to report on progress in relation to the keeping open of the pedestrian access between (details supplied) at a width which will allow use by buggies and wheelchairs, given that this is used as an access by parents walking to the local creche and that a warning letter has already issued in relation to the obstruction of this right of way?”

Reply:

The installation of a small, locked gate at this location was reported to the Planning Enforcement Section in 2021. Following the issuing of a warning letter under Section 152 of the Planning and Development Act 2000 (as amended), the lock was removed from the gate allowing citizens to access the lane. A recent meeting took place on site with representatives of the management company and an update will issue to the Councillor when outcome is reached on these discussions.

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE (Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 11

REPORT ON NOMINATION OF MEMBERS TO AGE FRIENDLY ALLIANCE AND COMHAIRLE NA NÓG

Age Friendly Alliance

The Age Friendly Alliance comprises of senior personnel across multi sector agencies who play a critical role in the lives of citizens across their lifespan. The Fingal Age Friendly Alliance is committed, through the Fingal Age Friendly strategy, to driving a collaborative, multi-sectoral approach which supports interventions that will significantly help to improve the quality of life of the current population of older people in Fingal and future generations.

By having an Elected Member of the Council from each Area Committee on the Age Friendly Alliance, Fingal County Council will have a greater opportunity to understand the needs of our older citizens and ensure that appropriate decision making and service provision for not only our older citizens, but for future generations. It will also give Elected Members an opportunity to interact with the older citizens of Fingal leading to possible collaborations and initiatives that can influence the Executive in how Age Friendly services could be provided.

There are 11 meetings scheduled throughout the year (every 2nd Tuesday except August) and Councillors' participation will greatly enhance the importance around developing Age Friendly Fingal in a sustainable way.

It should be noted that there is a representative from Balbriggan//Rush-Lusk/Swords area on the Alliance.

Comhairle na nÓg

The Steering Committee for Comhairle na nÓg is made up of representation from Fingal Elected Council, CYPSC, ETB, Youth Work Ireland, Crosscare, Jigsaw, Fingal County Council and the PPN, as well as members of Fingal Comhairle na nÓg.

By having an Elected Member of the Council from each Area Committee on the Steering Committee, Comhairle na nÓg will have a greater opportunity for their voice and views to be heard on issues across the County which impact them. It will also give Elected Members further opportunity to interact with the young members of our County. This partnership could lead to great initiatives and give the members an opportunity to have their voice heard in relation to planning for their future.

There are four meetings scheduled through the year.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 12

Applications for Funding (Arts)

Applications for funding under the Council's 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:-

Name of Applicant Group	Total Funding Amount Applied for in Respect of this Application	Summary of What Funding is Required For – Breakdown of Items	Has this Group Applied for Funding Previously? Y/N	Total Amount of Funding Group has Received to Date and Broken Down by Year	Total Amount of Funding Proposed by the Fingal Executive and rationale for

					Approval
Baldoyle Musical & Dramatic Society	€4,000	Production of Cinderella in St. Mary's Secondary School Baldoyle.	Y	2019 - €4,000 2018 - €3,000 2017 - €3,000 2016 - €3,000 2015 - €3,000 2014 - <u>€3,000</u> €19,000	€4,000
Baldoyle Tidy Towns	€1,332	Painting of a mural on the wall of the Dart station facing Seagrang Park in Baldoyle	Y	2021 - €658	€1,332

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 13

FULL STRATEGIC HOUSING DEVELOPMENT APPLICATION TO AN
BORD PLEANÁLA FOR LANDS LOCATED TO THE SOUTH OF THE
MARTELLO TOWER ON BALSCADDEN ROAD AND THE FORMER BAILY
COURT HOTEL, MAIN STREET, HOWTH, CO. DUBLIN.

A presentation will be given to the Members at the meeting.



Former Baily Court Hotel and Lands located south of the Martello Tower (former Edros Site), Balcadden Road, Howth, co. Dublin

Strategic Housing Development for 180 dwelling units

SHD/009/21

ABP-313133-22

<https://balscaddenshd2022.ie/>

Strategic Housing Development



- Application lodged with An Bord Pleanála on 28th March 2022.
- Permission is sought for 180 residential units on a site of 1.43ha.
- Permission also sought for a commercial/retail unit which comprises:
 - Residential tenant amenity room (471sq.m);
 - 1 no. retail unit (106.4 sq.m) located in Block A (ground floor); and
 - 2 no. café/retail unit (142.7sq.m Block C and 187.7sq.m Block D).
- All documentation relating to the application has been made available to the public and can be viewed on-line at: <https://balscaddenshd2022.ie/>

Site Location Map



Land Use Zoning



3 no. zonings pertain to the subject site:
TC –Town Centre
RS- Residential and
HA – High Amenity

Strategic Housing Development – Statutory Details



Under Section 8(4)(c) of the Planning and Development (Housing) and Residential Tenancies Act of 2016, Planning Authority must inform the Elected Members of the following:

- The details of the application;
- The consultations that have taken place in relation to the proposed development with both the Planning Authority and An Bord Pleanála; and
- Details of the Notice of Opinion issued by An Bord Pleanála.

Strategic Housing Development – Pre Planning



Details of Consultations Held

Section 247 meeting held with the Applicant & Fingal County Council on the 17th May 2021. Issues discussed included:

- Layout of the scheme;
- Changes from previous proposal;
- Design;
- Land stability;
- Visual Impact;
- Transportation
- Drainage and capacity
- Construction Traffic.

Strategic Housing Development – ABP Opinion



Consultation with An Bord Pleanala

- A Tri-partite meeting was held between the applicant, An Bord Pleanala & Fingal County Council on 4th November 2021.

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Opinion Issued by An Bord Pleanala on the 7th of December 2021

- The Board considered that the proposal require further consideration and amendment to constitute a reasonable basis for an application for strategic housing development.
- The opinion requested that the Applicant give consideration to a number of concerns in the documentation to be submitted in a full application.

The Board requested that the applicant address the following concerns:



1. Further consideration and/or justification of the documents regarding impact on the character and setting of the features of conservation interest in the Architectural Conservation Area and the Martello Tower which adjoins the site to the north.
2. Documentation should demonstrate that the height, design, scale and massing of the proposed development would not have an adverse impact on the architectural heritage of the area.
3. Documentation should fully address the requirements of Architectural Heritage Protection Guidelines for Planning Authorities (2011) and those relevant policies and objectives for the site relating to the built heritage in the development plan.
4. Additional CGIs/visualisations/3D digital modelling and cross section drawings ... including justification for the height of Block B at this location relative to the surrounding area
5. A detailed landscaping plan showing quantum and functionality of open space, an updated Construction Management Plan and updated Sunlight/Daylight/Overshadowing analysis

Strategic Housing Development – Further Requirements



The opinion of An Bord Pleanála identified that the applicant should notify the following authorities in the event of making of an application:

- Irish Water
- Transport Infrastructure Ireland.
- National Transport Authority
- Minister for Culture, Heritage and the Gaeltacht (archaeology, architectural heritage and nature conservation),
- The Heritage Council (archaeology, architectural heritage and nature conservation),
- An Taisce-the National Trust for Ireland (archaeology, architectural heritage and nature conservation),
- An Comhairle Ealaíon,
- Fáilte Ireland
- The relevant Childcare Committee

Strategic Housing Development – Proposed Scheme



Details of Proposed Scheme

Permission sought for 180 no. residential units and 436 sq.m of commercial/retail space all located within 4 no. separate apartment blocks ranging in height from 2 storeys to 5 storeys.

