Comhairle Contae Fhine Gall
Fingal County Council

Minutes of the County Council Meeting held on Monday, 10th February, 2025 in the Council Chamber - County Hall, Swords, at 5.00 pm

MEMBERS PRESENT

Councillors:

Burtchaell, John
Butler, Darragh
Carbone-Mangan, Eimear
Dennison, Kieran
Dockrell, Eoghan
Donnelly, Angela
Guerin, Jimmy
Hanaphy, Breda
Haughey, Cathal
Healy, David
Hopkins, Joan
Humphreys, James
Humphreys, Kevin
Johnston, Corina
Kitt, Tom
Leddy, Ted

Councillors:

McDonagh, Brian
Mulligan, Dean
Murphy, Tony
O'Brien, Eoghan
O'Leary, Tom
Quinlan, Patrick
Quinn, Malachy
Ryan, Brendan
Sheehan, Gerard
Shovlin, Siobhan
Smyth, John
Tormey, Aoibhinn
Troy, Ellen
Walsh, John

Apologies for inability to attend were received for Councillors Luke Corkery, Tania Doyle, Darren Jack Kelly, Grainne Maguire, Mary McCamley, Paul Mulville, Joe Newman and JK Onwumereh.

The Mayor, Councillor Brian McDonagh, presided.

OFFICIALS PRESENT

AnnMarie Farrelly (Chief Executive); Mary Egan (Director of Services/People, Corporate & Digital); John Quinlivan (Director of Services/Economic, Enterprise, Tourism and Cultural Development); Oliver Hunt (Head of Finance); Matthew McAleese (Director of Services Planning and Strategic Infrastructure); Paul Carroll (Director of Housing Services and Community Development); Mary T Daly (Director of Services/Operations); David Storey (Director of Services/Environment, Climate Action, Active Travel & Sports); Ciara O hAodha (Senior Executive Officer); Patricia Cadogan, (Senior Planner); Paul Barnes (Event Manager); Sarah O'Neill (County Arts Officer); Caroline Cowley (Public Arts Co-ordinator).

F/42/25 (Agenda Item No)

ANNOUNCEMENT

The Mayor, Councillor. B. McDonagh, at the start of the meeting, reminded Members that Standing Orders would apply to all aspects of the meeting.

F/43/25 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of Council Meeting held on Monday 13th January 2025

Minutes of the County Council Meeting held on Monday 13th January 2025 which had been circulated were considered.

It was **PROPOSED** by Councillor K. Humphreys, seconded by Councillor J. Walsh and **RESOLVED –**

"That the minutes of the County Council Meeting held on Monday 13th January 2025 be **ADOPTED."**

F/44/25 (Agenda Item No 2)

Nominations

a **Appointment of one Member to the Chair of the Housing Strategic Policy Committee following the election of Robert O'Donoghue to the 34th Dáil November 2024**

The attached report by the Chief Executive which had been circulated was **CONSIDERED**.

It was proposed by Councillor J. Walsh, seconded by Councillor K. Humphreys and **AGREED**.

"That Councillor Brendan Ryan be appointed as Chair to the Housing Strategic Policy Committee."

Councillor B. Ryan address the members and thanked them for supporting his nomination. Councillor B. Ryan expressed that the Housing SPC was his first preference and looks forward to chairing the SPC.

F/45/25 (Agenda Item No)

QUESTIONS

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

"That in accordance with Standing Order No. 51, Questions numbered 3 to 16 be **ADOPTED**."

F/46/25 (Agenda Item No 3)

Councillor C. Boland - Graveyard Maintenance

F/47/25 (Agenda Item No 4)

Councillor S. Shovlin - Close Circuit Television (CCTV) in Communities

F/48/25 (Agenda Item No 5)

Councillor J. Smyth - Gaming and Lotteries Act 1953 Part III

F/49/25 (Agenda Item No 6)

Councillor P. Quinlan - Air to Water Heat Pumps

F/50/25 (Agenda Item No 7)

Councillor E. Dockrell - Coastal Erosion on our Coastlines

F/51/25 (Agenda Item No 8)

Councillor E. Dockrell - Community Infrastructure Audit

F/52/25 (Agenda Item No 9)

Councillor D. Butler - Dublin Airport Breaches Update

F/53/25 (Agenda Item No 10)
Councillor B. Ryan - Certification of Exemptions to own XL Bully Dogs

F/54/25 (Agenda Item No 11)
Councillor B. Ryan - Housing Assistance Payments (HAP) Applications

F/55/25 (Agenda Item No 12)
Councillor C. Johnston - Governance of Community Centres

F/56/25 (Agenda Item No 13)
Councillor C. Johnston - Breastfeeding Friendly Fingal Strategy

F/57/25 (Agenda Item No 14)
Councillor D. Healy - Quantification of on-street car/motor vehicle parking spaces

F/58/25 (Agenda Item No 15)
Councillor J. Humphreys - Music Venue

F/59/25 (Agenda Item No 16)
Councillor B. McDonagh - Noise Action Plan for Dublin Airport 2024 - 2028

F/60/25 (Agenda Item No 17)
Report of Committees

a **Report of Blanchardstown/Mulhuddart/Castleknock-Ongar Services B Area Committee Meeting held on Tuesday 14th January 2025**

The report by the Chief Executive, which had been circulated, was **CONSIDERED**. It was proposed by Councillor K. Dennison, seconded by Councillor S. Shovlin, and **RESOLVED:**

"That the recommendations contained in the report of Committee of Blanchardstown/Mulhuddart/Castleknock-Ongar Services B Area Committee Meeting held on Tuesday 14th January 2025, are hereby **ADOPTED.**"

b **Report of Howth/Malahide Services B Area Committee Meeting held on Wednesday 15th January 2025**

The report by the Chief Executive, which had been circulated, was **CONSIDERED**. It was proposed by Councillor A. Tormey, seconded by Councillor E. O'Brien, and **RESOLVED:**

"That the recommendations contained in the report of Committee of Howth/Malahide Services B Area Committee Meeting held on Wednesday 15th January 2025, are hereby **ADOPTED.**"

c **Report of Balbriggan/Rush-Lusk/Swords Services B Area Committee Meeting held on Thursday 16th January 2025**

The report by the Chief Executive, which had been circulated, was **CONSIDERED**. It was proposed by Councillor M. Quinn, seconded by Councillor T. Murphy, and **RESOLVED:**

"That the recommendations contained in the report of Committee of Balbriggan/Rush-Lusk/Swords Services (B) Meeting held on Thursday 16th January 2025, are hereby **ADOPTED.**"

d **Report of Corporate Policy Group (CPG) Meeting held on Tuesday 4th February 2025**

The report by the Chief Executive, which had been circulated, was **CONSIDERED**. It was proposed by Councillor B. McDonagh, seconded by Councillor K. Dennison and **RESOLVED:**

"That the recommendations contained in the report from Corporate Policy Group Meeting held on Tuesday 4th February 2025, be **APPROVED.**"

e **Report of Blanchardstown/Mulhuddart/Castleknock-Ongar Services B Area Committee Meeting held on Thursday 6th February 2025**

The report by the Chief Executive, which had been circulated, was **CONSIDERED**. It was proposed by Councillor K. Dennison, seconded by Councillor J. Walsh and **RESOLVED:**

"That the recommendations contained in the report of Committee of Blanchardstown-Mulhuddart/Castleknock/Ongar Services B meeting held on Thursday 6th February 2025, are hereby **ADOPTED.**"

F/61/25 (Agenda Item No 18)

Financial Matters

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

F/62/25 (Agenda Item No 19)

Proposed Disposal of Properties

a **Notice of proposed disposal of land adjacent to No. 1 Hayestown, Rush, Co. Dublin to Thomas Kirwan**

The attached report by the Chief Executive which had been circulated was **CONSIDERED.** It was proposed by Councillor E. Dockrell and seconded by Councillor T. O'Leary and **RESOLVED**:

"That land adjacent to No. 1 Hayestown, Rush, Co. Dublin, as referred to in the Notice under S183 of the Local Government Act 2001 as amended and dated 17th January 2025, be disposed of to Thomas Kirwan, in accordance with the terms specified therein."

b **Notice of proposed grant of permanent wayleave at Barrack Lane, Lusk, Co. Dublin, to Uisce Éireann**

The attached report by the Chief Executive which had been circulated was **CONSIDERED.** It was proposed by Councillor B. McDonagh and seconded by Councillor T. O'Leary and **RESOLVED**:

"That the grant of permanent wayleave at Barrack Lane, Lusk, Co. Dublin, as referred to in the Notice under S183 of the Local Government Act 2001 as amended and dated 21st January 2025, be disposed of to Uisce Éireann in accordance with the terms specified therein."

F/63/25 (Agenda Item No 20)

Declarations of Roads

a **Hamilton Park, Diswellstown Road, Diswellstown, Dublin 15**

The report by the Chief Executive which had been circulated was **CONSIDERED**. It was proposed by Councillor J. Walsh, seconded by Councillor S. Shovlin, and **RESOLVED**:

"That the roads referred to in the attached report be, and are hereby declared to be, public roads."

b **Cruise Park, The Ward, Tyrrelstown, Dublin 15**

The report by the Chief Executive which had been circulated was **CONSIDERED**. It was proposed by Councillor B. Hanaphy, seconded by Councillor K. Dennison, and **RESOLVED**:

"That the roads referred to in the attached report be, and are hereby declared to be, public roads."

F/64/25 (Agenda Item No 21)

Public Art Policy

The report by the Chief Executive which had been circulated was **CONSIDERED**. A presentation was given to the Members by Sarah O'Neill, County Arts Officer and Caroline Cowley, Public Arts Co-ordinator, Economic, Enterprise, Tourism and Cultural Development.

It was proposed by Councillor T. Leddy, seconded by Councillor J. Hopkins and **RESOLVED** that-

"That the Public Art Policy is hereby **ADOPTED**."

F/65/25 (Agenda Item No 22)

2025 Arts Act Grant Scheme

The Mayor, Councillor B. McDonagh informed the members he has a conflict of interest on this item, as he is related to a recipient of a grant.
The Mayor, Councillor B. McDonagh removed himself from the meeting until the conclusion of Item 22.

It was **AGREED** by the members that Councillor B. Ryan would Chair the meeting for this item.

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

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

That the award of Arts Act Grant Scheme 2025 as set out in the foregoing report is hereby **APPROVED.**

F/66/25 (Agenda Item No 23)

Fingal Events Strategy, 2025 Programme, Festival and Events Funding Scheme

a **Fingal Events Strategy 2025-2029**

The report by the Chief Executive which had been circulated was **CONSIDERED**. A presentation was given to the Members by Mr. Paul Barnes, Event Manager, Economic, Enterprise, Tourism and Cultural Development.

Following discussion, it was proposed by Councillor B. McDonagh, seconded by Councillor J. Walsh and **RESOLVED:**

"That the Fingal Events Strategy 2025-2029 is hereby **ADOPTED**."

b **Events Programme 2025**

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

Following discussion, the report was **NOTED**.

c **Festival and Events Funding Scheme 2025**

The attached report by the Chief Executive which had been circulated was **CONSIDERED**.

Following discussion, it was proposed by Councillor B. McDonagh, seconded by Councillor S. Shovlin and **APPROVED**.

F/67/25 (Agenda Item No 24)

Two Year Progress Report - Fingal Development Plan 2023-2029

A presentation was given to the Members by Patricia Cadogan, Senior Planner, Planning & Strategic Infrastructure. Following discussion, the report was **NOTED**.

F/68/25 (Agenda Item No 25)

Chief Executive's Report

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

Following discussion, the report was **NOTED**.

F/69/25 (Agenda Item No 26)

Mayor's Business - Councillor B. McDonagh

a **Councillor B. McDonagh - World Health Organisation (WHO) Intersectoral Global Action Plan on Epilepsy and other Neurological Conditions**

The motion, in the name of Councillor B. McDonagh was proposed by Councillor B. McDonagh and seconded by Councillor J. Walsh.

Following a discussion, the motion was **AGREED**.

b **Councillor B. McDonagh - Action Ireland Trust Group**

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

Following a discussion, the motion was **AGREED**.

F/70/25 (Agenda Item No 27)

Conference Report

a **Association of Irish Regions (AIR) Annual Seminar which takes place on 5th - 6th of February 2025 in the Radisson Blu Hotel, Athlone**

The correspondence, which had been received, was **NOTED.**

b **AILG Elected Members In-Person and Webinar Training Programme 2025**

The correspondence, which had been received, was **NOTED**.

c **AILG - Annual Training Conference 2025 - 2nd and 3rd April 2025 - Limerick Strand Hotel, Ennis Road, Stonetown, Limerick**

The correspondence, which had been received, was **NOTED**.

d **MacGill Summer School 2025 will take place in Glenties on 17th - 19th July 2025**

The correspondence, which had been received, was **NOTED**.

F/71/25 (Agenda Item No 28)

Correspondence

a **Letter dated 15th January 2025 from Clare County Council Re- Older Peoples Grant**

The correspondence, which had been received, was **NOTED**.

b **Letter dated 15th January 2025 from Clare County Council - Re - GAA Admission Charge**

The correspondence, which had been received, was **NOTED**.

c **Letter dated 15th January 2025 from Leitrim County Council to An Taoiseach re Diaspora**

The correspondence, which had been received, was **NOTED**.

d **Letter dated 17th January 2025 from Roscommon County Council Re Rural and Urban Isolation and Loneliness**

The correspondence, which had been received, was **NOTED**.

F/72/25 (Agenda Item No 29)

Departmental/Ministerial Correspondence

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

MOTIONS - STATUTORY FUNCTIONS

F/73/25 (Agenda Item No 30)

Councillor A. Tormey - Review Fingal Citizen Charter

The motion, in the name of Councillor A. Tormey was proposed by Councillor A. Tormey and seconded by Councillor T. O'Leary.

Following a discussion, the motion was **AGREED**.

F/74/25 (Agenda Item No 31)

Councillor JK Onwumereh - Small Bursary Application for hosting Social Inclusion Events

It was **AGREED** to defer this item.

F/75/25 (Agenda Item No 32)

Councillor E. O'Brien - Blue Badge Parking Spaces

The motion, in the name of Councillor E. O'Brien was proposed by Councillor E. O'Brien and seconded by Councillor C. Haughey.

Following a discussion, the motion was **AGREED**.

F/76/25 (Agenda Item No 33)

Councillors A. Donnelly, B. Hanaphy, M. Quinn, J. Smyth - Ethical Procurement Policy

The motion, in the names of Councillors A. Donnelly, B. Hanaphy, M. Quinn and J. Smyth was proposed by Councillor A. Donnelly and seconded by Councillor M. Quinn.

Following a discussion, the motion was **AGREED**.

F/77/25 (Agenda Item No 34)

Councillor J. Newman - PFAS at Dublin Airport

The motion, in the name of Councillor J. Newman was proposed by Councillor J. Guerin and seconded by Councillor B. McDonagh.

The report was **ACCEPTED**.

F/78/25 (Agenda Item No 35)

Councillors D. Butler, T. Murphy, G. Maguire - Government and European Funding

The motion, in the names of Councillors D. Butler, T. Murphy and G. Maguire was proposed by Councillor D. Butler and seconded by Councillor T. Murphy.

Following a discussion, the report was **ACCEPTED**.

F/79/25 (Agenda Item No 36)

Councillor D. Mulligan - Independent Noise Monitoring under the North Runway Departure Flight Paths

The motion, in the name of Councillor D. Mulligan was proposed by Councillor D. Mulligan and seconded by Councillor B. McDonagh.

SUSPENSION OF STANDING ORDERS

It was **AGREED** to extend the meeting to conclude this item.

Following a discussion, the motion was **AGREED**.

MOTIONS - NON-STATUTORY

F/80/25 (Agenda Item No 41)

Councillor J. Humphreys - Rates on Commercial Advertising

The motion, in the name of Councillor J. Humphreys was proposed by Councillor J. Humphreys and seconded by Councillor D. Healy.

The report was **ACCEPTED**.

The Meeting concluded at 20.03.

MAYOR _____ DATE _____

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12thCOMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 02

FILLING OF CASUAL VACANCY ON FINGAL COUNTY COUNCIL FOLLOWING THE ELECTION OF RUTH COPPINGER TO THE 34TH DÁIL IN NOVEMBER 2024

In accordance with Section 19 (2) of the Local Government Act 2001, following the election of Councillor Ruth Coppinger to the 34th Dáil in November 2024 with effect from 1st December 2024 a causal vacancy now exists in Fingal County Council.

Section 19(3)(a) of the Local Government Act 2001 provides that a casual vacancy shall be filled by the co-option by the local authority to fill the vacancy whereby a Member resigns, subject to such person being nominated by the same registered political party who nominated for election or co-option the Member who caused the casual vacancy.

Section 19(4) provides that the co-option shall be made, after due notice (email sent to the Members on 26th February 2025, at the next meeting of the Local Authority after the expiration of 14 days from the occurrence of the vacancy or as soon after the expiration of the 14 days as circumstances permit.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 03

FILLING OF CASUAL VACANCY ON FINGAL COUNTY COUNCIL FOLLOWING THE RESIGNATION OF COUNCILLOR KEVIN HUMPHREYS

In accordance with Section 19 (2) of the Local Government Act 2001, following the resignation of Councillor Kevin Humphreys with effect from 13th February 2025, a causal vacancy now exists in Fingal County Council.