Apartment units:

4 no. studio units
25 no. 3 bed units;
89 no. 2 bed units; and
62 no. 1 bed units.
4 no. Studios

Commercial Offering:

Retail unit of c. 106.4 sq.m (Block A)
Café/retail unit of c.142.7 sq.m (Block C)
Café/retail unit of c. 187.7 sq.m (Block D)
Residential Tenant Amenity Space is provided in Blocks B and C, totaling c.427.1 sq.m

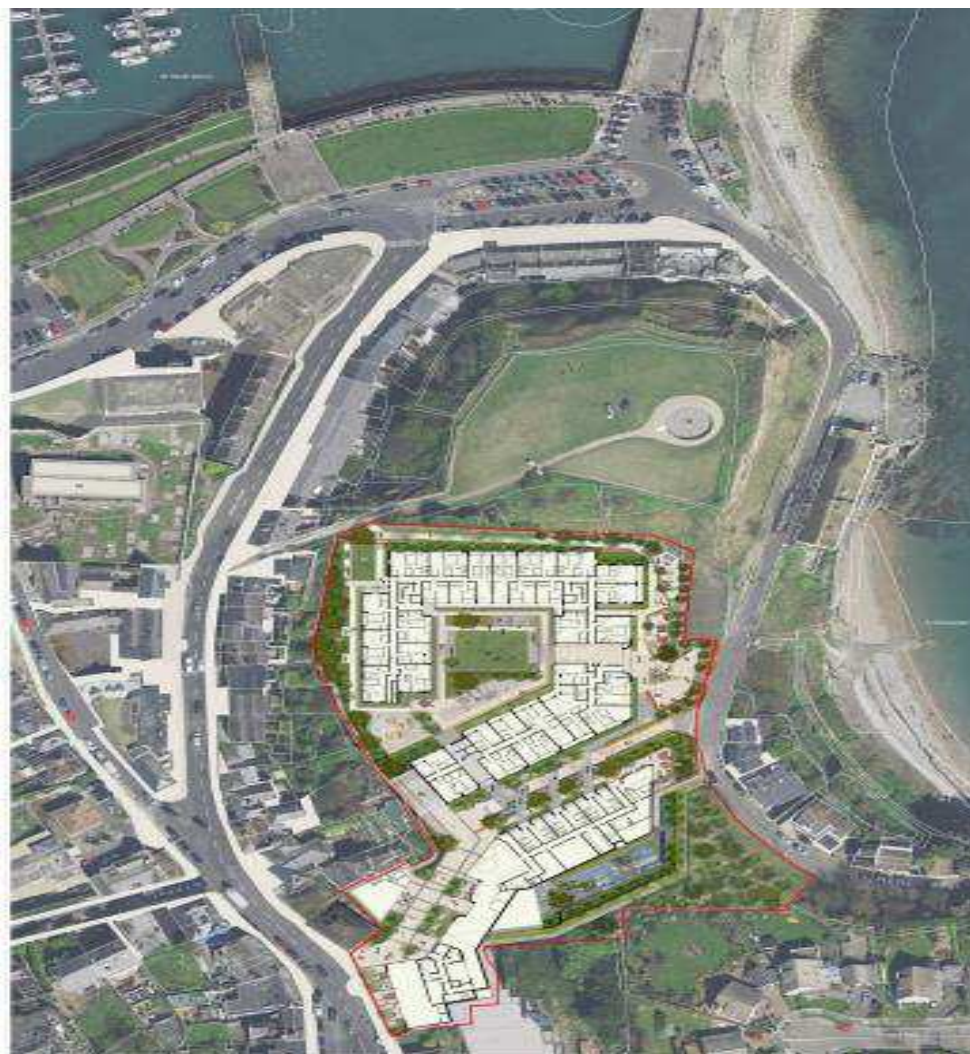
Strategic Housing Development – Proposed Scheme



Proposed development also includes:

- 139 no. car parking spaces;
- 410 no. bicycle parking spaces;
- Main vehicular access will be provided from Main Street with a secondary access via Balcadden Road;
- Provision of a new linear plaza which will create a new pedestrian link between Main Street and Balcadden Road to include the creation of an additional 2 no. public plazas and also maintains and upgrades the pedestrian link from Abbey Street to Balcadden Road below the Martello Tower.
- 1,470 sqm of public open space (including a play area of 100sq.m).

Site Layout Plan



View at entrance to development



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View eastwards from Abbey Street



View of Block C from Balscadden Road



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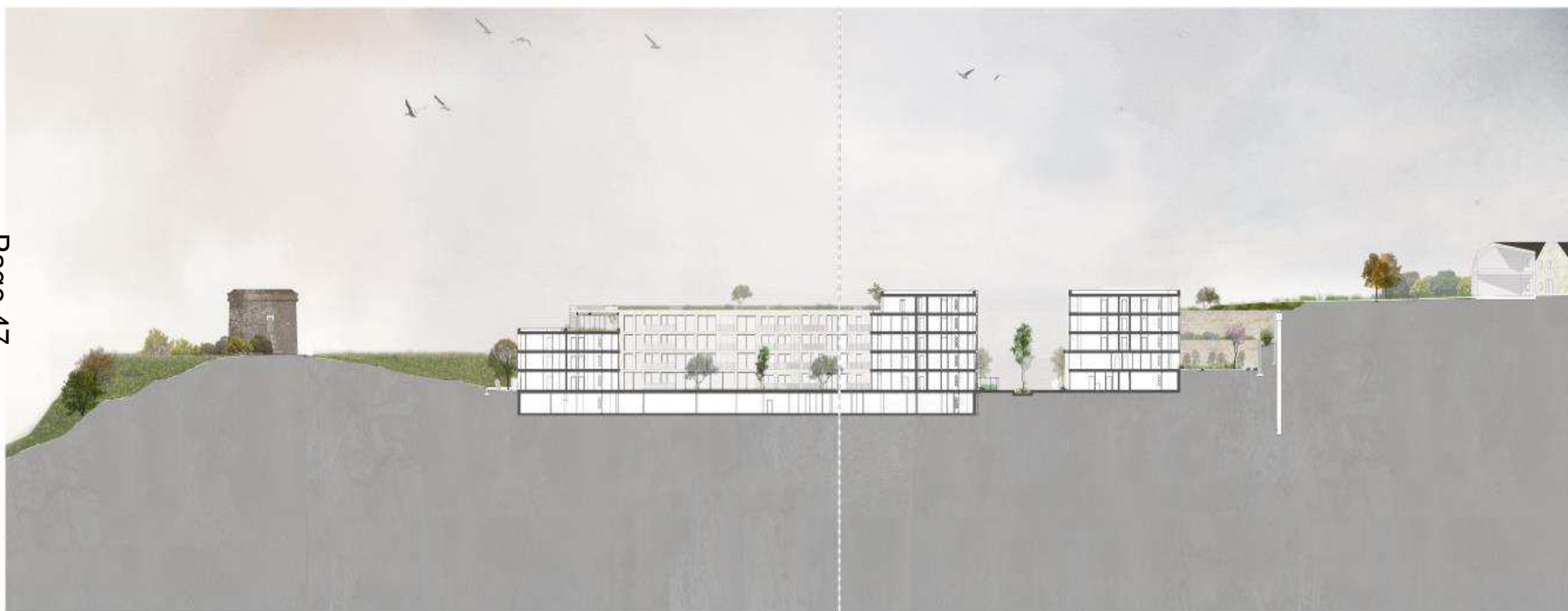


View from Balscadden Beach





Section through the site on the north-south axis



Strategic Housing Development – Submissions



Third Party Submissions

- Period for third party submissions to An Bord Pleanála expires on the 3rd May 2022.
- All documentation relating to the application has been made available to the public and can be viewed on-line at:
<https://balscaddenshd2022.ie/>
- In addition a hard copy is available at the Planning Counter in County Hall.
- Elected members can make their own individual submissions.

Strategic Housing Development – Next Stage



- Elected Members provided opportunity to express views on the proposed development.
- CE Report to include *"a summary of the views of the relevant elected members on the proposed development will be captured within the CE Report as expressed at the Area Committee Meeting"*.
- Chief Executive must submit a report on the application to An Bord Pleanala by 23rd May 2022.
- Application to be determined by An Bord Pleanala by the 18th July 2022

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 14

FULL STRATEGIC HOUSING DEVELOPMENT APPLICATION TO AN
BORD PLEANÁLA FOR THE TOWNLAND OF STAPOLIN BALDOYLE,
DUBLIN 13, REFERRED TO AS GROWTH AREA 2 (GA2) LANDS IN THE
BALDOYLE-STAPOLIN LOCAL AREA PLAN.

A presentation will be given to the Members at the meeting.



Townland of Stapolin-Baldoyle, Coast Road, Baldoyle

Growth Area 2 within the Baldoyle Stapolin Local Area Plan

Strategic Housing Development for

1007 Residential Units

SHD/001/21

ABP-313222

www.lismorehomesshd.ie

Strategic Housing Development

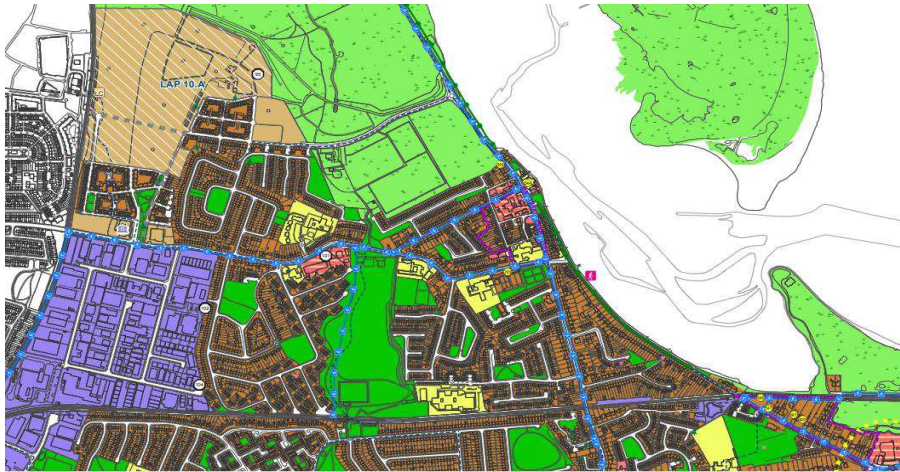


- The SHD application was lodged with An Bord Pleanála on 5th April 2022.
- Full details of the proposed development is available at
www.lismorehomesshd.ie
- 1007 residential units are proposed with the following breakdown;
 - 58 no. studio units
 - 247 no. 1 bedroom units
 - 94 no. 2 bedroom (3 person) units
 - 563 no. 2 bedroom (4 person) units
 - 45 no. 3 bedroom units
- The site area is stated as 6.1 hectares

Strategic Housing Development - Zoning



The site is zoned RA-Residential Area which seeks to *"Provide for new residential communities subject to the provision of the necessary social and physical infrastructure"*



The site is located within the area known as Growth Area 2 (GA2) lands within the Baldoyle – Stapolin Local Area Plan 2013

Strategic Housing Development - Statutory Details



Under Section 8(4)(c) of the Planning and Development (Housing) and Residential Tenancies Act of 2016, Planning Authority must inform the Elected Members of the following:

- The details of the application;
- The consultations that have taken place in relation to the proposed development with both the Applicant, The Planning Authority and An Bord Pleanála; and
- Details of the Notice of Opinion issued by An Bord Pleanála.

Strategic Housing Development – Pre-Planning



Details of Consultations Held

Section 247 meetings held with Fingal County Council on the 16th December 2020.

Issues discussed included:

- Open space
- Material contravention statement
- Design
- Interface with permitted developments (GA1 and GA3)
- Unit Mix
- Need to demonstrate compliance with Table 6.6 (phasing) of LAP;
- Height

Strategic Housing Development - ABP Opinion



Consultation with An Bord Pleanala:

- A Tri-partite meeting was held between the Applicant, An Bord Pleanala & Fingal County Council on the 20th May 2021.

Opinion Issued by An Bord Pleanala:

- Opinion stated that documents submitted with the request to enter into consultations require further consideration and amendment to constitute a reasonable basis for an application for SHD.



Strategic Housing Development - ABP Opinion cont.



The Board considered that the following issues were required to be addressed:

Open Space

- Clearly indicate where the public open space would be provided,
- How and when will the space be delivered, relative to the apartments it would serve.
- Landscaping proposals for the public open space would be required. Clarity should be provided regarding how the landscaping is to be delivered if the public open space area is not to be included within the red line boundary.
- Regard should be had to the Baldoyle-Stapolin LAP 2013 and the FCC Development Plan 2017-2023;

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Development Strategy

- Consideration of the design approach of the proposed development and the potential for any negative visual impact to the adjoining sites and surrounding environs.
- Reconsideration should address the proposed design and massing, inter alia the visual impact along the former Racecourse to the north and the Coast Road to the east and relate specifically to the justification for any material contravention of the height strategy.

Strategic Housing Development - ABP Opinion cont.



In addition to the above the Board also requested that the following be submitted:

- A Materials Strategy;
- Statement of Consistency;
- A report which addresses existing and future residential amenity;
- A housing quality assessment;
- A Traffic and Transport Assessment;
- A report that addresses and provides a justification for the proposed housing mix;
- A community Audit;
- School Demand Report;
- A phasing plan – addressing the phasing requirements of the Baldoyle-Stapolin Local Area Plan;
- Taking-in Charge Plan;
- Flood Risk Assessment;
- SudS Strategy; and
- Construction Management Plan.

Strategic Housing Development - ABP Opinion- Notifications



The opinion of An Bord Pleanála identified that the applicant should notify the following authorities in the event of making of an application:

- Irish Water
- Transport Infrastructure Ireland
- The National Transport Authority
- Fingal County Childcare Committee
- Department of Education and Skills

Strategic Housing Development – Proposed Scheme



Permission is sought for 1007 residential units

- 58 no. studio units
- 247 no. 1 bedroom units
- 94 no. 2 bedroom (3 person) units
- 563 no. 2 bedroom (4 person) units
- 45 no. 3 bedroom units
- The proposed development will be arranged in 16 buildings in Sectors 6(a) – 8(c)
- The development is accompanied by an EIAR Report and an NIS

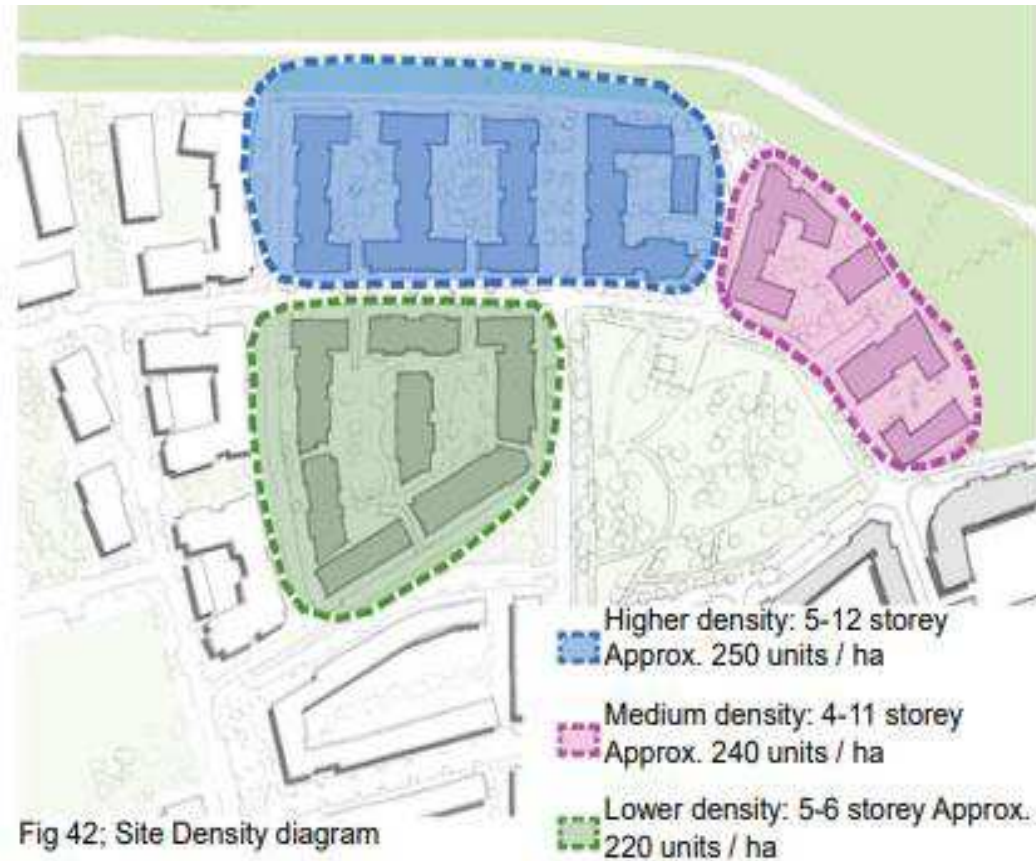
Development will also provide for:

- 6 no. communal residential community rooms
- Creche with dedicated outdoor play area.
- Total 743 no. car parking spaces at basement and surface level.
- 1754 no. resident bicycle spaces and 500 no. visitor bicycle spaces.
- Upgrade public watermain for c. 170m along Red Arches Park.
- Pedestrian, cyclist and vehicular accesses to be provided at Red Arches Park, Stapolin Avenue, Ireland's Eye Avenue and Stapolin Way.