Section 19(3)(a) of the Local Government Act 2001 provides that a casual vacancy shall be filled by the co-option by the local authority to fill the vacancy whereby a Member resigns, subject to such person being nominated by the same registered political party who nominated for election or co-option the Member who caused the casual vacancy.

Section 19(4) provides that the co-option shall be made, after due notice (email sent to the Members on 26th February 2025), at the next meeting of the Local Authority after the expiration of 14 days from the occurrence of the vacancy or as soon after the expiration of the 14 days as circumstances permit.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 04

NOMINATIONS

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 04a

APPOINTMENT OF ONE MEMBER TO THE CLIMATE ACTION, BIODIVERISTY, ENVIRONMENT STRATEGIC POLICY COMMITTEE FOLLOWING THE ELECTION OF RUTH COPPINGER TO THE 34TH DÁIL IN NOVEMBER 2024

Nominations are now sought for the appointment of one Member to the Climate Action, Biodiversity, Environment Strategic Policy Committee following the election of Ruth Coppinger to the 34th Dáil in November 2024.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 04b

APPOINTMENT OF ONE MEMBER TO THE REGIONAL HEALTH FORUM DUBLIN NORTH EAST FOLLOWING THE ELECTION OF RUTH COPPINGER TO THE 34TH DÁIL IN NOVEMBER 2024

A nomination is now sought for the appointment of one Member to the Regional Health Forum, Dublin North East, following the election of Ruth Coppinger to the 34th Dáil in November 2024

The functional area of the Regional Health Forum - Dublin North-East covers Dublin City Council situated north of the River Liffey and the administrative areas of the County Councils of Meath, Cavan, Fingal, Louth and Monaghan.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 04c

APPOINTMENT OF ONE MEMBER TO THE JOINT FINGAL AND SOUTH DUBLIN LIFFEY VALLEY SPECIAL AMENITY AREA ORDER (SAAO) MANAGEMENT COMMITTEE FOLLOWING THE ELECTION OF RUTH COPPINGER TO THE 34TH DÁIL IN NOVEMBER 2024

Nominations are sought for the appointment of one Member to the Joint Fingal and South Dublin Liffey Valley Management Committee following the election of Ruth Coppinger to the 34th Dáil in November 2024.

There are 6 Councillors on the Committee from Fingal - Castleknock Ward as agreed at Full Council Meeting held on 9th October 2023.

The role of the Committee will be to consider and advise on securing the objectives of the Liffey Valley Special Amenity Area Order. This is a joint committee between Fingal County Council (FCC) and South Dublin County Council, (SDCC) and the Chair will rotate between Fingal County Council and SDCC. The Planning Departments of Fingal County Council and South Dublin County Council will provide executive input to the Committee.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 04d

APPOINTMENT OF ONE MEMBER TO THE LOCAL TRAVELLER ACCOMMODATION CONSULTATIVE COMMITTEE (LTACC) FOLLOWING THE ELECTION OF RUTH COPPINGER TO THE 34th DÁIL IN NOVEMBER 2024

The Local Traveller Accommodation Consultative Committee (LTACC) advises the Council in relation to the provision and maintenance of accommodation for Travellers. The Committee conducts its business having regard to its standing orders and the "*Guidelines for the Operation of Local Traveller Accommodation Consultative Committees*" issued by the Department of Housing, Local Government and Heritage.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 04e

APPOINTMENT OF ONE MEMBER TO THE HOUSING STRATEGIC POLICY COMMITTEE FOLLOWING THE APPOINTMENT OF COUNCILLOR BRENDAN RYAN TO THE CHAIR OF THE HOUSING STRATEGIC COMMITTEE

Nominations are now sought for a replacement Member to the Housing Strategic Policy Committee following the appointment of Councillor Brendan Ryan to the Chair of the Housing Strategic Committee.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 04f

APPOINTMENT OF ONE MEMBER TO FINGAL COASTAL LIAISON GROUP FOLLOWING THE RESIGNATION OF COUNCILLOR KEVIN HUMPHREYS

Nominations are sought for the appointment of one Member to the Fingal Coastal Liaison Group following the resignation of Councillor Kevin Humphreys.

Fingal County Council established a Coastal Liaison Group in 2016. The reasons for establishing the group were:

- To respond to ongoing concerns in relation to Coastal Erosion/Coastal Flooding in Fingal.

- Due to the need for a coherent structured response to these concerns and improved communication between relevant stakeholders.

- To provide a forum for discussion of approaches to planning for and dealing with the problems of coastal erosion/flooding.

The Coastal Liaison Group is currently made up of 5 Councillors, Council Officials and representatives from coastal community groups.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 04g

APPOINTMENT OF ONE MEMBER TO THE NORTH DUBLIN REGIONAL DRUG AND ALCOHOL TASK FORCE FOLLOWING THE RESIGNATION OF COUNCLLOR KEVIN HUMPHREYS

Following the resignation of Councillor Kevin Humphreys, the appointment of one Member to the North Dublin Regional Drug and Alcohol Task Force now exists.

In 2003 the North Dublin City and County Regional Drugs Task Force was set up by the government along with 9 other Regional Drug Task Forces in Ireland to develop and implement plans to respond to drug problems in our areas.

The North Dublin Regional Drug and Alcohol Task Force is a partnership approach to tackling substance misuse at a regional level. It brings key stakeholders from the Statutory, Political, Community and social sector together to develop, implement and oversee a strategy to substance use related harm for children, adults, families and the wider community of North Dublin.

The Council is entitled to nominate six (6) members from the Balbriggan/Rush-Lusk/Swords Local Electoral Areas to the Task Force

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 04h

APPOINTMENT OF ONE MEMBER TO THE LUSK TOWN TEAM FOLLOWING THE ELECTION OF ROBERT O'DONOGHUE TO THE 34TH DÁIL NOVEMBER 2024

The Town Centre First Policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community.

Lusk was selected as Fingal's first town to develop a Town Centre First Plan. Nominations for three members from the Rush/Lusk Local Electoral Area were sought at the Annual Meeting of Fingal County Council on the 24th June 2024. The following Councillors were appointed at this Meeting, Councillor Eoghan Dockrell and Councillor Corina Johnston and Councillor Robert O'Donoghue, following the election of Councillor O'Donoghue to the 34th Dáil one member is now sought to join the Lusk Town Team.

There will be approximately six meetings per year.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 05

ANNUAL SPEND ON RECREATION AND AMENITY

Question: Councillor E. Dockrell

"To ask the Chief Executive to provide a breakdown, by Local Electoral Area, of the amounts spent on the Recreation and Amenity portion of the Annual Budget over the last five years?"

Reply:

The Recreation and Amenity portion of the budget is in Division F. Not all the expenditure under this area is broken down into Local Electoral Area. The Operations expenditure under F03 Outdoor Leisure Areas Operations is broken down into the 3 Areas Balbriggan/Rush-Lusk/Swords, (BRLS), Howth/Malahide and Blanchardstown-Mulhuddart/Castleknock-Ongar (BMCO)

The Annual Financial Statement is not finalised for 2024 therefore the 2024 figures are draft budget expenditure costs (including estimated CMC costs) pending finalisation of the AFS. The total cost of providing the Recreation and Amenity Service, including CMC costs, is broken down by subdivision below.

	2020	**2021**	**2022**	**2023**	**2024**
F01 Leisure Facilities Operations	720,119	643,786	519,272	552,782	560,691
F02 Operation of Library and	15,537,651	15,713,075	17,029,370	18,316,766	18,683,248

Archival Service					
F03 Outdoor Leisure Areas Operations	19,915,523	20,442,742	23,497,120	25,918,923	27,493,396
F04 Community Sport and Recreational Development	9,654,187	7,301,325	8,357,742	10,694,604	10,623,393
F05 Operation of Arts Programme	4,908,133	5,741,901	12,880,015	13,482,101	13,530,598
TOTALS	50,735,612	49,842,828	62,283,519	68,965,177	70,891,326

F03 Outdoor Leisure Areas Operations (incl. Parks, Pitches, Open Spaces, Playgrounds, Beaches and Support Costs)

Please note the table below only includes Operations Expenditure under F03 which is broken down into the 3 Operational Areas (and Countywide).

Area	2020	2021	2022	2023	2024
BRLS	7,289,910	6,504,491	7,316,371	7,909,069	8,087,023
BMCO	3,634,059	4,190,693	4,704,787	5,358,276	5,578,805
Howth/Malahide	3,279,158	3,611,559	4,588,014	4,949,687	5,301,671
Countywide	147,714	167,722	189,956	144,615	175,666

Source of Reply:
Mary T Daly, Director of Operations

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 06

THE USE OF AI (Artificial Intelligence)

Question: Councillor E. Dockrell

"To ask the Chief Executive to advise if any meetings have been held by Council officials on the use of AI (Artificial Intelligence) and how it may be used in the future by this Local Authority in its day-to-day business?

Reply:

Fingal County Council's Digital Services Department continually monitors developments and opportunities in the area of new technologies. Recent advances in AI (Artificial Intelligence) have increased the potential for AI to be used by the Council to support the delivery of services. In particular, Generative AI (GenAI) has the potential to reduce the effort involved in high-volume repetitive tasks involving unstructured information such as reports, policies, submissions, etc.

Staff from Digital Services Department have attended conferences, received presentations and had many meetings on the subject of GenAI with technology partners, suppliers, Local Authorities and Government bodies - both Irish and international. In most cases, GenAI formed part of a wider agenda on new technologies, projects and opportunities.

Fingal County Council is particularly focused on ensuring transparency and maintaining human oversight in any potential AI implementations. As the Council continues to explore AI's role in enhancing service delivery, it remains committed

to responsible and ethical use, aligning with best practices and regulatory guidance.

Source of Reply:
Mary Egan, Director of People, Corporate and Digital Services

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 07

FINGAL GREERNER COMMUNTIY AWARDS

Question: Councillor D. Butler

"To ask the Chief Executive to consider the re-introduction of the Fingal Greener Community Awards, which ran successfully prior to the Covid-19 pandemic and offered numerous benefits to the Fingal area, including fostering community spirit, environmental awareness and enhancing the visual appeal of our local areas?"

Reply:

Over the last number of years The Annual Mayor's Awards has awarded local community groups including Tidy Towns/ Residents Associations for their efforts in helping to keep Fingal clean and tidy.

Should the format of the Mayor's Awards change at any point in the future depending on the theme selected, the Environment Department will consider recommencing the Greener Communities Awards.

It is worth noting commencement of preparation of these Awards must be made well in advance of the awards ceremony and would not be considered feasible for 2025.

Source of Reply:
David Story, Director of Environment, Climate Action, Active Travel and Sports

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 08

EXTREME WEATHER EVENTS

Question: Councillor J. Humphreys

"To ask the Chief Executive to advise what measures the Council has in place to prepare for extreme weather events such as storms and flooding, including the capacity of drainage infrastructure, emergency response co-ordination and public and Councillor information dissemination for the County?"

Reply:

"Fingal County Council is committed to ensuring preparedness to manage major emergencies, to include extreme weather events, with the ultimate objective of protecting the safety and welfare of the Fingal community at times of vulnerability.

A Major Emergency Plan is in place for Fingal County Council along with sub plans for Severe Weather, Flooding and Pollution.

In the event of a severe weather event, the National Directorate for Fire and Emergency Management call a National Co-Ordination group meeting. Fingal's Major Emergency Management team and other relevant staff attend these meetings and are briefed on the weather event. Following this meeting Fingal's Severe Weather Assessment team meet to assess the impact the weather will have on the Fingal area and discuss mitigative and responsive actions required by the Council. Fingal County Council also engage in Regional Training exercises around severe weather to test the efficiency of our response in such an event."

The Communications Unit is part of the Severe Weather Assessment Team and is also represented on the Crisis Management Team. They distribute, through various channels such as press releases, website stories and social media, any information that needs to be relayed to the public. There is also a direct communication channel between the Operations teams on the ground and the Communications Unit which allows for any urgent messages, such as road closures, to be passed on and issued promptly.

Snow and Ice - Winter Services Plan

The Operations Department prepares a Winter Service Plan annually. The plan is in place between October and April to cover times of snow, ice and hoar frost.
The Plan provides for the gritting of 7 priority routes within the county which are essential to be kept serviceable in all weather conditions as far as reasonably practicable and are therefore treated during all-weather events.

Flooding and Severe Weather

Operations have an Inspector and Crew on call each week. Additional crews are put on standby in advance of a yellow or orange wind/rain warning. During a Red Warning crews are stood down until the Red Warning has passed and are then mobilised when it is safe for staff to deal with emergencies. With forecasted high tides during weather warnings stocks of sandbags are put in place in the depots and can be distributed if required. Jetting of surface water lines and gullies takes place on an ongoing basis and works are carried out in advance to alleviate problems in times of heavy rainfall.

Crews across each operational area are quickly mobilised in times of extreme weather events, in particular dedicated crews trained in chainsaw operations, who may be required to deal with fallen trees.

Source of Joint Reply:
Mary Egan, Director of People, Corporate & Digital Services
Mary T Daly, Director of Operations

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 09

SPEED LIMITS

Question: Councillor J. Humphreys

"To ask the Chief Executive what preparations this Council has made for the implementation of new default speed limits on rural local roads from 80km/h to 60km/h which came into effect on Friday, 7th February 2025, including the timeline for replacing signage, any public awareness campaigns planned, and whether additional enforcement measures will be put in place to ensure compliance with the new limits?"

Reply:

The National Speed Limit Implementation is being rolled out on a countrywide basis led by the Department of Transport. This is being broken in three phases.

- Phase 1 – Local Rural Roads
- Phase 2 – Urban Core Areas and National Secondary Roads
- Phase 3 - Other Areas

In relation to Phase 1, all rural local roads with a current default speed limit of 80 km/h are reduced nationally to 60 km/h. This was carried out by Ministerial Order via the Roads Traffic Act (2024). The implementation date for Phase 1 was set for the 07/02/2025. In advance of this date, each local authority had to submit an order to Transport Infrastructure Ireland (TII) as they were procuring all the necessary signs and poles on a national basis for each respective local authority.

The installation of the new signage and poles in Fingal County Council for phase 1 was carried out internally by the Operations Department's outdoor crews. This was carried out during January 2025 and February 2025.

A national communication campaign by the Department of Transport outlined what Phase 1 encompassed to the public under the heading "Slower Speed, Safer Roads". This campaign covered various media outlets e.g. national radio, television, social media and various newspapers. This Council also carried out a communication campaign for Phase 1. The Traffic Section also gave a presentation on the matter to the elected members at each Area Committee Meeting in 2024 and an updated briefing was given to the Councillors on 07/02/2025.

The enforcement of the new default speed limits on the local rural roads is the responsibility of An Garda Síochána. Additional resources to police these default speed limits in rural local roads would be a matter for the Department of Justice and The Garda Commissioner.

Source of Reply:
Mary T Daly, Director of Operations

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 10

AFFORDABLE HOUSING PURCHASE SCHEME IN PÁIRC NA BLÁTHANNA, HAYESTOWN, RUSH

Question: Councillor J. Burtchaell

"To ask the Chief Executive to provide a detailed report in relation to the Affordable Housing Purchase Scheme in Páirc na Bláthanna, Hayestown, Rush, to include the delays that have happened, when the remaining homes will be ready and what compensation will be offered to those who have now been waiting for over year for their homes?"

Reply:

The Affordable Homes Scheme results in a private sale from the Developer to a nominated purchaser, the sale is funded by the purchaser's own mortgage alongside an equity taken in the property by Fingal County Council. The Developer, in this case, Manley Construction Ltd., is solely responsible for home completions and the closing of sales. Buyer queries in relation to delay, progress and timing for completion of sales can only be addressed by Manley Construction Ltd.

Fingal County Council and our advisors have been extremely proactive in terms of facilitating the delivery of Phase 1 by Manley Construction Ltd. We are pleased that Phase 1 sales are almost complete but regret that a small number of purchasers are still experiencing delays. Such delays are not in line with the practice across the other affordable housing schemes in the County.

Queries raised by Manley Construction during the scheme construction have been addressed without delay by the Council. The most recent one, in relation to tax

treatment on sales, has now been resolved and we look forward to future phases closing in a more timely and efficient manner.

Source of Reply:
Paul Carroll, Interim Director of Housing and Community Department

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 11

SPORTS FACILITY AUDIT

Question: Councillor J. Hopkins

"To ask the Chief Executive to provide an update on the Sports Facility Audit?"

Reply:

The Sports Audit has been recently completed and will be presented to the Area Committees and Sports Partnership before the end of March.

Source of Reply:
David Storey, Director of Environment, Climate Action, Active Travel and Sports

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 12

SIGNAGE ON PUBLIC LITTER BINS

Question: Councillor G. Sheehan

"To ask the Chief Executive if consideration can be given to putting signage on litter bins, stating that public bins are for street rubbish only and fines will be applied on those placing household rubbish in bins, and the amount of the fine to be imposed?"

Reply:

The Environment Department through the Litter Warden service carry out investigations and enforcement actions under the Litter Pollution Act, 1997 as amended and the Waste Management Act, 1996 as amended.

Section 3 of the Litter Pollution Act, 1997 as amended, prohibits any person from placing municipal waste into or near a litter receptacle. Anyone doing so is guilty of an offence and may be fined or prosecuted accordingly.