Building Heights and Density

Aerial view looking north



View of proposed development from Stapolin Haggard



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View of proposed development from Stapolin Haggard



View from Racecourse Park



View of Ireland's Eye Avenue from Racecourse Park



Aerial view of 'Stapolin Way' looking south-east



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Aerial View of 'Stapolin Way' looking east



Strategic Housing Development – Submissions



- The period for third party submissions expires on the 9th May 2022.
- All documentation relating to the application is available to the public and can be viewed on-line at:

www.lismorehomesshd.ie

- In addition, a hard copy is available at the Planning Counter in County Hall.
- Elected members can make their own individual submissions.

Strategic Housing Development - Next Stage



- Elected Members provided opportunity to express views on the proposed development.
- A Chief Executive report will be prepared on the proposed development and must be submitted to An Bord Pleanala by 30th May 2022.
- CE Report to include *“a summary of the views of the relevant elected members on the proposed development will be captured within the CE Report as expressed at the Area Committee Meeting”*.
- Application to be determined by An Bord Pleanala by the 25th July 2022.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 15

KISSING GATES REMOVAL TO AID ACTIVE TRAVEL - AI077833

Motion: Councillor J. Hopkins

“That the Chief Executive provide a list of remaining kissing gates in the Howth Malahide area and to provide a timeline for removal as kissing gates like the ones at Racecourse Park are inaccessible for some wheelchairs and all cargo bikes.”

Report:

The kissing gates for the entire County have been surveyed and mapped by Active Travel.

A review of the locations of kissing gates and other restrictions to Active Travel are ongoing at present.

It is envisaged that a programme of works will be considered for discussion across Departments. Considering the volume of kissing gates countywide, there is considerable work to plan, fund and execute the most appropriate solution at each location and a how this will proceed.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 16

ARCHITECTURAL COMPETITION FOR ACCESS TO BALSCADDEN
BEACH - AI078585

Motion: Councillor D. Healy

“That the Chief Executive apply for Project Development Funding under the Outdoor Recreation Infrastructure Scheme for an architectural competition for access to Balscadden Beach.”

Report:

A universal beach access feasibility study is currently underway to examine the feasibility of, and options for, improved universal access to Balscadden Beach. This has included the procurement of a specialist engineering and environmental consultant and the undertaking of a detailed topographical survey. As the feasibility study is still underway, it would be premature at this stage to apply for further funding at this time.



Architectural Design Competition to provide access to Balscadden Bay, Howth, Co Dublin.

RIAI One-Stage Competition Proposal

The Royal Institute of the Architects of Ireland is a champion for quality and sustainability in the built environment. We engage with government, stakeholders and the public and have been successfully running architectural competitions for over 20 years.

Cllr. David Healy as sought a proposal from the RIAI to promote and administer a one-stage architectural design competition to provide access way to Balscadden Bay, Howth, Co Dublin

1) Competition Plan and Timeline

We propose the following Competition Plan for a one-stage design competition:

Pre Competition (ca 1 month)

- Development and Approval of Competition Brief (Client and RIAI)
- Compilation of the Competition Info Pack (competition brief; site information such as photos and drawings; entry requirements etc.) (Client and RIAI)
- Appointment of Competition Jury and Jury Guidelines (RIAI with Client input)

One-Stage Competition (RIAI)

- | | |
|--|-------------------------|
| • Competition Launch and Opening of Registration | End of XXX |
| • Competitors' Questions: | 2 weeks post launch |
| • Circulation of Answers to Competitors: | 3 weeks post launch |
| • Registration Closes | 3 weeks post launch |
| • Final Date for Submission of Entries: | 8 weeks post launch |
| • Jury Assessment | 10 weeks post launch |
| • Winner and Shortlist chosen and Jury Report | 11 weeks post launch |
| • Winner and Shortlist Informed | 12 weeks post launch |
| • Result announced publically | 12-13 Weeks post launch |

2) Competition Brief

The Competition Brief is the key to a successful competition. The brief must clearly express the aims of aspirations of the Client and should:

- State the outcome sought in the competition
- Define mandatory conditions, services available etc.
- Define the project budget
- Define the performance and functional requirements to an appropriate level of detail

3) Competition Eligibility

For a competition of this nature, we propose an architect-led design team, which could include landscape architects or engineers.

4) Competition Jury

The quality of assessors for a competition is together with the brief the most important element in determining the success of the process. In general the appointees to the Jury should have an acknowledged reputation and should have experience of competition assessment. There are a number of architects in the public service and local authorities who have significant experience in competition assessment. The balance of assessors should be made up by the persons representing the promoter. It is important that the client is fully involved in the assessment process at all levels. While the assessors would not in any sense determine the competition brief, they have an important function in ensuring that the brief as presented is sufficiently comprehensive and comprehensible to guarantee a good response from the entrants.

Proposed Composition of the Jury

- Chairperson
- 2-3 Architects from the public and private sector
- Representatives from the Client body
- Judging to take place online

5) Competition Management

The management and administration of architectural competitions is complex and any divergence from procedures can lead to challenges from entrants. The RIAI has a range of management systems, which relieve the client/promoter of the administration burden of competition management. Once a competition system is agreed, the RIAI provides a full management service for competitions including:

- Liaison with the Jury
- Competition publicity
- Registration of competitors
- Assessment of eligibility of competitors
- Processing and issuing of competition packs to competitors
- Processing competitors questions and answers
- Arrangements for competition assessment

- General administrative support

6) Competition Costs

The Cost for a one-stage competition depends on the exact scope of services, which are subject to the Client's ambition and brief. The RIAI would expect its fee to be in the order of €10,000 (excl. VAT) for organising and managing a competition as outlined above.

Additional costs may include:

- Honorarium: 3 – 5 premiated entrants – €5-10,000 each
- Honorarium for Jury members – non –public service Jury Members €2,000 each
- Travel and subsistence for jury members;
- Technical Jury – if required
- Exhibition and publication of entries
- Survey

Post Competition

A publication or exhibition of the shortlisted schemes and the winner could be considered subject to available funding. This will promote public engagement and create awareness around the project. (Client with RIAI input if required).

For further information, please contact Claudia O'Dwyer, codwyer@riai.ie or Dr Sandra O'Connell, soconnell@riai.ie at the RIAI



Balscadden Bay Universal Access Feasibility Study

PROJECT BRIEF

June 2021

Fingal County Council (the Employer) as the Contracting Authority seeks to appoint Technical Consultants for the Feasibility Study and Options Assessment for the provision of universal access to Balscadden Bay in Howth.

1. INTRODUCTION AND PROJECT OBJECTIVES

Current Access to Balscadden Bay Beach is by means of a footpath and steps, which lead down from the Balscadden Road, opposite the carpark, to the beach. Fingal County Council's (FCC) overall objective is to explore the feasibility of providing improved universal pedestrian access facilities to Balscadden Bay Beach in Howth.

Fingal County Council wishes to engage Technical Consultants for the Feasibility Study and Options Assessment Stage of the project.

The project phases and required deliverables will broadly follow the procedures of the Transport Infrastructure Ireland (TII) Project Management Guidelines, covering Phases 1 and 2.

The Project is to be delivered through Fingal County Council's Multi Party Framework Agreement for Road Design Consultancy Services and this document sets out the project brief.

Preferably 4 main options should be considered, including the "do-minimum" option

The Consultant will be required to:

- Undertake a Feasibility Study, Options Selection Process and Concept Design, and prepare a report on the same.
- Prepare an Environmental Screening Report for the preferred route option (screening for an Environmental Impact Statement and screening for an Appropriate Assessment)

The successful Consultant will be appointed as Project Supervisor for the Design Process (PSDP) and Designer for the duration of this project and carry out all duties that are required in order to fulfil these roles under the Safety, Health and Welfare at Work (Construction) Regulations 2013 as amended.

2. REQUIREMENT FOR THE PROJECT

A commitment was given by Fingal County Council's Chief Executive to carry out a Feasibility Study for the provision of universal access to Balscadden Bay as part of the Capital Works Programme 2020-2022.

3. STUDY LOCATION

The general study location and existing beach access route to Balscadden Bay is outlined below.



Figure 1: Site Location

4. SPECIFIC REQUIREMENTS

The Specific requirements are described in the “Stage Services” Section of Schedule B of the Tender and Schedule Document, and include (inter alia): -

(i) Undertake a feasibility study, options selection process and concept design.

- Produce a detailed *Feasibility Study and Options Assessment Report*.

The Report shall include, as a minimum:

- A comprehensive report on the route selection process (Multi-Criteria Analysis), outlining the various scheme/route options available. Preferably 4 main options should be considered, and a minimum of 3. The Report shall make specific recommendations regarding the preferred route and evaluate the constraints to constructing it. The report shall consider the “do-minimum” option.
- Report on the land use/land ownership study, the report shall plot the landownership on drawings to a scale to be agreed by the contracting Authority, the report shall highlight the proposed land-take for the preferred route, with recommendations for the optimal mechanism for the land acquisition. A full Land Registry information search to determine full landownership and examination of land use should be carried out.
- Report on any Foreshore Consents required, if any.
- Report on Coastal erosion
- Report on the susceptibility of the study area to coastal flooding
- Report on the Architectural Conservation and Archaeological Study, for the preferred route.
- An Environmental Report for the preferred route/scheme, which shall include an AA Screening Report and the EIA Screening Report for the preferred route/scheme. Specific recommendations should be made regarding the strategy for statutory planning. A recommendation should be made on whether the planning process would be under Part 8 of the planning and Development Regulations or if it would go through An Board Pleanála.
- Report on the existing utilities highlighting any possible major constraints if any.
- A preliminary Pavement Condition Survey, Structural Survey, and Accessibility Audit for the existing access walkway and steps.
- A preliminary cost assessment report, including a cost benefit analysis for the preferred route/scheme and a risk assessment of risk items to be managed or mitigated. An initial cost estimate shall be prepared for each identified option which should include the cost of the proposed works and all ancillary costs associated with the works (including land acquisition, civil works, utility companies’ direct costs, site supervision, contingency etc.). The cost estimate

shall be prepared in accordance with good industry practice and shall be validated against the TII's cost estimation database.

- A projected timeline/programme for completion of the project.
- Concept drawings outlining the various route options considered in the optioneering process. (at a scale of 1:1000 at A1 or such other scales as may be agreed with FCC)

- Prepare Concept Design Drawings. Following identification of the Preferred Option, the Consultant shall develop the following drawings in respect of that Preferred Option:
 - 1:500 horizontal and vertical layouts;
 - Typical cross sections (at 1:200 horizontal and 1:20 vertical).

This drawing suite should include general arrangement drawings, typical cross-sections and proposed construction, major existing utilities and drainage.

- Collate and procure all necessary surveys, investigations and studies to determine the environmental effects of constructing the scheme, for the purpose of developing the options selection process, and for the purpose of developing the Appropriate Assessment Screening Report and the EIA Screening Report for the preferred route/scheme option. For the purpose of the Feasibility Report, these ecological studies should predominately comprise desktop analysis, but shall be supplemented by site visits and field surveys sufficient to provide a comprehensive understanding of the ecological conditions. The Consultant shall allow for 3 days of on-site visits by the ecologist/personnel experienced in the undertaking of such studies. The Consultant is to include for a survey by a qualified arboriculturalist or equivalent competent person of existing trees and hedgerows potentially impacted by any of the possible scheme options. The Consultant shall allow for 1 day of on-site visits by the arboriculturalist/competent personnel in order to complete this study.

The Consultant is to include for one meeting with FCC Bio Diversity Officer and shall also include a walk over of the site.

The Consultant shall carry out a botanical study of the whole study area by a qualified botanist to confirm the presence of Annex I habitat.

The Consultant should also allow for an intertidal survey to cover the coast, a bat survey, a breeding bird survey, and a desktop study to determine the presence of Seals in this area.

- Collate and procure any necessary surveys, investigations and studies in relation to architectural conservation and archaeology, in the areas likely to be traversed by the proposed scheme. For the purpose of the Feasibility Report, these studies should predominately comprise desktop analysis, but shall be supplemented by a site visit. In this regard the Consultant is to include for 2 one meetings with FCC Heritage and Conservation Officer and FCC Community Archaeologist.
- Collate and procure all necessary surveys, investigations and studies to prepare a Flood Risk Assessment for the study area.
- Collate and procure all necessary surveys, investigations and studies to report on the Coastal Erosion in the study area.
- Collate and review any surveys, investigations or studies available to determine the route and scheme options, including consultation with all relevant “stakeholders”, including, but not limited to, National Parks and Wildlife Services, An Garda Síochána, potentially impacted landowners and property owners, utility companies, Inland Fisheries Ireland, the coastal defence division of the OPW, and the relevant departments/sections within FCC including Operations, Planning, Parks and Heritage.
- Collate and review the relevant geotechnical or other ground investigation information available, and report on same, to determine prevailing ground conditions along the proposed route. For the purpose of stage (i) it is envisaged that a detailed ground investigation survey will not be required. FCC will provide Ordnance Survey background mapping to the Consultant subject to licence agreement. The Consultant shall obtain any additional geotechnical information required for this stage, supplemented where appropriate with on-site confirmation of critical measurements, to be taken by the Consultant. Should the available information be insufficient the Consultant shall advise the client of this, determine cost of acquiring additional geotechnical information and advise the client
- The Consultant shall review the relevant topographical, LIDAR, mapping and aerial photography made available from The Contracting Authority to determine whether it is sufficient for the purposes of the project. Should the available information be insufficient the Consultant shall advise the client of this, determine cost of acquiring additional

topographical information and advise the client. It is envisaged that LIDAR information will be sufficient at Feasibility stage.

- Collate all necessary information relating to the land use and future planning and development in the area and liaise with the planning department of Fingal County Council and identify where any amendment to the statutory development plans applicable to the Project corridor are required. The Consultant shall include the cost of any necessary surveys, investigations and studies in the fixed price lump sum tender amount.
- For the purpose of Stage (i), the Consultant shall obtain, from all relevant utility providers, local authority departments, statutory undertakers, etc. all relevant information on the location of existing, planned and future services, including existing service drawings and record drawings of all utilities along and adjacent to the route options. The major relevant utility services shall be plotted on drawings, to scales, layout, as agreed with FCC.
- Utilise all relevant Local Authority / National Roads Authority / National Transport Authority / Road Safety Authority guidance documents, for the purpose of developing the feasibility study and concept design. Including, but not limited to, the Traffic Signs Manual, the National Cycle Manual, the Design Manual for Urban Roads and Streets, the National Cycle Policy Framework, the National Transport Authority's "Greater Dublin Area Cycle Network Plan", the Fingal Development Plan 2017-2023, the NTA's "National Transport Strategy for the Greater Dublin Area", Regional Planning Guidelines, The National Planning Framework, and the RSA's Road Safety Strategy.