The Council had previously trialled using signage/stickers on bins to notify users not to dispose of household waste in public street bins, however this was not successful. Outdoor crews constantly monitor street bin usage and in conjunction with the efficiencies from the solar compactor bins, we are able to quickly identify where a bin may be being used inappropriately. If this is a regular occurrence, we have the option to fit a restrictor chute to the bin which prevents disposal of household waste. If the issue persists, the Operations Department may temporarily remove or relocate the street bins.

There are a substantial number of bins in each area and there is no proposal to put signage on all bins. The Council can get the message out on social media that the bins are not for household waste.

Source of Joint Reply:
David Storey, Director of Environment, Climate Action, Active Travel and Sports
Mary T Daly, Director of Operations

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 13

BUS STOP IMPROVEMENTS

Question: Councillor L. Corkery

"To ask the Chief Executive to provide a report on this Council's efforts to improve bus stop facilities in this County, and to outline why funds made available in 2024 under the National Transport Authority's (NTA) Bus Stop Enhancement Programme were not utilised?"

Reply:

The National Transport Authority (NTA) is the body responsible for the installation and maintenance of bus stops and shelters nationwide including the funding, planning, and execution of bus stop projects and ensuring proper operation and maintenance of overall bus stop infrastructure nationwide.

The National Transport Authority Capital Grant Allocations for 2024 issued on 7/2/2024 and included €500,000 under a new Bus Enhancement Scheme (BES) to fund upgrades to NTA bus stops. NTA advised that bus stop locations, installation of poles and hard standing areas plus bus shelters were required to be agreed with NTA in advance of any works. Guidance on the BES was issued by the NTA on 6th June 2024. Active Travel and Operations met with the NTA on 16th July 2024.

A total of €338,129.00 ex. VAT was claimed for bus stop upgrades on the R132 under the Bus Enhancement Scheme.

At the meeting on 16th July 2024 the Council were given an inventory of all bus stop locations by the NTA, requested to review the 1,070 bus stops by 1st September 2024 and return to the NTA with a priority programme of works to be delivered over the next number of years. This information was required to be submitted to NTA as part of an agreed GAF (Grant Application Fund) prior to 1st September in order to secure funding for the 2024 programme and for the works to be completed by 31/12/2024.

It was outlined to the NTA that the return date for this work was not achievable during the timeframe due to already existing workloads, planned work programmes and commitments given in the 2024 Revenue and Capital Budget. The resources required were not available to be allocated to carry out the inspections within the short timeframe, but it was outlined that inspections on the 1070 bus stops would be carried out by Operations. These are currently being undertaken by the Clerk of Works in each area and will form the basis of a future Programme of Works for the Council

The Active Travel Unit has a programme of works for 2025. Bus stops will be considered for enhancements, where walking/cycling infrastructure projects and/or Safe Routes to School projects are passing their immediate vicinity. This has been the case on the recent R132 improvement works, Ministers Road to Kilhedge Lane and a total of €338,129.00 ex VAT was claimed under the Bus Enhancement Scheme.

As agreed at the January meeting an invitation will be issued to the NTA to attend a future meeting of the Public Realm, Transportation/Mobility Management Strategic Policy Committee on their policy on the provision of new bus stops locations, location selection etc.

Source of Reply:
Mary T Daly, Director of Operations
David Storey, Director of Environment, Climate Action, Active Travel and Sports

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 14

SUBSIDISED ACCESS TO ACTIVE TRAVEL FOR FINGAL'S RETIRED POPULATION

Question: Councillor A. Donnelly

"To ask the Chief Executive to report on any bike rental or subsidies available to our pensioners in the Fingal area to allow them partake in active travel, as the costs of electric bikes are prohibitive for most?"

Reply:

Currently there is no eBike operator licensed in the Fingal area. However, The Bleeper Bike service, which operates standard pedal bikes has recently launched a new initiative to make active travel more accessible for all Fingal residents through the introduction of the Fingal Pass. This provides all Bleeper Bike users their first 30mins of every bike share journey free of charge.

The Active Travel Unit is also working with the Age & Opportunity Unit to provide cycling lessons aimed at older adults, the next Sofa to Saddle Course begins in St. Catherine's Park on Wednesday 19th March. By providing courses like this we are also making Active Travel more accessible to all age groups in the County.

Source of Reply:
David Storey, Director of Environment, Climate Action, Active Travel and Sports

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 15

UNIVERSAL DESIGN RATES OF CURRENT HOUSING STOCKS

Question: Councillor J. Smyth

"To ask the Chief Executive to highlight the proportion/percentage of all current Fingal County Council housing stock, broken down by Local Electoral Area, that meets the standards of universal design and universal design plus as outlined under the National Disability Authority (NDA) definition?"

Reply:

Universal Design (UD) is defined as "the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability". For housing, this can include wheelchair and mobility impaired accessibility, which in practice can include features such as wider doors, circulation corridors and turning areas; ramps instead of steps at doorways; and level access showers. UD extends to covering the use of electronic systems or any electronics-based elements so that they may be used by any person.

There is no data currently available on the number of UD Fingal County Council units across the wider Council-owned housing stock. However, since the adoption of the Fingal Development Plan 2023-2029, there is now a requirement (policy ref. SPQHO22) for 30%.

UD in all social schemes and 10% in Age Friendly in private schemes. Accordingly, UD allocations since 2023 are set out below:

Sheepmoor	1 unit
Wellview	6 units
Liscappagh	16 units

Churchfields 2B	6 units
Kilhedge Gardens	2 units
Monastery Court	5 units
Bowden Court	11 units
Ballough Place	10 units
Churchfields 3A	1 unit

Fingal County Council also supports the provision of accessibility and other measures for residents across the county through the Disabled Persons Adaptation Grant Scheme, with 125 new applications received in 2024. Some 73 minor adaptations and one extension to Council owned dwellings were completed in 2024 also. There were 683 applications received for the Private Housing Adaptation Scheme for Older People and People with a Disability in 2024. 437 of these were approved with grants of over €2.4m paid out. Improvement works undertaken in this regard include house extensions, level access showers, ramps, stairlifts and grabrails.

Source of Reply:
Paul Carroll, Interim Director of Housing and Community Department

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 16

TENANT IN-SITU SCHEME

Question: Councillor B. Hanaphy

"To ask the Chief Executive to report on the number of properties to date, acquired through the Tenant-in-situ Scheme?"

Reply:

There have been 351 properties acquired to date under the Tenant in-Situ Scheme.

Source of Reply:
Paul Carroll, Interim Director of Housing and Community Development

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 17

ENGAGEMENT WITH ORGANISATIONS AND CLUBS

Question: Councillor C. Boland

"To ask the Chief Executive to consider engaging with all Fingal clubs and organisations whose activities are predominantly coastal, or water based, as to how they perceive that their organisation may be the focus of generating added value to the economy and wellbeing of the community of Fingal?"

Reply:

Fingal County Council engages with a wide range of sporting, community and economic groups across the county, including groups who operate on, or near, the water. As well as supporting recreational groups through the use of new and upgraded showers and shelters, for example, at Portmarnock, Balbriggan and other locations, staff from the Sports Office and Community Development teams engage with clubs using Fingal County Council facilities on a wide range of topics. Water-based activities are identified as a potential area of development in the Fingal Outdoor Recreation Plan and Fingal Tourism Strategy. The Council's Sports, Community, Operations and Economic Development teams will continue to engage with groups in this regard.

Source of Joint Reply:
Paul Carroll, Interim Director of Housing and Community Development
David Storey, Director of Environment, Climate Action, Active Travel and Sports

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 18

TENANT IN-SITU SCHEME 2025

Question: Councillor M. Quinn

"To ask the Chief Executive, if the Department of Housing & Local Government have contacted this Council's Housing Department with regard to the continuation of the Tenant in-situ Scheme into 2025?"

Reply:

Fingal County Council is in regular and ongoing contact with officials from the Department of Housing, Local Government and Heritage, and we await confirmation of funding allocations and sanctioned number of acquisitions for 2025.

Source of Reply:
Paul Carroll, Interim Director of Services, Housing & Community Development

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 19

PLANNING ENFORCEMENT COMPLAINTS

Question: Councillor C. Johnston

"To ask the Chief Executive to report on the number of planning enforcement complaints currently active and the number of complaints processed in 2024?"

Reply:

Up to the end of 31st January 2025, the number of planning enforcement complaints active at various stages of the planning enforcement process is 1,070.

Planning Enforcement Statistics from 1st January 2024 to 31st December 2024 are as follows:

Files Opened:	**2024**
Enforcement Files opened	269
Miscellaneous Files opened	203
Total Complaints Received	472
Warning letters issued	269
Enforcement Notices Issued	91
Section 157 proceedings issued	3
Section 160 proceedings issued	15
Enforcement Files closed	380

Each enforcement complaint is managed on a case-by-case basis. Warning letters and Enforcement notices are issued in respect of alleged unauthorised

development or alleged breaches of Planning Permissions throughout the county. Site inspections by Planning Inspectors are undertaken to ascertain the enforcement action to be initiated. In some cases, investigations are more protracted and involved and can take a number of site inspections to establish the level of enforcement action required. In certain cases, further information may be sought and issues that arise can be of a highly technical nature requiring specialist consultant expertise. Files can remain open for ongoing monitoring until resolution or where legal costs are being discharged.

In 2024, 16 files were resolved and closed following the issue of legal proceedings. There are currently 60 files at various stages of the legal process and are either being resolved through engagement, formal issue of legal proceedings or awaiting Court dates having been referred to the Law Department to initiate legal action**.**

Source of Reply:
Matthew McAleese, Director of Service, Planning & Strategic Infrastructure Department

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 20

LITTER FINES

Question: Councillor C. Johnston

"To ask the Chief Executive to report on the number of litter fines issued per electoral area and the revenue accrued from same over the last three years?"

Reply:

LEA	2022		2023		2024	
	No of Fines issued	Paid	No of Fines issued	Paid	No of Fines issued	Paid
BLANCHARDSTOWN-MULHUDDART/ CASTLEKNOCK/ONGAR	172	€16,950	144	€11,700	124	€10,950
HOWTH/MALAHIDE	69	€6,300	118	€8,550	40	€3,600
BALLBRIGGAN/RUSH-LUSK/ SWORDS	203	€15,450	201	€12,900	162	€12,150

Please note figures listed for fines paid in 2024 refer to fines that have been paid to date. Payment of fines issued in 2024 are still being received in the cash office.

Warning Notices have also been issued in respect of litter as follows:

LEA	2022	2023	2024
BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ ONGAR	78	56	9
HOWTH/MALAHIDE	107	47	7
BALLBRIGGAN/RUSH-LUSK/SWORDS	293	88	7

Source of Reply:
David Storey, Director of Environment, Climate Action, Active Travel and Sports

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 21

INACTIVE PLANNING PERMISSIONS

Question: Councillor J. Walsh

"To ask the Chief Executive to indicate the overall number of sites across the County where full planning permission has been given, but no construction activity has occurred since 2019 and the number of dwellings which have planning permission on these sites which have never been built?"

Reply:

A recent survey carried out by Fingal County Council staff (for the purposes of compiling the Housing Supply Coordination Task Force for Dublin Q3 2024 Report), identified 54 non-active sites in Fingal which have received planning permission for developments of 10 dwellings or more.

The total number of dwellings granted permission, but not commenced on these sites is 10,514 dwellings consisting of 2,467 houses and 8,047 apartments. In addition, only two sites in Fingal have been granted before 2019 that have not commenced. Both sites were granted Extensions of time in May 2020. There are a total of 573 dwellings consisting of 322 houses and 251 apartments in these two sites. That leaves a total of 9,941 dwelling consisting of 2,145 houses and 7,796 that have been granted since 2019 and have not commenced.

Source of Reply:
Matthew McAleese, Director of Service, Planning and Strategic Infrastructure Department

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 22

NEW HEALTH SERVICE EXECUTIVE (HSE) PRIMARY CARE CENTRES

Question: Councillor P. Mulville

"To ask the Chief Executive to provide details of the number of new Health Service Executive Primary Care Centres currently planned to be constructed across this Council's administrative area, whether going through the pre-planning or planning application process, or approved and awaiting commencement or under construction?"

Reply:

Currently there are no pre-planning applications received for Health Service Executive Primary Care Centres. Similarly, there are no planning applications registered.

There are also no new Primary Care Centre applications currently on the BCMS – Building Control Management System.

Details of previously completed primary care centres with completion certs are as follows:

F12A/0341 - Dublin Street, Balbriggan
F15A/0507 - Junction of Strand Road and Carrickhill Road Lower, Portmarnock
FW13A/0042 - Blackcourt Road, Corduff, Dublin 15
FW16A/0006 - Castleknock Rd, Castleknock, Dublin 15

Source of Reply:
Matthew McAleese, Director of Service, Planning and Strategic Infrastructure Department

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 23

REPORT OF COMMITTEES

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 23a

REPORT OF ORGANISATION, PROCEDURES & FINANCE COMMITTEE MEETING (OP&F) HELD ON MONDAY 10TH FEBRUARY 2025

Matters of Organisation and Procedure and Finance

Finance Matters

Monthly report on both Income and Expenditure on both Revenue and Capital Account

A presentation was given to the Members by Oliver Hunt, Head of Finance.

Following discussion, the report was **NOTED**

Report on all Strategic Financial Matters facing the Council

A presentation was given to the Members by Oliver Hunt, Head of Finance.

Following discussion, the report was **NOTED**

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 23b

REPORT OF BALBRIGGAN/RUSH-LUSK/SWORDS SERVICES B AREA COMMITTEE MEETING HELD ON THURSDAY 13TH FEBRUARY 2025

APPLICATIONS FOR FUNDING

Applications for funding under the Council's Community 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: -

ACTIVITY FUNDING GRANTS APPLICATIONS

Name of Applicant Group	Total Funding Amount Applied for in Respect of this Application	Summary of What Funding is Required For and 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
Hastings Residents Committee GA-003271	€2578	Large Residential Estate Signs	Y	2023 - €2394	€2994
Balbriggan Gospel Choir GA-003243	€3000	Equipment, Insurance and Event	N	N/A	€1335

Balbriggan Men's Shed CLG GA-003323	€2588	Pilates Training, Manual Handling Training and Insurance	Y	2023 - €1695	€2588
Cardy Rock Residents Association GA-003330	€2725	Shed, Gardening Tools, Plants, Printer, Arts & Crafts Supplies	N	N/A	€2725

It was **proposed by** Councillor Cllr. M. Quinn and **seconded by** Councillor B. Ryan.

That this Committee recommends that the County Council **APPROVE** of the Community Funding in the foregoing report.

APPLICATIONS FOR SPORTS FUNDING

Applications for funding under the Council's Sports 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: -

ACTIVITY FUNDING GRANTS APPLICATIONS

Name of Applicant Group	Total Funding Amount Applied for in Respect of this Application	Summary of What Funding is Required For and 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
Man O War GFC	€2919	For approval the amount of €2919 towards the purchase of	Yes	2022 - €984	€2919

		pitch line markers and paint for use on the club's pitches and the purchase of moss treatment. This will assist the club maintain their facility and will ensure that the pitches will be suitable for all matches in all codes.			

It was **proposed** by Councillor T. O'Leary and **seconded by** Councillor C. Boland.

That this Committee recommends that the County Council **APPROVE** of the Sports Funding in the foregoing report.

Signed _____

Cllr T. O'Leary
Cathaoirleach

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 23c

REPORT OF BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR SERVICES A AREA COMMITTEE MEETING HELD ON THURSDAY 27TH FEBRUARY 2025

At the Area Committee Meeting for Blanchardstown-Mulhuddart/Castleknock/ Ongar (Services A), held on Thursday 28th November 2024 the Committee considered a Draft Proposed Amendment to the Road Traffic (Special Speed Limits) (County of Fingal) Bye-Laws 2020 – Porterstown Road, Castleknock, Dublin 15.

The Committee agreed to proceed with the Public Consultation for the Proposed Amendment to the Road Traffic (Special Speed Limits) (County of Fingal) Bye-Laws 2020 – Porterstown Road, Castleknock, Dublin 15.

Notice of the proposed speed reduction on Porterstown Road, Castleknock Dublin 15 was published on Friday 10th January 2025, inviting observations and submissions. A total of 71 submissions were received and are summarised as follows:

In favour – 67
Against – 1
Unclear – 3

Recommendation:

Following Public Consultation and the presentation to the Blanchardstown-Mulhuddart/Castleknock/Ongar Area Committee Meeting (Services A) on Thursday 27th February 2025, it is now recommended that the following resolution be passed:

Resolution:-

Fingal County Council, in exercise with the powers conferred on it by Section 9 of the Road Traffic Act 2004 (No. 44 of 2004), as amended by Section 6 of the Road Traffic Act 2010 (No. 25 of 2010), and Section 2 of the Road Traffic Act 2016 (No. 21 of 2016) and following consultation with An Garda Síochána, makes the following Special Speed Limit Bye-Law 2025:

Reduction of Speed Limit from 60kmph to 50kmph at Porterstown Road, Castleknock, Dublin 15.

Detail:

- (approximately to the west of M50 underpass to west of the junction with Rugged Lane), a length of 2.1k.

  OR

- From point A – Coordinates (ITM) 707688 E, 736321 N to point B – Coordinates (ITM) 705811 E, 737083 N.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 23d

REPORT OF COPORATE POLICY GROUP (CPG) HELD ON MONDAY 3RD MARCH 2025

2026 Budget

Mr. Oliver Hunt, Head of Finance, gave a presentation to the Members in relation to the Revenue Budget for 2026. Following discussion, the Members of the CPG **AGREED** to communicate the information to their relevant groups.