5. GENERAL SERVICES

All designs and recommendations shall be based on:

- Third Party Consultation; The Consultant shall liaise with stakeholders affected by the project as required during the Stage (i). Stakeholders may include but would not be limited to the following:
 - Fingal County Council Departments
 - Fingal County Council, Biodiversity Officer, Parks Section of the Department of Planning and Strategic Infrastructure; (allow for 1 meeting)
 - Fingal County Council Architects Department, Heritage and Conservation Section; (allow for 1 meeting)
 - Fingal County Council, Water Services Planning Section of the Department of Planning and Strategic Infrastructure; (allow for 1 meeting)
 - Fingal County Council, Operations Department; (allow for 1 meeting)
 - Government Bodies
 - Landowners (allow for 1 meeting)
 - Nearby businesses & residents (allow for 1 meeting)
 - Relevant local and environmental representative groups (allow for 1 meeting)

Reports detailing the outcome of these consultations shall be prepared from time to time by the Consultant, as requested by the Contracting Authority.

- Meetings; (These meetings may be held via MS teams) The Consultant should allow the following meetings with the client or personnel from other relevant departments within Fingal County Council during the period when the Design Reports are being prepared.
 - 8 project Management meetings to consist of:
 - 1 Project Commencement Meeting
 - 4 twice monthly Progress Meetings
 - 1 Final Meeting
- Presentation to Elected Members; The Consultant shall allow for one initial online (Microsoft Teams) meeting with Elected Members and one face to face meeting of the Elected Members of Fingal County Council (Area Committee meeting) to present the conclusions and recommendations of the Preliminary Report and other reports as required.

- Progress Meetings; Throughout the duration of the project, the Consultant will be required to organise progress meetings, as outlined above, with Fingal County Council project team. These meetings will generally be held (at Fingal County Council Civic Offices and/or via MS teams) at intervals of two weeks. An agenda and associated Progress Report must be circulated a minimum of 3 working days prior to each progress meeting and Minutes of the meeting must be circulated no later than 3 working days after each meeting. The Progress Report shall detail all the Consultant's activities undertaken during the prior two-week period and set out the key activities and key milestones for the two-week period.

At the Project commencement meeting the Consultant shall:

- provide the client with contact details of the project team.
- nominate a company director as the Consultant's project director
- nominate a senior member of the firm as project manager for the duration of the project.
- provide an organogram clearly detailing lines of communication between the client and Consultant to be agreed at the project commencement meeting. The Consultant shall be responsible for taking minutes of such meetings and circulating those minutes not later than 3 working days after the meeting.
- Provide a project programme, covering the key milestone dates associated with the Project. The Consultant shall monitor the Project's progress and track actual delivery against the project programme and shall provide the updated project programme with tracked progress as an appendix each to the Progress Report. Where any slippage has occurred in the project programme, the Consultant shall provide an explanation of the reasons for such slippage and the actions being taken to recover the lost time in the relevant Monthly Progress Report.
- Identify tasks that can be carried out concurrently to ensure optimisation of project programme e.g. early availability of AA screening reports; EIA Screening Reports etc. would expedite the internal consultation.
- Provide a Decision Register, recording all key decisions, the relevant dates and referencing any related issues in making that decision. Such a register will form part of the PEP.
- Provide a Risk Register and keep record of observations relating to activities and events occurring at any Project phase, which may affect Project Programme and cost as the Project progresses, shall be compiled. This register will allow for the proactive consideration and mitigation of events that may negatively affect Project performance.

- **Project Execution Plan (PEP);** The Consultant shall prepare a Project Execution Plan (PEP) to be updated throughout the project. This is the core document for managing the Project throughout its lifecycle, which outlines the policies, standards, procedures and controls to be used and provides a concise description of the Project Scope and objectives. This document should be viewed as a working document and updated in accordance with the progression of the project. The Project Brief (PB) should be the starting basis of all PEPs. More information should be added to the PEP as the project develops. Any proposed changes in subsequent phases to the PEP shall only be implemented with the approval of FCC.
- **Project Brief;** The Consultant shall prepare a Project Brief to be updated throughout the project. The Project Brief identifies the need for the scheme and sets out the project objectives. It considers the existing and likely future problems and reports on the options that have been considered. It also provides a history of the development of the project. The Project Brief is expected to provide a comprehensive definition of the scope of the project. The Project Brief should be developed to ensure adequate identification of the requirements and objective(s) of the project. It should take account of interfaces with other infrastructure projects and existing services. Any proposed changes in subsequent phases to the Project Brief shall only be implemented with the approval of FCC.
- **Cost Management;** The Consultant shall prepare a Cost Management Report to be updated throughout the project which shall include risk management strategy, key risks register, and cost management schedule, feasibility working cost estimate, option comparison estimates, value management strategy, and value decisions tracking register.
- **Project Reports;** All reports shall be clear, provide comprehensive discussion on the topics covered and support any statements with discussion and justification. Reports shall be presented to the Council in both hard copy format and suitable digital format such as PDF. Reports shall be reviewed internally by the relevant departments within Fingal County Council. This stage of the project will be complete when the Draft Options Report has been received and reviewed by the client.

6. HEALTH AND SAFETY SERVICES

(a) **Duties of Designer;**

The Consultant will be required to undertake the duties of Designer in accordance with the Safety Health and Welfare at Work (Construction) Regulations, 2013.

(b) **Duties of PSDP;**

The Consultant will be required to undertake the duties of Project Supervisor Design Process (PSDP) in accordance with the Safety Health and Welfare at Work (Construction) Regulations, 2013. Such appointment shall include for all surveys and investigations, whether carried-out directly or by sub-contract, during the duration of the project.

(c) **Duties of PSCS;**

Before engaging any Survey or Investigation Sub-Contractors, the Consultant may be required to assess the competence of such Sub-Contractor to undertake the role of Project Supervisor Construction Stage (PSCS) in accordance with the Safety Health and Welfare at Work (Construction) Regulations, 2013.

7. FREEDOM OF INFORMATION

Fingal County Council is bound by The Freedom of Information Act 1997, which became applicable to Local Authorities, including Fingal County Council, in October 1998.

If Tenderers consider that any of the information they supply is either commercially sensitive or confidential in nature, this should be highlighted and the reason for its sensitivity specified. In such cases, the relevant material will, in response to the Freedom of Information requests, be examined in the light of the exemptions provided for by the Act.

8. TIMELINE

The Timeline for completion of the various Stages is as follows: -

Stage (i) Project Concept and Option Selection – 2 months.

9. AWARD CRITERIA

Details of the award criteria can be found in the ITT document.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

MEETING OF HOWTH MALAHIDE AREA COMMITTEE
(Services B – Strategic and General Matters)

TUESDAY 12th APRIL 2022

ITEM NO. 17

FOOTPATH ON SEAMOUNT ROAD MALAHIDE FROM KNOCKDARA TO
JAMESON ORCHARD - AI078647

Motion: Councillor A. Lavin

“That the Chief Executive will in the interests of pedestrian safety advise the position and proposed solution/timelines in providing a safe footpath on Seamount Road from Knockdara to Jameson Orchard, Malahide.”

Report:

A revised traffic management arrangement has been put in place to facilitate reduced vehicular speeds. This will be monitored as to its effectiveness over the coming months. In the meantime, other potential measures will also be considered to ensure a safe road environment for all users. It should also be noted that matters at this location have been subject to recent legal proceedings. Arising from same, these matters are receiving the consideration of the relevant sections of the Planning and Strategic Infrastructure Department.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

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ITEM NO. 18

DERELICT VACANT BUILDINGS IN HOWTH VILLAGE - AI078667

Motion: Councillor J. Hopkins

“That the Chief Executive complete a full review of vacant and derelict buildings in Howth Village (including Main Street/Harbour Road) as reports of upwards of 30% of the buildings are reported to be vacant during a housing crisis.”

Report:

During the period 2018 to date, 20 vacant homes reports were received by the Council for the Howth area. Follow up investigations were carried out and once vacancy was established, the Council made contact with the owners regarding possible options to bring the vacant properties back into use.

Following this process, eight of the properties were brought back into use and have been successfully sold or rented on the open market. A further nine properties were found to be occupied at the time of inspection or are in the process of a planning application process.

Of the remaining three properties, the Council is trying to identify and engage with the respective owners to return each property to residential use in a timely manner.

Members of the public can report vacant properties on www.vacanthomes.ie where the public can provide the details of any vacant homes in their locality and the website will automatically notify the Vacant Homes Officer in the Council.

The work of the Vacant Homes Officer is only one process in helping reduce the level of vacancy in the County. The other is through the Planning and Strategic Infrastructure Department which implements matters relating to the Derelict Sites Act 1990.

The Vacant Homes Section liaises with the Council's Derelict Sites Section as issues around vacancy and dereliction can sometimes overlap.

The Derelict Sites Section is presently examining four dwellings in Howth village and general vicinity of Howth village.

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ITEM NO. 19

WATER QUALITY IN BROADMEADOW ESTUARY - AI078681

Motion: Councillor D. Healy

“That the Chief Executive report on discussions with Irish Water and the EPA subsequent to the motion being agreed at this Committee in February 2020: “That arising from the report, this Area Committee recommends that the Council liaise with Irish Water and the EPA to discuss how to give effect to the commitment as to health-oriented water quality in the Estuary during the EPA licensing process for the Broadmeadow Treatment Plan and report back within four months.”

Report:

The following written responses were received in relation to the discussions with Irish Water and the EPA on the question raised in February 2020;

Environmental Protection Agency (EPA) – 15th April, 2020

From EPA Licensing perspective, the EPA have not received an application for a review of the Swords waste water discharge licence (WWDL) D0024-01.

From EPA Enforcement perspective re D0024-01, Irish Water have confirmed to the EPA that the U-V treatment system was installed and operational since

January 2016 and that U-V treatment operates year round on a constant basis. In terms of compliance with emission limit values (ELVs) - in 2019 waste water discharge samples from the plant exceeded the total nitrogen ELV (15 mg/l) on six occasions, with two of these six results above the condition 2 interpretation ELV - 18 mg/l. These breaches were attributed to breakdowns of equipment including a blower and a sludge return pump. The waste water discharge samples from the plant were compliant for all other licenced ELV parameters in 2019. In 2020 year to date, no ELV breach incidents have been reported to the EPA.

Irish Water – 25th May 2020

Malahide: http://www.epa.ie/licences/lic_eDMS/090151b2804edfd5.pdf .

Under section 4.18 of the Malahide WWDL : The licensee shall operate the ultra-violet (UV) disinfection plant annually during the bathing season, May - August, unless as otherwise agreed by the Agency in accordance with Condition 5.8 of this licence.

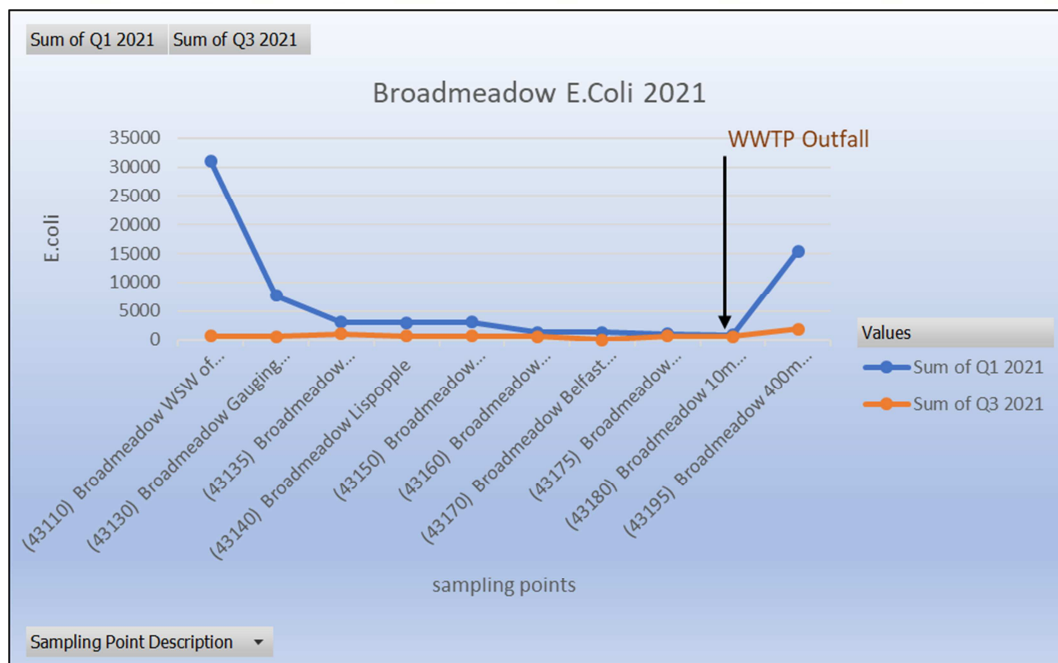
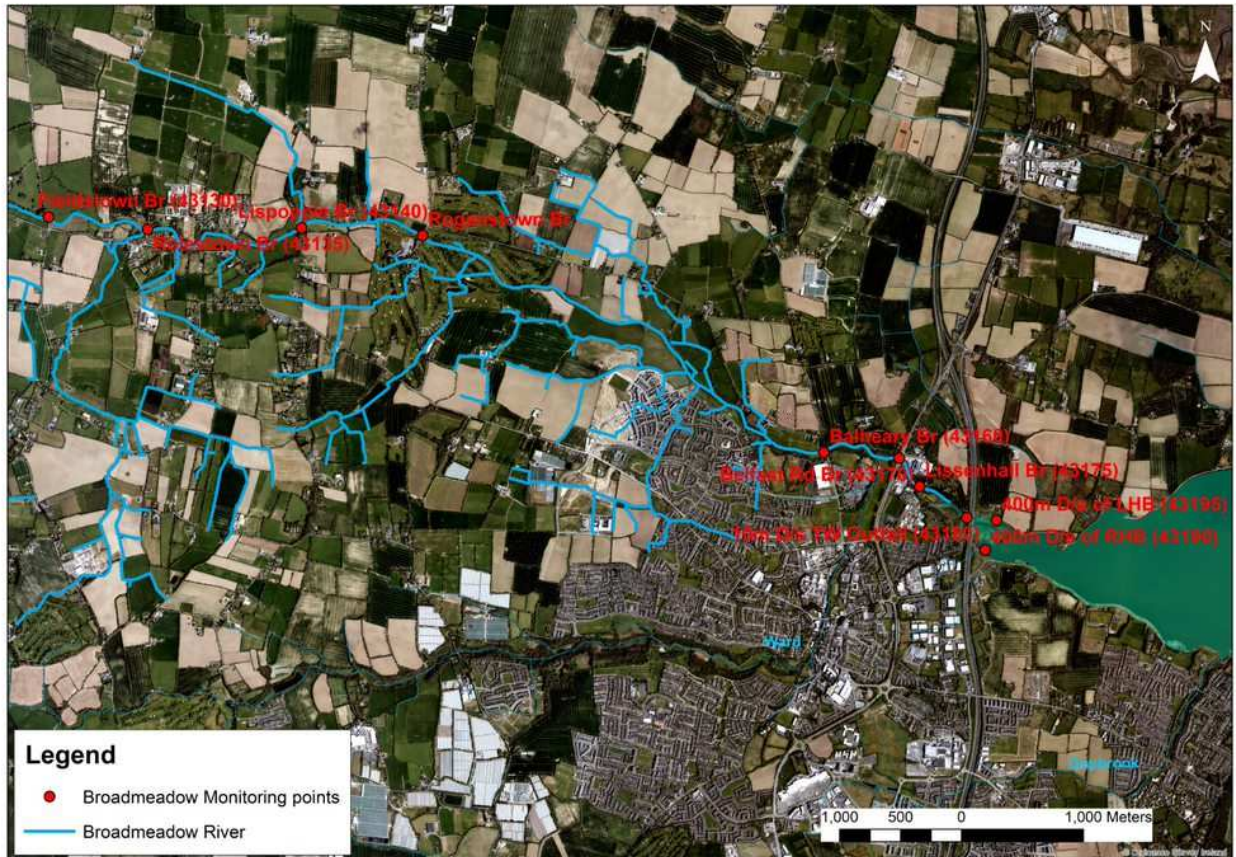
Swords: http://www.epa.ie/licences/lic_eDMS/090151b2804cbbc3.pdf .