SPC Policy Programme 2025

Ms. Mary Egan, Director, People, Corporate and Digital Services, gave an update to the Members in relation to the SPC Policy Programme 2025, advising that no submissions had been received from SPC members (elected members and sectoral members) before the closing date of 27th February. The SPC Policy Programme is included on SPC meeting agendas for March 2025.

Following discussion, it was **AGREED** that a reminder would issue from the Mayor's Office advising members to highlight any submissions directly to the relevant SPC chair; in advance of discussions taking place at the March SPC meetings. Final SPC Policy Programme 2025 would then be brought to April CPG meeting; prior to full Council for approval at its April meeting on Monday, 14th April.

Extension of Duration of Dublin Airport Local Area Plan 2020

Mr. Matthew McAleese, Director of Services, Planning & Strategic Infrastructure, gave a presentation to the Members in relation to the Dublin Airport Local Area Plan 2020 and the requirement to extend same. A briefing for all Council members was proposed for Thursday 6th March (6.30pm). Following discussion, the CPG agreed to attend the briefing for all members and **RECOMMEND** a 5-year

extension of the LAP to full Council for approval at its meeting on Monday, 10th March.

Signed: Brian McDonagh
Mayor

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

REPORT OF MEETING OF HOWTH/MALAHIDE SERVICES B AREA COMMITTEE METING HELD ON WEDNESDAY 5TH MARCH 2025

ITEM 23e

APPLICATIONS FOR FUNDING

Applications for funding under the Council's Community 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: -

ACTIVITY FUNDING GRANTS APPLICATIONS

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
Malahide Pipe Band GA3371	€1359	Renew public liability insurance Purchase Equipment to repair and maintain instruments	Y	2024 - €961	€1359

It was **proposed by** Councillor E. O'Brien and **seconded by** Councillor A. Tormey. That this Committee recommends that the County Council **APPROVE** of the Community funding in the foregoing report.

APPLICATIONS FOR SPORTS FUNDING

Applications for funding under the Council's Sports 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: -

ACTIVITY FUNDING GRANTS APPLICATIONS

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
Mid Sutton FC	€2500	Mid Sutton FC wish to apply for funding for goals, corner flags, first aid and a portable team shelter for their underage academy teams for their games.	N/A	N/A	€3000

It was **proposed by** Councillor A. Tormey and **seconded by** Councillor D. Healy. That this Committee recommends that the County Council **APPROVE** of the Sports funding in the foregoing report.

Signed: _____

Councillor A. Tormey
Area Chairperson

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 23f

REPORT OF BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR SERVICES B AREA COMMITTEE MEETING HELD ON THURSDAY 6TH MARCH 2025

APPLICATIONS FOR FUNDING

ACTIVITY FUNDING GRANT APPLICATIONS

Applications for funding under the Council's Community Funding Scheme have 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: -

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 ? Yes/No	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
D15 Pickleball GA-003321	€3,000.00	Insurance - €603.75 Equipment - €1,798 Venue X2 days - €825	NO	N/A	€3,000.00

179 Huntstown Scout Group GA-003309	€3,000.00	Canoe - €1765 Wetsuits x 4 - €240 Helmet x 4 - €600 PFD jacket x 4 - €200 Paddle x 4 - €220 Training - €2000 Instructor costs - €1000	NO	N/A	€3,000.00
Castleknock Active Retirement Association GA-003290	€3,200.00	Transport - €3000	NO	N/A	€3,000.00
Blanch Active Retirement Association GA-003319	€3,000.00	Newgrange Heritage Trip - €850 Carrick-on-Shannon moon river trip - €850 New Ross JFK Dunbrody Museum - €850 Dance/Fitness classes - €600	YES	2023 - €3,000.00	€3,000.00
Sli Dhála Comhaltas Branch Dublin 15 GA-003377	€3,000.00	Filming of Fleadh Events and Editing €1702.50 Bodhran Making Workshop €564.00 Printing €376.20 Promotional Flyers €255.85 PVC Banner €98.40	YES	2023 - €1,935.00	€3,000.00

Powerstown Allotment Association GA-003360	€1,589.00	Poly Tunnel €1,589.00	YES	2023 - €1,351.77	€1,589.00
Huntstown Family Resource Centre Ltd GA-003366	€3,280.00	Siel Bleu Women's Chair Exercise Class X 2 €1,120.00 Men's Exercise - €560.00 DJ €250 Plants Workshop €250 Easter Family Event €479.70 Floral Workshop €320.00 Art and Craft Supplies €100	YES	2024 - €2,980.00 2023 - €3,000.00	€3,000.00
St Peregrines SC Network GA-003335	€3,250.00	Social outings & Transport €3,250.00	YES	2024 - €3,000.00	€3,000.00
Hartstown Community Centre GA-003351	€1,308.45	Defibrillator Device €1,308.45	YES	2023 - €3,000.00	€1,308.45

It was **proposed** by Councillor M. McCamley and **seconded** by Councillor J. Walsh. That this Committee recommends that the County Council **APPROVE** of the Community Funding in the foregoing report.

Signed: _____

Councillor JK Onwumereh

Area Chairperson

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 24

FINANCIAL MATTERS

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Annual Report of the

Audit Committee of Fingal County Council

Year ended 31st December 2024

Fingal County Council Audit Committee
Annual Report 2024

Contents

Chairperson's Statement

1. Introduction

2. Role of the Audit Committee

3. Role and Responsibility of the Internal Audit Unit

4. Role of Management

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- Committee Meetings
- Internal Audit Plan
- Internal Audit Reports
- Risk Management
- Local Government Auditor

6. Assurance Arrangements

7. Audit Committee Evaluation

8. Acknowledgements

9. Conclusion

Appendices

Appendix 1 Audit Committee Statutory Functions

Appendix 2 Audit Committee 2024 Work Programme

Appendix 3 Internal Audit reviews undertaken

Chairperson's Statement

As the Independent Chairperson of the Audit Committee (AC) of Fingal County Council (FCC), I am pleased to present our Annual Report for 2024. The AC is an important part of the overall control assurance framework within FCC and this report reviews the work of the AC in 2024 and outlines the manner in which the AC has sought to deliver on its key legislative and governance functions.

The AC has an independent role in the provision of assurance to FCC and this includes oversight responsibilities for:

- The consideration of the adequacy and effectiveness of the internal control systems, control environment and control procedures;
- Financial reporting, by way of review of the Annual Audited Financial Statements;
- Consideration of the Internal audit plan in response to organisational risks identified; and
- Reviewing the effectiveness of the Internal Audit Unit and providing advice and guidance in relation to the development of the Unit.

As Chairperson, I am satisfied with the performance of the AC during 2024, during which we met on five occasions. In addition to the regular agenda items, as laid out per the statutory functions of the AC, the work of the AC continued to bring benefit through enhanced engagement with the Executive in a series of management assurance briefings in relation to risk and other issues of importance across a range of Directorates. These management assurances were further supported by the continued utilisation of the Governance Actions Report in the meeting agenda.

On behalf of the AC, I would like to thank all those who gave of their expertise in preparing documentation for our deliberations. We thank the entire Internal Audit team for their ongoing work and commitment to constant quality improvements in the delivery of the internal audit function for FCC. We would also like to thank Mary Egan, Director of People, Corporate & Digital Services, for her commitment to the work of the AC and responding to the increased demands placed on the function in the betterment of the governance culture in FCC.

I would like to take this opportunity to formally acknowledge and thank the Chief Executive and Management Team for their operational stewardship of FCC throughout 2024 and their efforts to continue to support and drive a culture of good governance across FCC.

I would like to thank all my fellow members of the AC for their time, commitment and considered debate, during 2024. In particular Donagh Waters, and Dearbhla Fitzsimmons, Cllr Cathal Boland and Cllr Tom O'Leary for their work on the outgoing Committee.

I would like to thank Alison Byrne, Anne Carter, Cllr Eoghan Dockrell and Cllr James Humphries for joining the Committee after the elections in June 2024. Finally, I would like to thank Cllr Mary McCamley and Noel O'Connell for continuing their membership of the Committee as this provides the Committee with continuity from the work of the previous Committee.

I am grateful for the opportunity to work with so many dedicated external members and elected members of the Audit Committee.

Chris Harmon, Audit Committee Chairperson 2024



1.0 Introduction

Under the provisions of the AC Charter for the Council, and as per the requirements under Regulation 15 of S.I. No. 244 of 2014, the Committee is required to produce an Annual Report.

In accordance with the regulations, the Audit Committee comprises of seven members, not less than four external members (including the Chairperson) and not more than three serving or retired elected Members.

This Annual Report covers the period from 1st January 2024 to 31st December 2024.

The table below outlines the membership and attendance records throughout the period covered by this report and reflects seven members made up of three Councillors and four External Members*.

Membership of the Audit Committee changed after the local Elections during 2024, with the new committee sitting from November 2024. At the meeting on 8 November 2024, Chris Harmon was appointed Chair of the Audit Committee.

Member:	Meeting Date: 21/02/24	Meeting Date: 24/04/24	Meeting Date: 08/11/24	Meeting Date: 20/11/24	Meeting Date: 11/12/24
Donagh Waters* (Chair)	Yes	Yes			
Dearbhla Fitzsimons*	Yes	Yes			
Chris Harmon*	Yes	Yes	Yes	Yes	Yes
Noel O'Connell*	Yes	Yes	Yes	Yes	Yes
Anne Carter*			Yes	Yes	Yes
Alison Byrne*			Yes	Yes	No
Cllr. Cathal Boland	Yes	Yes			
Cllr. Punam Ranae	No				
Cllr. Tom O'Leary		Yes			
Cllr. Mary Mc Camley	Yes	No	No	Yes	Yes
Cllr. James Humphries			Yes	No	Yes
Cllr. Eoghan Dockrell			No	No	Yes

2.0 Role of the Audit Committee

The role and functions of the AC reflect the provisions of relevant legislation. All regulations and additional obligations are included in the Local Government Reform Act 2014. The functions, as outlined in Section 59 of the Local Government Reform Act 2014, are included in Appendix 1.

3.0 Role and Responsibility of the Internal Audit (IA) Unit

Internal auditing is an independent and objective appraisal activity that is guided by a philosophy of adding value to improve the operations of FCC. It helps the organisation accomplish its objectives by bringing a systematic, disciplined approach to evaluate and improve the effectiveness of risk management, control and governance processes. In line with its statutory duty in relation to the Internal Audit function, the AC continued to work to support the IA Unit in delivering good quality audit reports based on the Internal Audit Plan. The AC, at each meeting, monitored the agreed audit plan for 2024, the work programme and timeframes, and the use of audit resources (both internal and external) to deliver on the plan.

4.0 Role of Management

Management within FCC are responsible for the adoption and implementation of good governance arrangements; establishment of an effective control environment; review and maintenance of effective internal controls; compliance with Risk Management Policy including the establishment and maintenance of

integrated risk management structures; prevention and detection of fraud, irregularities and resolution of any such situation; support of the work of internal audit including the provision of information; responding in a timely manner to audit queries and implementation of agreed audit recommendations.

5.0 Review of 2024 Audit Committee Activities

5.1 Committee meetings

Each meeting, as outlined in the schedule above, begins with private committee time. This allows the AC to deliberate on matters arising on the agenda, the contents of meeting documentation and provides an opportunity to discuss additional relevant issues. Updates on risk, governance actions and procurement are regular items on the agenda for meetings. Throughout the year, the Chief Executive and other members of the Management Team including the Direction of People, Corporate & Digital Services and the Director of Finance were invited to present to the AC.

In line with Good Governance practice and in support of the AC's contribution towards the effective assurance arrangements within FCC, the AC met with the Local Government Auditor following completion of the 2023 audit process. The AC then followed up with a meeting with AnnMarie Farrelly, Chief Executive, which was a very useful and worthwhile collaborative meeting.

5.2 Internal Audit Plan

Progress in implementing the Internal Audit Plan was monitored by the AC with regular progress reports furnished by IA. The strategy adopted included supplementation by qualified external audit resources, and this adds a further level of assurance to delivering on the Internal Audit Plan.

5.3 Internal Audit Reports

The audit reports reviewed / issued during 2024 are set out in Appendix 3. In respect of each report, the Committee reviewed the findings, conclusions, and recommendations as well as management responses to the control issues raised. The implementation of recommendations is further monitored through specific follow-up reports. The AC continues to work with the IA Unit in developing a robust Internal Audit Plan that reflects the key risk areas in the organisation.

5.4 Risk Management

The role of the AC includes to consider whether processes are in place to manage risks effectively, in accordance with organisational guidelines and Service Delivery Plans. Risk management is a key theme which underpins the work of the Internal Audit Team and is a live issue for the AC in its deliberations.

5.5 Local Government Auditor

Section 121 (3) of the Local Government Act 2001, as amended by Section 60 of the Local Government Reform Act 2014, requires the AC to report to the Council on its consideration of the audited Annual Financial Statement and the Statutory Audit Report.

On 20th November 2024, the AC met with the Local Government Auditor, Mr. Daragh McMahon, and considered and discussed the audited Annual Financial Statement and Statutory Audit Report for Fingal County Council for the year ended 31st December 2023.

The Audit Committee discussed the contents of the Statutory Audit Report with Mr. McMahon, who provided explanations and clarifications on his findings and on the Chief Executive's responses to his findings. The Audit Committee reviewed the findings with a view to prioritisation based on the findings of the Local

Government Auditor. As per its legislative requirements, the Audit Committee will be overseeing the implementation of the Local Government Auditor's findings and associated recommendations.

The Local Government Auditor made a number of positive comments on matters investigated during the external audit process namely:

- There was a lot of good work done with some areas not having any issues at all;
- He noted that the Council was very proactive and innovative in some of their housing scheme initiatives;
- Improvements were made in the timeliness of audited accounts preparation from Local Authority companies thereby improving the governance of those companies;
- There were significant improvements in the goods receiving and bank reconciliation processes;
- There was also a marked improvement in the engagement with the external audit team by the Council executive teams;

The Local Government auditor also suggested a number of improvements, and these are set out as follows:

- He was of the opinion that there was not enough progress being made in relation to the process of understanding what fixed assets were owned by the Council and having those assets registered with the Property Registration Authority (PRA);
- He noted the ongoing difficulties with private tenancy arrangement in the Parnell Estate housing scheme but acknowledged that it is a matter that will only be resolved in the medium to long-term;
- He noted that some Documented Procedures were out of date and needed updating to ensure the seamless continuity of services;
- He also noted some deficiencies in the past when applying the Public Procurement rules but acknowledged that these were legacy matters that had since been addressed;

The Audit Committee confirm that the Audited Annual Financial Statement, the Statutory Audit Report, and our general discussion with Mr. McMahon, will continue to inform the Audit Committee's work and will be considered during the development of the Internal Audit Plan for 2025.

The Audit Committee will also monitor the implementation of recommendations made by Mr. McMahon during the coming year through regular management reports and presentations.
Following the meeting, the AC produced the Report to the Elected Members, in accordance with Section 121 (3) of the Local Government Act 2001, as amended by Section 60 of the Local Government Reform Act 2014.

6.0 Assurance arrangements

The AC, IA and the LGA are key elements of the overall control and assurance framework within the Council. The IA and AC are key elements of "the third line of defence" after the first line - individual line management and staff; and the second line - the business risk and control functions within each Division / unit. Providing clarity and ensuring greater understanding and appreciation of the differing assurance roles and control responsibilities within these three lines is an ongoing priority for the Committee.

7.0 Audit Committee Evaluation

The AC continues to focus on the delivery of its functions in accordance with its Charter obligations and continues to hone and develop its own skills.

8.0 Acknowledgements

The Committee would like to thank the Chief Executive, Directors, senior management and other colleagues for their co-operation and assistance during 2024. In particular, the Committee would like to acknowledge the work of all the Internal Audit team and its leader Stuart James in supporting the work of the AC.

9.0 Conclusion

This Annual Audit Committee Report outlines the progress made in 2024 across all areas of the Committee's functions. The Audit Committee looks forward to assisting and supporting Fingal County Council in the forthcoming year by delivering effectively on its mandate through its interactions with senior and line management, internal and external audit.

Appendix 1 - AUDIT COMMITTEE STATUTORY FUNCTIONS

Functions of the Audit Committee (Section 59 Local Government Reform Act 2014)

- To review financial and budgetary reporting practices and procedures within the local authority that has established it.

- To foster the development of best practice in the performance by the local authority of its internal audit function.

- To review any audited financial statement, auditor's report or auditor's special report in relation to the local authority and assess any actions taken within that authority by its chief executive in response to such a statement or report and to report to that authority on its findings.

- To assess and promote efficiency and value for money with respect to the local authority's performance of its functions.

- To review systems that are operated by the local authority for the management of risks. The Audit Committee Work Programme for each year will include activities and initiatives to ensure each of these functions are carried out.

Appendix 2 - AUDIT COMMITTEE ANNUAL WORK PROGRAMME 2025

No.	Topic	Timeframe
1	Select Chairperson for New Audit Committee	n/a
2	Preparation of Annual Report for approval by the Council in relation to Audit Committee activity from January 2024 to December 2024 (Regulation 15 Report)	Q1
3	Make Annual Declaration and Disclosure of Interests	Q1
4	Closure of Internal Audit Assignments from 2024 Annual Plan	Q1
5	Annual Report 2024 from Internal Auditor	Q1
6	Review Protected Disclosures Policy, Audit Committee Protocol and Fraud reports	Q2/3
7	Review the Annual Budget of the Council and review budgetary outturns and variance analysis of actual versus budget	Q2/Q4
8	Review performance and effectiveness of the Audit Committee	Q2
9	Develop and review Action Plan for issues raised from Self-Effectiveness Review	Q3
10	Meet with the LGA a) within three months following submission of the LGA's report to the Council b) report to the Council on the outcome of the Annual External Audit	Q4
11	Review the Annual Financial Statement and the LGA's report on the Annual Financial Statement, statutory audit report, management letter and CE responses and follow up as necessary	Q4
12	Meet with the CE of the Council on at least one occasion	Q4
13	Meet with the Head of Finance on at least one occasion to: a) review of FM and reporting arrangements as per Charter b) gain an understanding of budgetary practice	Q4
14	Review Audit Committee and Internal Audit Charters for 2026	Q4
15	Approve the Internal Audit Plan 2026	Q4
16	Prepare 2025 Audit Committee Work Programme	Q4
17	Meet at least four Department Heads to receive presentations on their departments with regards to challenges faced, principal risks, how risk is mitigated, interaction with internal audit, and value for money initiatives	Ongoing
18	Hold at least four meetings during 2025	Ongoing
19	Review resourcing of Internal Audit	Ongoing
20	Review relevant recommendations and findings made by LGAS and NOAC, including Performance Indicators. Review the CE's responses where relevant and follow up as necessary	Ongoing
21	Consider Value for Money with regards to the Council's performance of its functions (e.g. VFM Reports from LGAS, Management presentations, etc.)	Ongoing
22	<u>Review Recurring Items Updates</u> Audit Committee Work Programme Internal Audit Annual Plan Management Letter Monitoring Outstanding Audit Actions	Ongoing
23	Update on Corporate Risk Management	Ongoing
24	Meeting training needs of Committee members as identified.	Ongoing

Appendix 3 - Internal Audit Reports for the period January to December 2024

Audit Committee	Division	Audit
Feb 2024	Council-wide	Governance of Council Appointments to Subsidiary Companies
April 2024	Housing and Community Services	Community Grants
April 2024	Economic, Enterprise, Tourism and Cultural Development	Acquisitions and Disposals
Nov 2024	Corporate, People and Digital services	IT End of Life Systems
Nov 2024	Corporate, People and Digital services	Payroll
Nov 2024	Corporate, People and Digital services	Recruitment and Selection
Nov 2024	Council-Wide	PSC Quality Assurance Report (6 in-depth checks)

FINGAL COUNTY COUNCIL
AUDIT COMMITTEE CHARTER 2025

1. Purpose

The Audit Committee has an independent role in advising Fingal County Council on financial reporting processes, internal control, risk management and audit matters, as part of the governance arrangements that operate within Fingal County Council.

2. Functions

The functions of the Audit Committee are as prescribed by section 59 of the Local Government Reform Act 2014, as follows:

a) To review the financial and budgetary reporting practices and procedures within Fingal County Council:
b) To foster the development of best practice in the performance by Fingal County Council of its internal audit function:
c) To review any financial statement auditor's report or auditor's special report in relation to Fingal County Council and assess any actions taken within the Council by its chief executive in response to such a statement or report and to report to the Council on its findings:
d) To assess and promote efficiency and value for money with respect to Fingal County Council's performance of its functions:
e) To review systems that are operated by Fingal County Council for the management of risks:
f) To review the findings and recommendations of the NOAC and the response of the Chief Executive to these and take further action as appropriate:

3. Composition and Operation of Audit Committee

The Audit Committee is established by resolution of the Council upon nomination by the Corporate Policy Group, who will consult with the Chief Executive.

The Committee will consist of seven members, including four external members.

The term of the Audit Committee will be approximately five years. Cessation and commencement of membership is in line with the wider Council electoral process and associated legislative timescales. The Committee will meet at least four times per year, with authority to convene additional meetings as circumstances require.

4. Independence

The Audit Committee shall be independent in the performance of its functions and responsibilities and shall not be subject to direction or control from any other party. The Audit Committee is accountable to the Council.

5. Conflict of Interest Procedures

Audit Committee members should declare any matter in which they have an interest. Each member of the Committee should take personal responsibility for declaring pro-actively at the outset of each meeting any potential conflict of interest relating to business arising on the Committee's agenda or from changes in the member's personal circumstances.

6. Reporting

In accordance with Section 60 of the Local Government Reform Act 2014, the Audit Committee will consider the Audited Financial Statement and auditor's report or special report reports at the next meeting of the Committee following their receipt. The auditor who conducted the audit shall attend the meeting of the Committee where the reports are discussed. The Committee shall report formally to the Council on its findings.

7. Review of Performance and Effectiveness

In accordance with Regulation 13, the Audit Committee shall undertake a review of its own effectiveness annually. This review should assess its performance and achievements against the Audit Committee Charter and the Annual Work Programme. The aim of this assessment is to ensure that the Audit Committee is meeting its objectives efficiently and effectively. The findings of the self-assessment should be included in the Annual Report of the Committee that is presented to the Council.

8. Protected Disclosures

The Committee will ensure that policies and procedures are in place whereby employees may in confidence raise concerns about possible irregularities in financial reporting or other financial matters. The Committee will be informed of any occurrences of Protected Disclosures.

9. Fraud

The Committee will ensure that policies and procedures are in place to prevent and detect fraud. The Committee will be informed of any occurrences of fraud.

10. Qualified Privilege

Members of the Audit Committee are entitled to qualified privilege in relation to any statements made by them at any meeting that they attend under the Local Government (Audit Committee) Regulations 2014, or in their capacity as a member of the Audit Committee.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

FINGAL COUNTY COUNCIL

MONDAY, 10TH MARCH 2025

ITEM NO. 25

FINANCIAL ASSISTANCE TO APPROVED HOUSING BODIES UNDER THE CAPITAL ASSISTANCE SCHEME - CALL FOR CAS 2017 TO PROVIDE UNITS OF LIVING ACCOMMODATION IN THE FINGAL AREA

The Department of Housing, Planning & Local Government Circular: Housing 30/2017, advised of the availability of capital funding for the construction or acquisition of social housing to cater for the priority groups under the Capital Assistance Scheme (CAS) such as homeless persons, elderly persons, and people with a disability, with a particular emphasis, but not exclusively, on moving people with a disability from a congregated setting to community living. All proposals must comply with the terms of the CAS scheme as set out in memorandum VHU 2/02 and must reflect actual housing need as identified in the latest Housing Needs Assessment.

Applications received from Approved Housing Bodies are considered by the Council. Applications have been received for the following projects in Fingal and the Department of Housing, Local Government & Heritage is committed to providing funding under the Capital Assistance Scheme for these projects:

Approved Housing Body	***Location***	***Category of Need***	***No. of Housing Units of Accommodation***	***Approved Funding €***
Praxis Housing Association	An Tigin, Old Hayestown, Rush, Co. Dublin	Disability	2	€ 484,919.94
DePaul Housing Association	Ballisk Court, Donabate, Co. Dublin	Homeless	1	€ 232,185.00
DePaul Housing Association	Allendale Court, Clonee, Dublin	Homeless	1	€ 249,493.00

HAIL	Station Court View, Coolmine, Dublin	Homeless	1	€ 321,568.76
HAIL	Woodbrook Crescent, Castleknock, Dublin	Homeless	1	€ 366,269.26
Focus Ireland	Cooldriona Court, Swords, Co. Dublin	Homeless	1	€ 227,153.74
DePaul Housing Association	Belgree Heights, Tyrrelstown, Dublin	Homeless	1	€ 270,653.00
HAIL	Rosehaven, Coolmine Road, Castleknock, Dublin	Homeless	1	€ 385,770.38
HAIL	Boroimhe Hawthorns, Swords, Co. Dublin	Homeless	1	€ 392,093.14
DePaul Housing Association	Cardy Rock Crescent, Balbriggan, Co. Dublin	Homeless	1	€ 376,999.00
DePaul Housing Association	Chieftains Lane, Balbriggan, Co. Dublin	Homeless	1	€ 398,263.00
Dara Voluntary Housing Association	Glasmore Park, Swords, Co. Dublin	Disability	1	€ 522,844.81
Focus Ireland	Kelly's Bay Moorings, Skerries, Co. Dublin	Homeless	1	€ 298,453.74
Marillac Housing Association	CollegeFort, Castleknock, Dublin	Disability	2	€ 375,924.00

The housing bodies listed in the above table are Approved Voluntary Housing Bodies for the purpose of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992. Under Section 6 of the Housing (Miscellaneous Provisions) Act, 1992, the Council may give financial assistance to approved voluntary organisations to provide housing accommodation, or any substitute property up to a similar amount, in accordance with the requirements of Section 6 of the Housing (Miscellaneous) Act, 1992.

These loans are subject to mortgage agreements on the properties for a term of 30 years. Under the Capital Assistance Scheme, repayments on the loans will be waived by the Council for as long as the terms and conditions outlined in the mortgage agreements are complied with to the satisfaction of the Council. A capital grant for the full amount of each loan will be received from the Department of Housing, Local Government & Heritage.

Source of Reply:
Paul Carroll, Interim Director of Services, Housing & Community Development

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 26

DECLARATION OF ROADS

No Business

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10TH MARCH 2025

ITEM NO. 27

PROPOSED DISPOSALS OF PROPERTIES

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

Property Services Division,
Economic, Enterprise, Tourism &Cultural
Development Dept,
County Hall,
Swords,Fingal,
Co. Dublin.

Ref: LD 1343

19th February 2025

To: Each Member of the Council

RE: Notice of Proposed disposal of land at the side of No. 36A Yellow Walls Road, Malahide, Co. Dublin to Colm de Burca and Judith de Burca

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An application has been received by Fingal County Council from Colm de Burca and Judith de Burca who are seeking to acquire land at the side of their residence at No. 36A Yellow Walls Road, Malahide, Co. Dublin. The land is contained within Folio DN15536 which is in the ownership of Fingal County Council.

I recommend, in accordance with Section 211 of the Planning & Development Act 2000 (as amended) and subject to the provisions of Section 183 of the Local Government Act 2001 (as amended) to dispose of Council owned land comprising an area of 25 square metres approximately as shown coloured red on Drawing No. LA-4100-24 dated 4th December 2024, contained within Folio DN15536, at the side of No. 36A Yellow Walls Road, Malahide, Co. Dublin to Colm de Burca and Judith de Burca on the following terms and conditions:

1. The disposal is for the purpose of additional garden space at the side of No. 36A Yellow Walls Road, Malahide, Co. Dublin.
2. That the plot of land to be transferred is shown outlined in red on the attached Drawing No. LA-4100-24 dated 4th December 2024 comprising 25 square metres approximately.
3. That the Council shall dispose of the subject lands for a consideration of €4,000.00 (four thousand Euro) plus VAT if applicable.
4. That the applicant shall not build or erect on the land any building other than that for which planning has been granted.
5. That the purchaser shall be responsible for any VAT or stamp duty arising.

6. That the purchaser shall be prepared to pay the Council's reasonable legal costs, Valuer's fee and surveyor's fee incurred in this transaction.
7. That the above proposal is subject to the necessary approvals and consents being obtained, including Section 183 approval of the Council Members.
8. All other terms and conditions shall be set out in the legal documentation.

The land to be disposed of was transferred to Fingal County Council from the County Council of the County of Dublin by virtue of the Local Government Dublin Act 1993.

Notice is hereby given that a report on the proposed disposal will be included on the Agenda of the Howth/Malahide Area Committee (Services B) meeting which will be held on 5th March 2025 and the proposed disposal will be included on the Council Agenda for consideration at the meeting of Fingal County Council to be held on Monday, 10th March 2025

Aoife Brendan

Senior Executive Officer
Economic, Enterprise,
Tourism & Cultural Development


746177
721670
42
40
43
41
39
36
36A
34
32
30
38
N
Car Park
138
137
136
135
139
140
Area of Land Delineated by
center of red line surrounding the land
25 m2 on folio DN15536
721480
746050
Comhairle Contae Fhine Gall
Fingal County Council
Comhairle Contae Fhine Gall
FINGAL COUNTY COUNCIL
Dwg No: LA-4100-24
O.S.Ref:
Date: 04 DEC 2024
Drawn By: LJM
Scale: 1/500
Checked:
Dev. File No: L.D. 1343
Job No. SM/100/24
Project:
Land at Yellow Walls
Malahide, County Dublin
Land to be transferred in respect of LD1343
Gross Area :
Road Area :
Nett Area :
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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

Property Services,
Economic, Enterprise Tourism
& Cultural Development Dept,
County Hall,
Swords,
Fingal,
Co. Dublin.

File Ref: LD 1472

12th February 2025

TO: Each Member of the Council

RE: Notice of proposed disposal of land at Powerstown, Tyrellstown, Dublin 15 to Apurva Charity

Fingal County Council have been approached by Apurva Charity, having its registered office at 15 Swallowbrook View, Clonee, Dublin 15, with a view to acquiring land within the ownership of the Council for the purpose of developing community infrastructure. Specifically, Apurva Charity intends to construct a community building which would serve both as a place of worship for the Hindu community and provide community space and facilities for the Hindu community and local community.

I recommend, in accordance with Section 211 of the Planning & Development Act **2000** (as amended) and subject to the provisions of Section 183 of the Local Government Act 2001 to dispose of Council owned land comprising an area of 2.78 acres approximately as shown outlined in red on Drawing Ref 11_050K_010 dated February 2023, contained within Folio DN200990F at Powerstown, Tyrellstown, Dublin 15 to Apurva Charity on the following terms and conditions:

1. That the disposal is for the purpose of developing community infrastructure, specifically the construction of a community building which would serve both as a place of worship for the Hindu community and provide community space and facilities for the Hindu community and local community.

2. That the site is shown outlined in red on Drawing Ref 11_050K_010, dated February 2023 with an area of 2.78 acres approximately.

3. That the Council shall dispose of this site subject to a 250 year lease, the market value of which is €850,000.00 (eight hundred and fifty thousand euro) exclusive of VAT.

4. That the capital payment due to the Council from Apruva Charity shall be abated to €425,000.00 (four hundred and twenty-five thousand euro) exclusive of VAT on the condition that the land is used for the development of a new community building for use as a place of worship for the Hindu community and the provision of community space and facilities for the Hindu community and local community.

5. That a deposit of 10% of the agreed abated amount shall be payable on the execution of the contract for sale.

6. That the rent shall be €12.70 per acre, or part thereof, per annum, exclusive of all outgoings. Therefore €35.30 (thirty-five euro and thirty cent) per annum for the first five years.

7. That the rent shall be reviewed at the end of every 5th year in line with the change in the Consumer Price Index.

8. That the rent is to be paid annually in advance.

9. That the lessee shall be responsible for any VAT or stamp duty arising.

10. That the lessee shall sign contracts no later than 6 weeks from the date of statutory approval of the transaction.

11. That the lessee shall be responsible for the development of a new access road to the subject site from a new road off Damastown Avenue. The Council shall retain this land in its ownership and grant the lessee consent to construct an access road for the site under a building licence.

12. That the Lessee shall apply for full planning permission for development on the site no later than 12 months from the date of a binding contract for sale.

13. That completion of the sale shall be 14 days after the final grant of planning permission ("the Closing Date"), provided that such planning permission is on satisfactory terms and conditions to Apurva Charity. Apurva Charity shall be allowed a maximum of two opportunities to obtain final planning permission for the Apurva Charity Hindu Temple Religious Centre.

14. That the development must be completed within 24 months of the Closing Date, otherwise the Lessor shall have the right to repossess the site or part thereof.

15. That the Lessee shall be responsible for all costs associated with the planning application process and subsequent development.

16. That the Lessee shall not build or erect on the demised premises any building other than those for which planning has been granted and consent of the Lessor received.

17. That the lessee shall liaise with ESB Networks to agree the diversion of the existing 10Kv/20Kv line which passes through the site. Any cost incurred shall be the responsibility of the lessee.

18. That the lessee is responsible for and shall incur the costs associated with fully insuring the demised property and any buildings located thereon, in the joint names of the Lessee and Lessor.

19. That the lessee is not to sell, assign, sublet or otherwise part with possession or occupation of the demised premises without receiving the prior consent in writing of Fingal County Council, which shall not be unreasonably withheld.

20. That the lease shall contain all the covenants and conditions normally contained in a lease of this nature and any other terms and conditions deemed appropriate by the Council's Solicitor.