There is a licence requirement to operate a UV disinfection plant as designed but there are no emission limit values or reporting requirements in the licence

Details of the licences, and annual reports are publicly available on the EPA website

In addition to there being no specific emission limit values (ELV) associated with U-V treatment there is no requirement for microbiological monitoring at Swords WWTP. For Malahide there is a microbiological reporting requirement, but no ELV has been set in the licence. The council might consider writing to the EPA requesting a licence review which would include a requirement to set and report on microbiological ELVs

River monitoring on the Ward and Broadmeadow rivers undertaken by Fingal Co Co indicates elevated levels of *E.Coli* downstream but also significant and variable levels of *E.Coli* upstream of the WWTP outfall – see table with accompanying location map (selected results of 2021 physico-chemical monitoring) and graph (spring and summer rounds) below.



Test List	Samplin	Sampling Point Description	Sampled Date	Ammonia	C.O.D.	ƒ Dissolved Oxygen2	E. coli	Suspended Solids	Temperature	Total B.O.D
110_RIVER	43110 (43110)	Broadmeadow WSW of Fieldstown House (43	24/03/2021 07:30	0.02	13	12.3	31062	7	6.5	<1
110_RIVER	43130 (43130)	Broadmeadow Gauging Station (Fieldstown B	24/03/2021 07:45	0.04	13	12.1	7746	7	6.7	<1
110_RIVER	43135 (43135)	Broadmeadow Rolestown Bridge	24/03/2021 08:00	0.07	11	12	3058	6	7	1
110_RIVER	43140 (43140)	Broadmeadow Lispopple	24/03/2021 08:15	0.06	11	12.1	3000	<5	7.2	1
110_RIVER	43150 (43150)	Broadmeadow Roganstown Bridge	24/03/2021 08:30	0.05	10	12.2	3030	<5	7	1
110_RIVER	43160 (43160)	Broadmeadow Balheary Bridge	24/03/2021 08:45	0.03	12	12.4	1240	<5	7.3	1
110_RIVER	43170 (43170)	Broadmeadow Belfast Rd Bridge	24/03/2021 09:00	0.03	10	12.4	1276	10	7.4	<1
110_RIVER	43175 (43175)	Broadmeadow Lissenhall Bridge	24/03/2021 09:15	0.01	<10	12.2	976	<5	7.5	1
110_RIVER	43180 (43180)	Broadmeadow 10m D/S Works O/F	24/03/2021 09:30	0.01	10	11.6	852	<5	7.6	<1
110_RIVER	43195 (43195)	Broadmeadow 400m D/S OF LHB	24/03/2021 09:45	4.48	38	8.1	15402	14	10.4	7
110_RIVER	43110 (43110)	Broadmeadow WSW of Fieldstown House (43	23/06/2021 07:30	0.07	16	7.6	576	5	14.1	3
110_RIVER	43130 (43130)	Broadmeadow Gauging Station (Fieldstown B	23/06/2021 07:45	0.03	28	7.6	2224	22	14.1	6
110_RIVER	43135 (43135)	Broadmeadow Rolestown Bridge	23/06/2021 08:00	0.02	29	7.5	3106	11	14.6	7
110_RIVER	43140 (43140)	Broadmeadow Lispopple	23/06/2021 08:15	0.03	19	7.4	1434	<5	14.5	3
110_RIVER	43150 (43150)	Broadmeadow Roganstown Bridge	23/06/2021 08:30	0.01	19	6.7	630	<5	14.6	3
110_RIVER	43160 (43160)	Broadmeadow Balheary Bridge	23/06/2021 08:45	0.06	25	6.4	22398	7	14.3	7
110_RIVER	43170 (43170)	Broadmeadow Belfast Rd Bridge	23/06/2021 09:00	0.05	17	5.2	12262	7	15.1	3
110_RIVER	43175 (43175)	Broadmeadow Lissenhall Bridge	23/06/2021 09:15	0.21	49	6.4	>48392	12	14.3	22
110_RIVER	43180 (43180)	Broadmeadow 10m D/S Works O/F	23/06/2021 09:30	0.12	44	6.3	8212	11	15.5	13
110_RIVER	43195 (43195)	Broadmeadow 400m D/S OF LHB	23/06/2021 09:45	<0.01	143	6.5	12262	65	18.5	17
110_RIVER	43110 (43110)	Broadmeadow WSW of Fieldstown House (43	25/08/2021 06:50	0.03	15	8.3	672	10	14.9	1
110_RIVER	43130 (43130)	Broadmeadow Gauging Station (Fieldstown B	25/08/2021 07:05	0.03	16	8.3	518	10	14.6	1
110_RIVER	43135 (43135)	Broadmeadow Rolestown Bridge	25/08/2021 07:20	0.04	14	7.9	962	5	15.3	<1
110_RIVER	43140 (43140)	Broadmeadow Lispopple	25/08/2021 07:35	0.02	15	8.3	646	8	15.5	<1
110_RIVER	43195 (43195)	Broadmeadow 400m D/S OF LHB	25/08/2021 07:50	0.07	136	2.5	1810	68	17.7	4
110_RIVER	43175 (43175)	Broadmeadow Lissenhall Bridge	25/08/2021 08:05	0.04	17	6.8	596	8	15.8	<1
110_RIVER	43180 (43180)	Broadmeadow 10m D/S Works O/F	25/08/2021 08:20	0.04	884	2.4	570	92	20.5	<0.10
110_RIVER	43170 (43170)	Broadmeadow Belfast Rd Bridge	25/08/2021 08:35	0.03	14	7.4	11	6	15.7	<1
110_RIVER	43160 (43160)	Broadmeadow Balheary Bridge	25/08/2021 08:50	0.02	13	9.4	584	<5	15.8	1
110_RIVER	43150 (43150)	Broadmeadow Roganstown Bridge	25/08/2021 09:10	0.03	15	8.9	672	11	16	<1
110_RIVER	43110 (43110)	Broadmeadow WSW of Fieldstown House (43	19/10/2021 07:40	0.05	20	8.5	1578	5	14.3	
110_RIVER	43130 (43130)	Broadmeadow Gauging Station (Fieldstown B	19/10/2021 08:00	0.04	18	8.3	4800	<5	14	
110_RIVER	43135 (43135)	Broadmeadow Rolestown Bridge	19/10/2021 08:15	0.02	25	8	4286	26	14.3	
110_RIVER	43140 (43140)	Broadmeadow Lispopple	19/10/2021 08:30	0.02	16	8.4	1204	<5	14.2	
110_RIVER	43150 (43150)	Broadmeadow Roganstown Bridge	19/10/2021 08:50	0.02	16	8.8	2374	<5	14.3	
110_RIVER	43160 (43160)	Broadmeadow Balheary Bridge	19/10/2021 09:10	0.03	12	8	12976	<5	14.4	
110_RIVER	43170 (43170)	Broadmeadow Belfast Rd Bridge	19/10/2021 09:30	0.04	12	7.5	39726	<5	14.5	
110_RIVER	43175 (43175)	Broadmeadow Lissenhall Bridge	19/10/2021 09:45	0.06	14	8.4	48392	<5	14.5	
110_RIVER	43180 (43180)	Broadmeadow 10m D/S Works O/F	19/10/2021 10:00	0.2	21	8.4	>48392	13	14.6	
110_RIVER	43195 (43195)	Broadmeadow 400m D/S OF LHB	19/10/2021 10:15	1.23	46	7.6	16328	23	15.8	<0.10