21. That each party shall be responsible for their own professional fees incurred in this transaction.

22. All other terms and conditions shall be set out in the legal documentation.

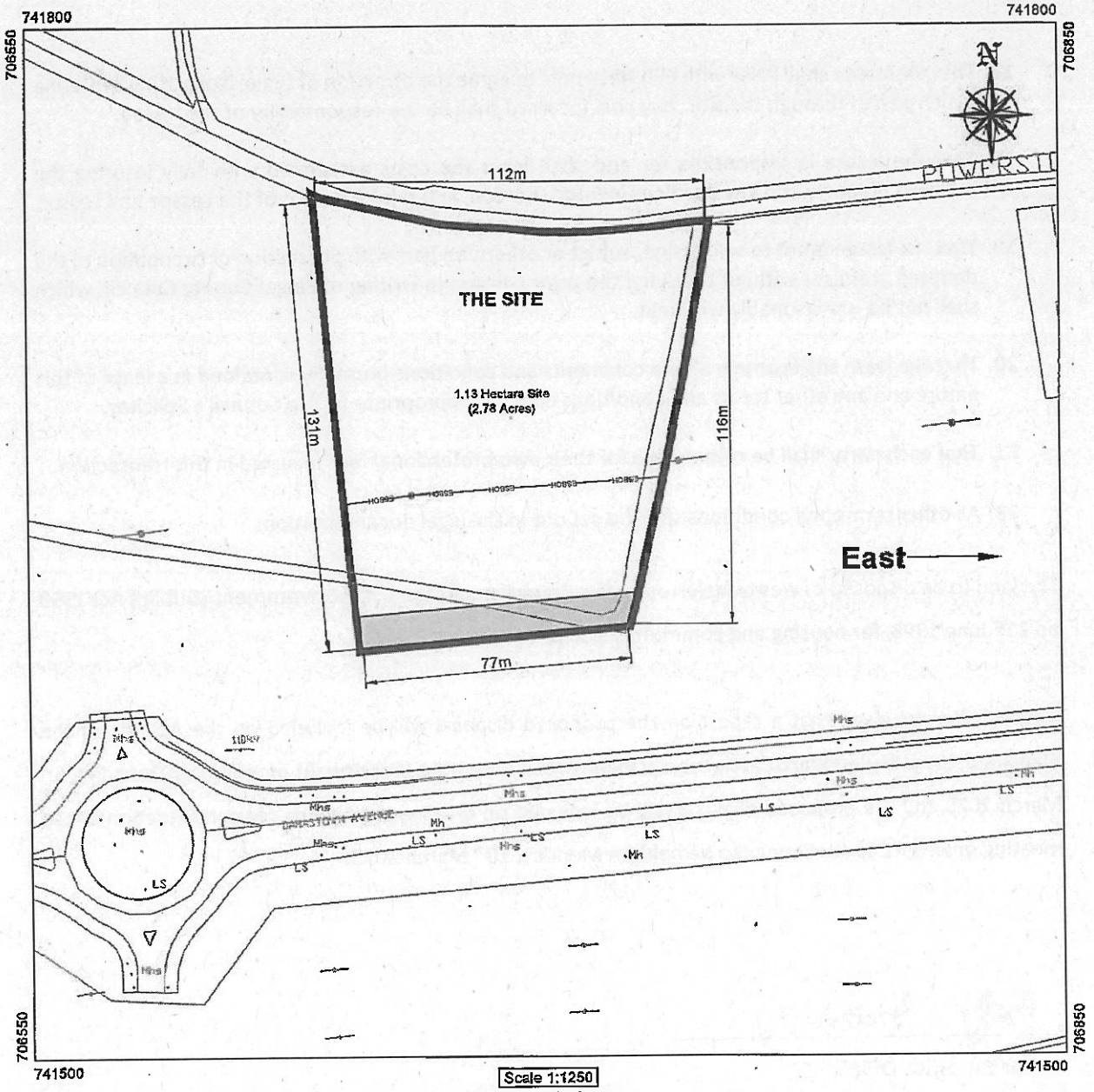
The land to be disposed of was transferred to the Council under the Local Government (Dublin) Act 1993 on 21st June 1996, for housing and community purposes.

Notice is hereby given that a report on the proposed disposal will be included on the Agenda of the Blanchardstown-Mulhuddart/Castleknock/Ongar Area Committee (Services B) meeting on Thursday, 6th March 2025 and the proposed disposal will be included on the Council Agenda for consideration at the meeting of Fingal County Council to be held on Monday, 10th March 2025.

Aoife Brennan

Senior Executive Officer
Economic, Enterprise, Tourism &
Cultural Development Department

This drawing is produced using the
Irish Transverse Mercator (ITM) / Irish Grid
Geographic Coordinate System



Scale 1:1250

O.S SHEET Ref: 3061.
Co-Ordinates to Irish Traverse Mercator.
THIS IS A COMPUTER GENERATED MAP

Legend:

Site Boundary

Wayleave (Irish Water)

ESB Overhead (10/20kV)

Note:

Total Area 1.13 Ha (2.78 Acres)

Revision	Description	Initials	Date
B	Boundary Amended	CL	13/04/2023
A	Dimensions Added	CL	24/03/2023

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Clifton Scannell Emerson Associates

Project: Tyrelstown Community Infrastructure Lands
Dwg. Title: Apūrua - Site Disposal and Land Registry Map
Drawn By: CL | Dwg. Progress: Information | Date: February 2023
Checked by: MC | Dwg. No.: 11_050K_010 | Scale: 1:1250 @ A3

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

Property Services Division,
Economic, Enterprise &
Tourism Development Dept,
County Hall,
Swords,
Fingal,
Co. Dublin.

File Ref: LD 1472

Report on the Abatement of Land Value

Disposal of Land at Powerstown, Tyrellstown, Co. Dublin

Purchaser: Apurva Charity

Pursuant to Article 206 (2) of the Planning & Development Regulations, 2001

Apurva Charity is an organisation which has the vision to create a vibrant community centre and traditional Hindu Temple in Dublin, where the Indian diaspora can follow their cultural traditions. The organisation plans to build a Temple which fosters religious activities, spiritual harmony, cultural engagement, community support and social involvement. In addition to being a place of worship the Temple is intended by the organisation for use as a centre for education of young children, meditation and yoga as well as a sports and community events hub intended to promote integration and inclusivity across the wider community.

Apurva Charity has sought the acquisition of c. 2.78 acres approximately of Council owned land at Powerstown, Tyrellstown, Co. Dublin, as shown outlined in red on Drawing Ref. 11_050K_010, for the purpose of constructing a Hindu Temple with community facilities for the Indian diaspora in Ireland, as it is intended to represent a national monument of Indian cultural heritage. The site has a market value of €850,000.00 (eight hundred and fifty thousand Euro).

Apurva Charity has requested that the Council consider an abatement of between 60% - 70% of the market value of the land so that the organisation has sufficient funding in place for the construction of the facility.

Legislative Background

Section 211 (2) of the Planning and Development Act, 2000 provides that where a Local Authority is disposing of land and the price is not the best reasonably obtainable that Ministerial consent is required for the disposal. However, Article 206 (2) of the Planning and Development Regulations, 2001, provides for the disposal of Council land without Ministerial consent in cases where the Local Authority is of the opinion that for economic or social reasons it is reasonable that the disposal of land be carried out in accordance with the terms specified by the Authority in the notice issued to the Elected Members of the Local Authority in relation to the proposed disposal of land, in accordance with Section 183 of the Local Government Act, 2001, as amended.

Rationale

The Council has considered the request for abatement of the price of the land at Powerstown, Tyrellstown, Co. Dublin, made by Apurva Charity and having regard to Article 206 (2) of the Planning & Development Regulations, 2001, the Council is of the opinion that the proposal satisfies the required criteria and sets out below the community benefits derived from an abatement of the price of the lands and the reasons for the Council's decision.

There are more than 80,000 people from the Indian diaspora community living in Ireland, with a large number of Irish-Hindus making Dublin 15 their home over the last 20 years. The Indian community contributes to the economic growth of the county in areas ranging from IT, medicine, business and the food sector.

Apurva Charity was established in 2018 and since that time has been seeking land for the purpose of building a place of worship for the growing Hindu community in Ireland. The

organisation plans to build a Temple to foster religious activities, spiritual harmony, cultural engagement, community support and social involvement. The Temple will also be used as a centre for education of young children, meditation and yoga as well as a sports and community events hub, promoting integration and inclusivity across the wider community.

Recommendation

Fingal County Council considers that Apurva Charity will provide significant community benefit in West Dublin and nationally with the development of a Hindu Temple on the lands as a national centre for the Hindu community.

Having considered the request of Apurva Charity, the Council recommends an abatement of 50% of the value of the land at Powerstown, Tyrellstown, Co. Dublin, bringing the consideration payable to the Council from €850,000.00 to €425,000.00. The proposed abatement in the value of the land will enable Apurva Charity to deliver the first Hindu Temple in Ireland and meet the needs of the Hindu community in Dublin 15 and the wider community in Ireland as a national centre.

In accordance with Article 206 Subsection 2 (b) of the Planning and Development Regulations, 2001, a copy of this report will be appended to the Section 183 Report presented to the Elected Members for consideration at the meeting of the County Council to be held on 10th March 2025.

Aoife Scanlon

Senior Executive Officer,
Economic, Enterprise, Tourism &
Cultural Development.

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COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

MONDAY 10th MARCH 2025

ITEM NO 27c

PROPOSED DISPOSAL OF FEE SIMPLE INTEREST OF DWELLINGS

In accordance with the provisions of the Landlord and Tenant (Ground Rents) (No. 2) Act, 1978 and subject to the provisions of Section 183 of the Local Government Act, 2001, it is recommended that the disposal of the fee simple interest in the dwellings below to the persons as set out in the schedule, who have applied in accordance with the provisions of the Landlord and Tenant (Ground Rent) (No. 2) Act, 1978 to acquire the fee simple be approved.

ADDRESS	LESSEE	APPLICANT / PURCHASER	DETAILS OF LEASE	ANNUAL GROUND RENT	PURCHASE OF FEE SIMPLE
51 Glenville Drive, Blanchardstown, Dublin 15	Patrick Conroy	Paul Rebrean & Silvia Paraschivoi	150 years from 13/05/1972	£2.60 = €3.30 x 59.17 = €195.26	€195.26 +€130.00 = €325.26
8 Magenta Crescent, Santry, Dublin 9	Patrick & Brigid Murphy	Golden Key Property Investments LTD	150 years from 02/08/1975	£0.05 = €0.06 x 59.17 =€3.55	€3.55 + €130.00 = €133.55
17 Westway Park, Blanchardstown, Dublin 15	Catherine Drugan	Lorraine Maher & Martin Fortune	150 years from 18/05/1977	£0.05 = €0.06 x 59.17 = €3.55	€3.55 +€130.00 = €133.55
12 Carrickhill Road Lower, Portmarnock, Co.Dublin	Walter Clarke	Patrick Kenny	150 years from 04/09/1971	£15.00 = €19.04 x 59.17 = €1,126.59	€1,126.59 +€130.00 = €1,256.59

32 Seacliffe Drive, Baldoyle, Dublin 13	Noel & Bridget Byrne	John & Stephen Byrne (Legal Personal Representatives of Bridget Byrne Deceased)	150 years from 24/04/1978	£15.00 = €19.05 x 59.17 = €1,127.19	€1,127.19 +€130.00 = €1,257.19
10 Burrow Road, Portrane Co.Dublin	Joseph & Anastacia Candon	Anastacia Candon	150 years from 29/09/1975	£1.00 = €1.27 x 59.17 = €75.14	€75.14 +€130.00 = €205.14

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNCIL MEETING

MONDAY 10th March 2025

ITEM NO. 28

EXTENSION OF DURATION OF DUBLIN AIRPORT LOCAL AREA PLAN 2020

Chief Executive's Report to the Elected Members under Sections 19(1)(d),(e),(f) and 20(3)(a)(i),(ii) of the Planning and Development Act 2000 (as amended)

(Advice to the Elected Members to approve the extension of the duration of the Dublin Airport Local Area Plan 2020 for a further period, being not greater than 5 years).

1. Introduction:

This report contains the Chief Executive's advice/opinion to the Elected Members on the proposal to invoke their powers, under Section 19(1)(d) of the Planning and Development Act 2000 (as amended) (**"the PDA"**) which powers provide for the extension of the life of an existing Dublin Airport Local Area Plan. The statutory provision allows for the extension of the life of an existing LAP for a further period, not exceeding 5 years.

The Dublin Airport Local Area Plan was adopted by the Members of Fingal County Council on the 9th December 2019 and came into effect on 6th January 2020 ("**Dublin Airport LAP**").

As stated therein, the Dublin Airport LAP is to be in effect for a period of six years following adoption, unless otherwise extended as provided for under S.19 of the PDA.

Having regard to the provisions of the PDA, including s.19(1)(e) and for reasons set out herein, it is considered appropriate to extend the life of the Dublin Airport LAP by a further period not exceeding 5 years.

This report comprises an Opinion which addresses the requirements of section 19(1)(e)(ii) of the Planning and Development Act 2000, as amended. The report sets out the legislative provisions for extending the life of a Local Area Plan; provides a high-level overview of the main objectives of the Dublin Airport Local Area Plan and sets out the basis for Chief Executive's opinion that it is appropriate to extend the life of the LAP until 2029.

2. Legislative Provisions for the Extension of the Lifetime of an LAP

Section 19 of the PDA provides for the extension of the lifespan of a valid Local Area Plan.

As set out below, s.19(1)(e) of the PDA, a local area plan cannot be lawfully extended absent an opinion from the chief executive to the effect that, *inter alia*, the plan remains consistent with the objectives and core strategy of the relevant development plan and that the objectives of the local area plan have not been substantially secured. In this regard, s.19(1) of the PDA provides:

(d) Subject to paragraph (e), not more than 5 years after the making of the previous local area plan, a planning authority may, as they consider appropriate, by resolution defer the sending of a notice under section 20(3)(a)(i) and publishing a notice under section 20(3)(a)(ii) for a further period not exceeding 5 years.

(e) No resolution shall be passed by the planning authority until such time as the members of the authority have:

> *(i) notified the Chief Executive of the decision of the authority to defer the sending and publishing of the notices, giving reasons therefor, and*
>
> *(ii) sought and obtained from the Chief Executive —*
>
> - *(I) an opinion that the local area plan remains consistent with the objectives and core strategy of the relevant development plan,*
> - *(II) an opinion that the objectives of the local area plan have not been substantially secured, and*
> - *(III) confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.*

(f) Notification of a resolution under paragraph (d) shall be published by the planning authority in a newspaper circulating in the area of the local area plan not later than 2 weeks after the resolution is passed and notice of the resolution shall be made available for inspection by members of the public during office hours of the planning authority and made available in electronic form including by placing the notice on the authority's website.

3. The Dublin Airport LAP 2020

3.1 Overview

As outlined above, the Dublin Airport LAP was made by Fingal County Council on the 9th December 2019 and came into effect four weeks later on 6th January 2020.

The Dublin Airport LAP sets out a framework to facilitate the future growth, operation and safeguarding of Dublin Airport. Specifically, the Dublin Airport LAP provides a detailed planning framework to facilitate capacity enhancements and operational improvements required within the short to medium term for Dublin Airport.

The LAP outlines the community, environmental and supporting infrastructure and surface access measures necessary to support the airport's growth, consistent with sustainable development principles; appropriate noise and environmental measures designed to protect public health; and ensure high quality surface transport access.

The Vision Statement set out in the Dublin Airport LAP seeks to:

> *'…facilitate and manage the sustainable growth of Dublin Airport in a manner that reflects its status as Ireland's premier aviation gateway whilst safeguarding the core operational function of the Airport and supporting neighbouring communities, the economy and the environment.'*

The strategic aims of the Dublin Airport LAP include the following:

- Support for airport safeguarding.
- Support the continued sustainable growth of Dublin Airport and connectivity as a hub airport whilst ensuring protection of the environment.
- Support the timely delivery of required infrastructure to facilitate airport growth.
- Support the growth of the airport as a major economic driver for the region.
- Support continued communication between the airport and neighbouring communities to protect community amenity and mitigate potential impact from airport growth in the interests of long-term sustainability.

It is envisaged that the optimal, long-term sustainable development of Dublin Airport will occur in tandem with the delivery of necessary physical infrastructure, and in particular, with necessary surface access improvements.

3.2 Strategic Environmental Assessment

Dublin Airport Local Area Plan 2020 was subject to Strategic Environmental Assessment in accordance with Directive 2001/42/EC of the European Parliament and of the Council of Ministers of 27 June 2001 on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) and with National transposing

regulations, including Article 14 of the Planning and Development Regulations 2001, as amended.

The vision statement for Dublin Airport Local Area Plan 2020 is "[t]o facilitate and manage the sustainable growth of Dublin airport in a manner that reflects its status as Ireland's premier aviation gateway whilst safeguarding the core operational function of the airport and supporting neighbouring communities, the economy and the environment."

The making of the Local Area Plan was accompanied by the preparation of the SEA Environmental Report, which evaluates the likely environmental effects of implementing the Local Area Plan and describes appropriate mitigation measures; and the SEA Statement, which details the selection of the preferred alternative for the Local Area Plan and how environmental considerations have been integrated into the Local Area Plan.

In proposing to extend the life of the existing Dublin Airport Local Area Plan, Fingal County Council confirms that it is satisfied that the existing Plan remains generally consistent with the aims and objectives of the relevant statutory national and regional frameworks and strategies, namely the National Planning Framework 2040, the Eastern and Midland Regional Assembly's Regional Spatial and Economic Strategy 2019-2031, and with the objectives and core strategy of the Fingal Development Plan 2023-2029, and that the Local Area Plan, in-combination with the wider planning framework, would continue to provide a framework for the proper planning and sustainable development of Dublin Airport.

This wider planning framework, including the Fingal Development Plan 2023-2029, provides for the proper planning and sustainable development of the county, including Dublin Airport and takes primacy over the Local Area Plan, including in any instances where differences in the provisions of the Local Area Plan and the Fingal Development Plan.

The existing Fingal County Development Plan 2023-2029, which also includes the key aims, policies and objectives for the Airport, was subject to evaluation for Strategic Environmental Assessment (SEA), Strategic Flood Risk Assessment (SFRA) and Appropriate Assessment (AA).

Implementing the Local Area Plan and the wider planning framework requires that adequate and appropriate critical service infrastructure is in place to service any development proposed and authorised. This requirement is stated at Objective ED31 of the Dublin Local Area Plan and Policy DAP2 Infrastructure Provision of the Fingal Development Plan.

In seeking to extend the period of the Local Area Plan, Fingal County Council has considered the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans. While the existing Local Area Plan refers to the Climate Action Plan 2019, and the Fingal Development Plan refers to the Climate

Action Plan 2023, the measures, objectives and roles identified remain applicable and valid, and are being progressed by the Local Authority in tandem with realising the aims and objectives of the Local Area Plan and the Development Plan.

Furthermore:

Apart from extending the lifespan of the Local Area Plan, the proposal does not affect the provisions of the current Plan that are already in force;

The Local Area Plan sits within a hierarchy of strategic actions (including those in the Fingal Development Plan 2023-2029 and for example, the Climate Action Plan 2024) that provide a number of high-level environmental protection and management policies and objectives with which implementation of the Local Area Plan must comply;

The proposal to extend the Dublin Airport Local Area Plan 2020-2026 is up until 2029.

Potential adverse effects that would likely arise from the implementation of existing Local Area Plan in combination with the wider planning framework and the proposed extension are present already, and were envisaged, evaluated and mitigated through the SEA process for the Local Area Plan. Projects within the Dublin Airport are required to comply with mitigation measures set out in the Local Area Plan and in the Fingal Development Plan 2023-2029.

While potential adverse effects may also remain present in extending the Local Area Plan, these potential effects are fully mitigated in the Local Area Plan and in the Fingal Development Plan 2023-2029.

Please refer to Appendix 1 for SEA Review.

3.3 Appropriate Assessment

A review of the AA Screening (see Appendix 2) has been prepared that considers whether or not the proposal to extend the LAP would necessitate the undertaking of Appropriate Assessment under the EU Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora).

Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing Dublin Airport Local Area Plan are proposed. No additional sources or pathways will arise as a result of the proposed extension of duration and there is no possibility that the proposed extension could result in a significant effect on any European site. There is also no possibility of any significant effects on the North-west Irish Sea SPA, which was designated in 2023. The Appropriate Assessment screening process

undertaken in the preparation of the Dublin Airport LAP considered potential effects which may arise during the implementation of the Plan. An assessment of the pathways for effects and an evaluation of the LAP characteristics was undertaken, taking account of the characteristics of the subject lands and the separation distances to European Sites in the potential zone of influence. It was determined that there are no likely significant effects on any European sites.

It is now concluded that the proposed extension of duration of the Dublin Airport Local Area Plan 2020 will not give rise to significant effects on any European sites, either alone or in combination with other plans or projects. Furthermore, any future plans or projects arising from the implementation of the policies and objectives of the Plan will themselves continue to be subject to screening (or AA if necessary) as part of the planning process.

All development arising as a result of the Plan, if it is extended, will also continue to be guided by the development management policies and objectives of the Fingal Development Plan 2023-2029.

3.4 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment was undertaken for the Dublin LAP lands, having regard to *'The Planning System and Flood Risk Management, Guidelines for Planning Authorities'* issued by the Department of Environment, Heritage and Local Government and the OPW, to identify flood risk areas together with proposed mitigation measures.

The Flood Risk Assessment undertaken was integrated into the SEA process. The Dublin Airport Local Area Plan Strategic Flood Risk Assessment and Surface Water Management Plan was published as a separate document in conjunction with the Dublin Airport LAP.

4. Chief Executive's Opinion

This report contains the Chief Executive's advice/opinion to the Elected Members on the proposal to invoke their powers under s.19 of the PDA - which powers provide for the extension of the life of a valid Local Area Plan. In this case, this pertains to the extension of the life of the Dublin Airport LAP for a further period, being not greater than 5 years.

In accordance with s.19(1)(e)(ii) of the PDA, as quoted previously herein, this section of the report provides the Chief Executive's opinion as to whether:

1. the Dublin Airport LAP remains consistent with the objectives and core strategy of the Development Plan - being the Fingal Development Plan 2023-2029 ("**the Development Plan**");

2. the objectives of the Dublin Airport LAP have not been substantially secured; and

3. that it can be confirmed that the sending and publishing of the relevant notices may be deferred and the period for which they may be deferred.

4.1 Consistency with the Objectives and Core Strategy of the Fingal Development Plan 2023-2029:

The Dublin Airport LAP 2020 was adopted by Fingal County Council on the 9th December 2019 under the provisions of the previous development plan-the Fingal Development Plan 2017-2023.

The current Development Plan 2023-2029 came into effect on the 5th of April 2023.

The 'DA' Dublin Airport Land Use Zoning Objective states *'Ensure the efficient and effective operation and development of the airport in accordance with an approved Local Area Plan*'

and as such, is intrinsically linked with the Dublin Airport Local Area Plan.

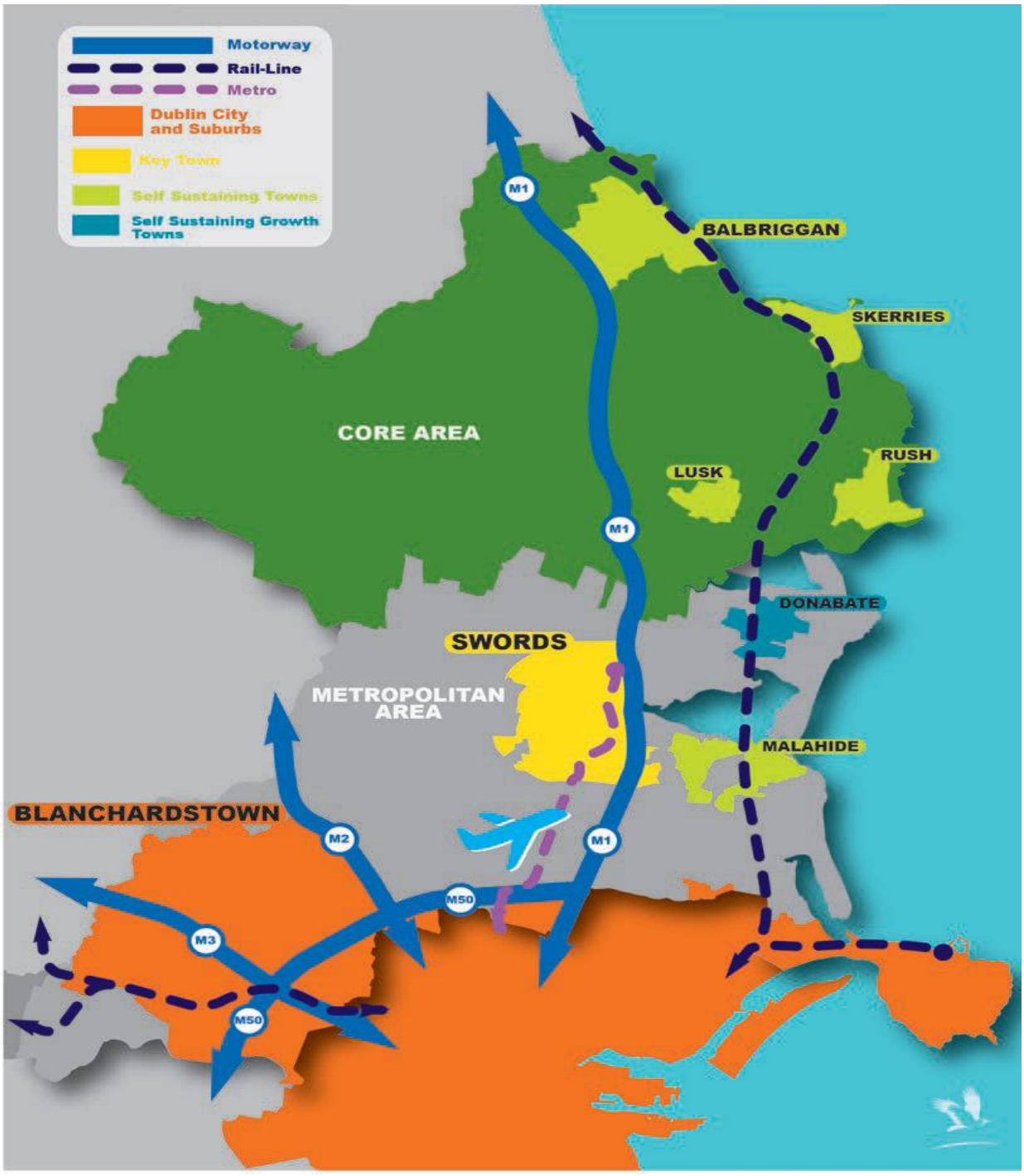
Chapter 1 of the Development Plan notes that Dublin Airport represents a major economic asset not only for Fingal, but for the State as a whole.

Chapter 2 of the Development Plan '*Planning for Growth, Core Strategy and Settlement Strategy*' sets out the overarching framework which sets in place a strategy to guide the future and sustainable development of Fingal over the life of the Plan and beyond.

The first element of this framework is the Core Strategy which guides the spatial direction of future development and regeneration in the county in line with the principles of compact growth and in accordance with the overall vision as set out in Chapter 1 of the Development Plan.

Figure 1 below provides a diagrammatic depiction of the Core Strategy taken from the Development Plan with Dublin Airport *(as indicated by a plane icon*) regarded as a key element in the overall spatial strategy for Fingal.

Figure 1: Fingal Development Plan 2023-2029 Core Strategy Map



Section 2.4.1 of the Development Plan sets the context and zoning designations for Local Area Plans (LAPs) in the county. It also commits to implementing the LAPs currently in place at the time of adoption of the Development Plan.

The operational Local Area Plans for Fingal County Council are listed in Table 2.15 and include the Dublin Airport Local Area Plan 2020 (LAP 11.A).

With regard to specific Core Strategy Objectives which refer to Dublin Airport, Objective CSO43 – Swords – Dublin Airport states that it is an objective of the Council to:

> *"support Swords-Dublin Airport as a key location for airport related economic development and employment provision linked to the protection and enhancement of access to Dublin Airport lands including the delivery of MetroLink".*

Chapter 8 of the Development Plan entitled *'Dublin Airport'* emphasises that the airport is a primary contributor to the Irish economy and sets out a number of key policies and objectives aimed at supporting this role.

This chapter contains an entire sub-section dedicated to the Dublin Airport LAP (*see Section 8.5.1*) *The Dublin Airport Local Area Plan 2020 (LAP).* The importance of the Dublin Airport LAP in the overall context of the Development Plan is evident from the opening paragraph of this sub-section, which provides:

> *The Dublin Airport Local Area Plan 2020 provides the principal development management tool for the Airport area and specifies the long-term disposition and mix of uses within the designated Airport area together with infrastructural development necessary to support these uses.*
>
> *The LAP provides a detailed planning framework to facilitate the capacity enhancements and operational improvements that are required within the short to medium term for Dublin Airport and the LAP outlines the community, environmental and supporting infrastructure and surface access measures necessary to support the Airport's growth.*
>
> *The LAP provides a detailed planning framework with associated policies and objectives relating to the future development of Dublin Airport and its environs. All future development proposals at the Airport must comply with the LAP.*
>
> *This Plan therefore will not replicate the objectives cited in the LAP but will provide an account of the strategic priorities for the Airport's development into the future.*

The importance of the Dublin Airport LAP is further underlined by Policy DAP1 – Dublin Airport Local Area Plan 2020 which is to:

> *Continue to support Dublin Airport as a key national asset to Ireland's economic success by ensuring that all future development complies with the strategic aims and objectives contained within the Dublin Airport Local Area Plan, 2020 or any subsequent LAP or extension of same.*

Additional policies and objectives are set out in Chapter 8 of the Development Plan which specifically refer to the Dublin Airport LAP and includes the following:

Objective DAO1 – Safeguarding Dublin Airport:
Facilitate the operation and future development of Dublin Airport, in line with Government policy and the Dublin Airport Local Area Plan 2020, or any subsequent LAP or extension of same, recognising its role in the provision of air transport, both passenger and freight.

Objective DAO2 – Safeguarding the Current and Future Requirements of Dublin Airport
Safeguard the current and future operational, safety, technical and developmental requirements of Dublin Airport and provide for its ongoing development in accordance with the Dublin Airport Local Area Plan 2020, or any subsequent LAP or extension of same, having regard to both the environmental impact on local communities and the economic impact on businesses within the area.

Objective DAO3– Secondary Hub
Engage and collaborate with key stakeholders, relevant agencies and sectoral representatives to ensure that Dublin Airport is developed and promoted as a secondary hub to capitalise on the associated wider economic benefits for Fingal and the wider region.

Policy DAP2 – Infrastructure Provision
Ensure that the required infrastructure and facilities are provided at Dublin Airport, in accordance with Dublin Airport LAP 2020, or any subsequent LAP or extension of same, so that the Airport can develop further and operate to its maximum sustainable potential, whilst taking into account the impact on local communities, the environment and climate change.

Policy DAP3 – Economic Development
Support an appropriate balance between developing the unique potential of Dublin Airport as an economic generator and major employer in the County and protecting its core operational function as the Country's main international airport, in accordance with the Economic Objectives of the Dublin Airport Local Area Plan, 2020, or any subsequent LAP or extension of same.

Policy DAP4 – Transitioning to a Low Carbon Economy
Ensure that all developments comply with the Climate Action Objectives and the Circular Economy and Waste Management Objectives in the Dublin Airport Local Area Plan 2020, or any subsequent LAP or extension of same.

Policy DAP7 – Align with Local Area Plan Objectives
Ensure that all development within the Dublin Airport Local Area Plan lands will comply with the following Objectives of the Dublin Airport Local Area Plan, 2020, or any subsequent plan or extension of same. These include;

> Flood Risk Management Objectives *> Air Quality Objectives*

> *Sustainable Urban Drainage Objectives*
> *Water Supply Objectives*
> *Surface Water Quality Objectives*
> *Ground Water Objectives*
> *Archaeology Objectives*
> *Architectural Heritage Objectives*
> *Natural Heritage Objectives*

Policy DAP10 – Design
Ensure that all development within the Dublin Airport Local Area Plan lands will comply with the Design Objectives of the Dublin Airport Local Area Plan, 2020, or any subsequent LAP or extension of same.

Objective DAO26 – Development within Dublin LAP Lands
Ensure that all development within the Dublin Airport Local Area Plan lands will be of a high standard of design and sustainability, to reflect the prestigious nature of an international gateway airport, and its location adjacent to Dublin City.

In addition to the foregoing, it is also observed that the following Local Map Based Objectives in the Development Plan, as regard the Dublin Airport campus, are also noted:

53 Facilitate the provision of a second major east-west runway.

57 Generally, permit reasonable intensification of, extensions to and improvement of premises accommodating the non-conforming use, Recycling Centre, subject to normal planning criteria

59 Consider within the context of the Masterplan, the nature and scale of appropriate HT uses having regard to the sites strategic and unique location in proximity to an international airport within the Dublin Airport Authority lands.

60 Undertake a Land Use and Transportation Study to determine the development capacity of the subject lands, and an appropriate phasing and quantum of development in advance of the operation of the indicative route for MetroLink.

It is clear from the foregoing that the Dublin Airport Local Area Plan remains fully consistent with the objectives and Core Strategy of the Development Plan *(Fingal Development Plan 2023-2029).* In this regard, it should be noted that the Development Plan includes numerous specific policies and objectives (*referred to above*) which specifically align the Development Plan with the Dublin Airport LAP.

In addition, these policies and objectives specifically refer to the future extension of the Dublin Airport LAP in order to ensure continuing alignment during the course of the Development Plan.

In light of the foregoing, it is the Chief Executive's opinion that the Dublin Airport LAP remains consistent with the objectives and core strategy of the Development Plan.

A list of all Objectives contained within the Dublin Airport are included in Appendix 3.

4.2 Progress in Securing the Objectives of the Dublin Airport LAP

In relation to whether the objectives of the Dublin Airport LAP have been substantially secured, it should be noted that the Dublin Airport Local Area Plan is an extensive document which contains numerous detailed objectives relating to a wide range of airport related issues including:

- Climate Action
- Circular Economy and Waste Management
- Economic Development
- Airport Infrastructure including
    - Enabling Infrastructure
    - Terminals
    - Runways
    - Taxiways
    - Aircraft Parking Stands, Piers and Boarding Gates
    - Aprons
    - Air Cargo
    - Maintenance Repair and Overhaul (MRO)
    - Engine Testing
    - Airfield Vehicular Circulation
- Operational Safeguarding
- Design
- The South Fingal Transportation Study
- External Road Network Access
- Active Transport
- Public Transport
- Internal Access
- Mobility Management
- Car Parking
- Flood Risk Management
- Sustainable Urban Drainage
- Water Supply
- Surface Water Quality
- Ground Water
- Air Quality
- Archaeology
- Architectural Heritage
- Natural Heritage
- Community Support.

The Dublin Airport LAP also includes a Strategy for St. Margaret's Special Policy Area *(see Appendix 1 to the LAP)* which includes objectives relating to:

- A Local Enhancement Action Plan
- Community Facilities, Services and Public Open Space
- Environmental Enhancement
- Cultural Heritage
- Improved Linkages.

As the above list indicates, in addition to providing guidance for the delivery of airport related infrastructure over the short, medium and long-term, it also includes a wide range of objectives which will remain relevant during the lifetime of the Dublin Airport Local Area Plan and beyond. As a result, it can be seen that that while such objectives are actively being implemented, they have not been substantially secured as this is an ongoing process relating to the operation and development of Dublin Airport.

4.3 Planning Applications pertaining to Dublin Airport

The Fingal Council Planning Register records a significant volume of planning applications within and relevant to the Dublin Airport LAP lands. It is not proposed to reproduce a full list in this report, and it should be noted that all applications are available to view on the Fingal Council Planning Register. It is important to note that such applications seek to achieve the objectives, aims and vision of the Dublin Airport LAP and continue to work towards the achievement of objectives of the LAP. It is the Chief Executive's opinion that the objectives of the Dublin Airport LAP have not been substantially secured.

The following records are noted:

F25A/0094E Current Application The proposed development consists of the replacement of condition no. 3 of ABP Ref. No. PL06F.220670 (F06A/1248) and condition no. 2 of ABP Ref. No. PL06F.223469 (F06A/1843) (collectively ''the 32mppa Conditions'') with a new annual limit on the number of air passengers using the infrastructure at Dublin Airport, which would entail an increase in the number of air passengers permitted annually. The application will seek planning permission to replace the 32mppa Conditions with a limit that a maximum of 36 million air passengers will be permitted to use the infrastructure at Dublin Airport per annum (36mppa). Application lodged 6th February 2025.

F24A/0965E The provision of apron bus access facilities at Terminal 2, comprising the construction of a vertical circulation core (10.95m high) to the south of Terminal 2 (airside), linking to Terminal 2 via a glazed passenger bridge. The development will also include minor road re-alignment works, the provision of a bus set-down area to the east

of the vertical circulation core, a covered walkway and all ancillary development, site works and services on land to the south of Dublin Airport Terminal 2.

Permission granted February 2025.

F24A/0824E Permission sought for works at the following: a)Taxi rank enclosure b)Taxi rank set-down area c) Departure road canopy.

Permission granted by Fingal Co. Co. 6th November 2024.

F24A/0309E Temporary 7-year permission for a proposed development at 2no. landside sites (Site A (c. 1.36ha) (including part of the existing Ground Transportation Centre, Atrium Road 1, and Terminal 1 Multi-Storey Car Park (MSCP)) and Site B (c. 1.64ha) (part of the existing Express Red Long-Term Car Park). The proposed development will consist of the provision of infrastructure to facilitate the charging of electrical busses for Dublin Airport. Permission granted 19th September 2024.

F23A/0245 [LV06F.318838] Hangar no. 7 - Construction of a single storey, part two storey hangar for 4 aircrafts, associated facilities and office area. Demolition of internal airport roadway on site access arrangements and site development works. The proposed development does not propose any increase in passenger or operational capacity at Dublin Airport. A Natura Impact Statement has been prepared. 7th Dec 2023. A decision to grant permission was made by Fingal County Council. An Appeal to An Bord Pleanála under ABP-319103-24 was withdrawn.

F23A/0301 [PL06F.317828] US CBP - To consist of: (1) the reconfiguration and expansion of the 2-storey US Customs and Border protection (CBP) pre-clearance facility and (2) the partial demolition, refurbishment and upgrade of the 2-storey former flight catering building, to become the South Apron Support Centre (SASC), which, together with its external hardstanding area to the north-west of the SASC, is to be used initially as a temporary construction compound for the proposed works to the CBP facility and then for continued use as an airport operational building for airside support/operations. Applicant: DAA plc. On Appeal: ABP-317828-23 Lodged 18th August 2023

Ref PL06F.317828, Case is due to be decided by 21/12/2023.

F23A/0786 North Apron Airside Support Building - The development will consist of: a 2 - storey airside operations building of c.1,698 sq.m and c.8.4m in height accommodating a passenger reception centre for airside emergency incidents and primary support

function for the airport to include operations, maintenance and storage facilities required for the airfield's foreign object debris and snow bases., 2 storey north apron line maintenance centre building of c.1,910 sqm and c.7.3m in height providing a temporary facility accommodating airside workshops and stores at ground level and offices above. Decision: Permission granted 14th June 2024.

F23A/0636 Airfield Drainage Project – (in summary) The proposed development includes upgrades to existing drainage infrastructure and construction of additional drainage infrastructure to improve performance of the surface water management system at Dublin Airport.

Decision: Grant permission 21st August 2024. Appeal lodged 16th September 2024 ABP-320815-24.

F22A/0460 [PL06F.316138] Crosswind Runway Underpass - Development on 4 sites located entirely within lands in the ownership of Dublin Airport, including 2 sites at the Airfield in the townlands of Collinstown, Coultry, and Huntstown, Co. Dublin. The proposed development will consist of the construction of a subterranean Underpass of Runway 16/34 and all associated and ancillary works. The planning application is accompanied by an EIAR and an NIS. ABP-316138-23 lodged 24th March 2023 ref: PL06F.316138. Permission granted by An Bord Pleanála 17th April 2024.

F20A/0668 [PL06F.314485] North Runway Relevant Action - A proposed development comprising the taking of a relevant action only within the meaning of Section 34C of the Planning and Development Act 2000, as amended, which relates to the night-time use of the runway system at Dublin Airport Applicant: DAA plc. On Appeal: ABP-314485-22 Lodged 24th August 2022. Proposed Decision Date not available.

F23A/0132 [LV06F.318841] - Extension to North Apron, to include the construction of apron pavement. Rehabilitation of apron pavement along with associated ancillary development including surface water drainage and attenuation, electrical infrastructure, road markings, signage and elevated airfield lighting. Natura Impact Statement accompanies this application. FCC Decision to grant permission. ABP made a decision on the 6th Feb 2024 to Refuse Leave To Appeal

F23A/0707 T2 Hotel - Permission to amend a previous permitted Hotel development Reg ref F21A/0255) located at Dublin Airport. Decision to Grant Permission 23rd January 2024.

4.4 Deferral of Notices

Having regard to the previous sections of this report which clearly demonstrate that the Dublin Airport LAP remains consistent with the Objectives and Core Strategy of the Development Plan and that the objectives of the Dublin Airport Local Area Plan have not been substantially secured, the Chief Executive considers it appropriate that the sending and publishing of the notices specified under s.20(3)(a)(i) and (ii) of the PDA, be deferred and that the period for which they be deferred should be 5 years, during which time the Objectives identified in the LAP may be achieved.

5. Conclusion:

5.1 Chief Executives Opinion

In summary, it is the Opinion of the Chief Executive that:

- The Dublin Airport Local Area Plan is consistent with the Objectives and the Core Strategy of the Development Plan *(Fingal Development Plan 2023-2029).*
- The Objectives of the Dublin Airport Local Area Plan have not been substantially secured.
- The sending and publishing of the Notices may be deferred for a further period of 5 years.

5.2 Recommended Resolution

It is recommended that the following Resolution be passed:

That the Members, having regard to the provisions of Section 19(1)(e)(i) of the Planning and Development Act 2000 (as amended), and having considered and agreed with reasoning/rationale in the Chief Executive's Report under Section 19(1)(e)(ii) of the Planning and Development Act 2000 (as amended), AGREE to defer the sending of a notice under section 20(3)(a)(i) and publishing of a notice under section 20(3)(a)(ii) for a period not exceeding 5 years and thereby approve the extension of the life of the Dublin Airport Local Area Plan 2020, for a further period of 5 years.

Appendix 1 – Dublin Airport LAP SEA Review

Project: **Proposed Extension of Dublin Airport Local Area Plan 2020-2026**

Report: **Strategic Environmental Assessment (SEA)**

Date: **6 March 2025**

Dublin Airport Local Area Plan 2020-2026 was subject to Strategic Environmental Assessment in accordance with Directive 2001/42/EC of the European Parliament and of the Council of Ministers of 27 June 2001 on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) and with National transposing regulations, including Article 14 of the Planning and Development Regulations 2001, as amended.

The Dublin Airport Local Area Plan was adopted by the Members of Fingal County Council on the 9 December 2019 and came into effect on 6 January 2020.

The vision statement for Dublin Airport Local Area Plan 2020 is "*[t]o facilitate and manage the sustainable growth of Dublin airport in a manner that reflects its status as Ireland's premier aviation gateway whilst safeguarding the core operational function of the airport and supporting neighbouring communities, the economy and the environment."*

The making of the Local Area Plan was accompanied by the preparation of the SEA Environmental Report, which evaluates the likely environmental effects of implementing the Local Area Plan and describes appropriate mitigation measures; and the SEA Statement, which details the selection of the preferred alternative for the Local Area Plan and how environmental considerations have been integrated into the Local Area Plan.

During the making of the Local Area Plan environmental consideration were presented to the Council for its consideration through:

1. Consultations;
2. Communication of environmental sensitivities throughout the SEA process;
3. Screening for Appropriate Assessment;
4. Strategic Flood Risk Assessment;
5. Early work undertaken by the Council that will contribute towards environmental protection and sustainable development;
6. Consideration of alternatives, and
7. Integration of individual measures into the Local Area Plan and the Fingal Development Plan.

Table 2.1 of the SEA Statement (FCC, 2019) for the Local Area Plan details how environmental considerations have been integrated into the Plan. All of these considerations remain valid and the Local Area Plan ensures there application and consideration in realising the vision, aims, policies and objectives of the Plan.

Section 4.4 of the SEA Statement (FCC, 2019) sets out the reasoning for the selection of the Local Area Plan in light of other reasonable alternatives, stating that:

"The Plan was developed by the Planning Team and adopted by the Elected Members of Fingal County Council taking into account both:

1. *Environmental considerations that were identified by the SEA, including those detailed above* [i.e. in Chapter 4 of the SEA Statement]*; and*
2. *Planning – including social and economic – effects that were also considered by the Council."*

and...

"*By complying with appropriate mitigation measures potential adverse environmental effects which could arise as a result of implementing these scenarios would be likely to be avoided, reduced or offset.*"

The likely environmental effects of implementing the Local Area Plan have been assessed in Chapter 8 of the SEA Environmental Report (FCC, 2019) and appropriate and specific mitigation measures are described in Table 9.1 of Chapter 9 of the Environmental Report. These assessments and mitigation measures remain applicable and valid for the proposed extension of duration of the Dublin Airport Local Area Plan.

Policy DAP1 of Fingal Development Plan 2023-2029 in relation to Dublin Airport is also noted:

"***Policy DAP1 – Dublin Airport Local Area Plan 2020***

Continue to support Dublin Airport as a key national asset to Ireland's economic success by ensuring that all future development complies with the strategic aims and objectives contained within the Dublin Airport Local Area Plan, 2020 or any subsequent LAP or extension of same."

The Strategic Aims and Key Policies and Objectives from Dublin Airport Local Area Plan are further integrated within Fingal Development Plan 2023-2029, which was in itself subject to Strategic Environmental Assessment and Appropriate Assessment. The Development Plan states that:

"*Fingal County Council is committed to the goals of the Paris Agreement and will take them into account in all decisions in relation to the Airport. The Council places a strong emphasis on reducing climate emissions through increasing the use of more sustainable transport modes and a smarter travel approach for surface access to and from Dublin Airport*[1]*.*"

[1] Section 8.1 of the FDP 2023-2029

Screening for Strategic Environmental Assessment (SEA)

Table 1 provides for a screening of the proposal to extend the duration of the Dublin Airport Local Area Plan 2020-2026 for the requirement for SEA in accordance with Schedule 2A of the Planning and Development Regulations 2001, as amended.

Table 1: Screening for SEA in accordance with Schedule 2A of the Planning and Development Regulations 2001, as amended

1. The characteristics of the plan or programme having regard, in particular, to:	
— the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,	Dublin Airport Local Area Plan 2020-2026, which sets a framework for sustainable development within Dublin Airport, sits at a lower level and is subservient to the Fingal Development Plan 2023-2029. The local area plan was subject to strategic environmental assessment and appropriate and specific mitigation measures were detailed to avoid and / or reduce potential significant environmental effects. These mitigation measures remain applicable and valid. In addition the lands within the plan area are uniquely zoned "*DA Dublin Airport: To ensure the efficient and effective operation and development of the airport in accordance with an approved Local Area Plan"* (i.e. The subject local area plan), in both the Dublin Airport Local Area Plan 2020-2026 and in the Fingal Development Plan 2023-2029. There is no change to the zoning or to the policies and objectives, or provisions of the local area plan in the proposal to extend the duration of the plan. The proposal to extend the duration of the local area plan will not give rise to any significant environmental effects as a result of its role in setting a framework for projects and other activities.
— the degree to which the plan or programme influences other plans, including those in a hierarchy,	The local area plan, which sets a framework for sustainable development within Dublin Airport, sits at a lower level and is subservient to the Fingal Development Plan 2023-2029. There is no change to the zoning or to the policies and objectives of the local area plan in the proposal to extend the duration of the plan.

	The proposal to extend the duration of the local area plan will not give rise to any significant environmental effects as a result of its interaction with other plans or programmes.
— the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	While the local area plan sets a framework for sustainable development within Dublin Airport, there is no change to the zoning or to the policies and objectives, or provisions of the local area plan in the proposal to extend the duration of the plan. The proposal to extend the duration of the local area plan will not give rise to any significant environmental effects as a result of its interaction with other plans or programmes.
— environmental problems relevant to the plan or programme,	Dublin Airport Local Area Plan 2020-2026, which sets a framework for sustainable development within Dublin Airport, sits at a lower level and is subservient to the Fingal Development Plan 2023-2029. The local area plan was subject to strategic environmental assessment and appropriate and specific mitigation measures were detailed to avoid and / or reduce potential significant environmental effects. These mitigation measures remain applicable and valid. The proposal to extend the duration of the local area plan does not give rise to environmental problems or effects for the plan.
— the relevance of the plan or programme for the implementation of European Union legislation on the environment (e.g. plans linked to waste-management or water protection).	Dublin Airport Local Area Plan 2020-2026 was subject to strategic environmental assessment and is subservient to the Fingal Development Plan 2023-2029. Irrespective, development within Dublin Airport must adhere to relevant European and National legislation on the environment. The proposal to extend the duration of the local area plan does not offset or undermine the relevance of European and National legislation on the environment.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	
— the probability, duration, frequency and reversibility of the effects,	Dublin Airport Local Area Plan 2020-2026, was subject to strategic environmental assessment

	and appropriate and specific mitigation measures were detailed to avoid and / or reduce potential significant environmental effects. These mitigation measures remain applicable and valid. The proposal to extend the duration of the local area plan does not impact the probability, duration, frequency and reversibility of effects.
— the cumulative nature of the effects,	Dublin Airport Local Area Plan 2020-2026, was subject to strategic environmental assessment and appropriate and specific mitigation measures were detailed to avoid and / or reduce potential significant environmental effects. These mitigation measures remain applicable and valid. The proposal to extend the duration of the local area plan does not alter the cumulative nature of any effects.
— the transboundary nature of the effects,	The proposed to extend the duration of the local area plan relates to the area of Dublin Airport. No transboundary effects arise.
— the risks to human health or the environment (e.g. due to accidents),	Dublin Airport Local Area Plan 2020-2026, was subject to strategic environmental assessment, including the assessment of risks to human health or the environment. Appropriate and specific mitigation measures were detailed to avoid and / or reduce potential effects. These measures remain applicable and valid. The proposal to extend the duration of the local area plan does not alter the assessment of risks to human health or the environment.
— the value and vulnerability of the area likely to be affected due to:	-
(a) special natural characteristics or cultural heritage,	The special natural characteristics and cultural heritage of the plan area has been addressed in the Dublin Airport Local Area Plan 2020-2026 and associated strategic environmental assessment. Appropriate and specific mitigation measures were detailed to avoid and / or reduce potential effects on such characteristics and features. These measures remain applicable and valid.

	The proposal to extend the duration of the local area plan does not alter the special natural characteristics or cultural heritage or the area.
(b) exceeded environmental quality standards or limit values,	The proposal to extend the duration of Dublin Airport Local Area Plan 2020-2026 does not alter environmental quality standards or limit values.
(c) intensive land-use,	The lands within the plan area are uniquely zoned "*DA Dublin Airport: To ensure the efficient and effective operation and development of the airport in accordance with an approved Local Area Plan"* (i.e. The subject local area plan), in both the Dublin Airport Local Area Plan 2020-2026 and in the Fingal Development Plan 2023-2029. The vision for DA zoning is to "*Facilitate air transport infrastructure and airport related activity/uses only (i.e. those uses that need to be located at or near the airport). All development within the Airport Area should be of a high standard reflecting the status of an international airport and its role as a gateway to the country and region. Minor extensions or alterations to existing properties located within the Airport Area which are not essential to the operational efficiency and amenity of the airport may be permitted, where it can be demonstrated that these works will not result in material intensification of land use.*" There is no change to the zoning or to the policies and objectives of the local area plan as a result of the proposal to extend the duration of the local area plan.
— the effects on areas or landscapes which have a recognised national, European Union or international protection status.	Dublin Airport Local Area Plan 2020-2026 was subject to strategic environmental assessment and to Screening for Appropriate Assessment. The screening of the local area plan, and the proposed extension of duration of the local area plan, concluded that it "*will not give rise to significant effects on any European sites, either alone or in combination with other plans or projects.*"

	The proposal to extend the duration of the local area plan does not affect areas or landscapes which have a recognised national, European Union or international protection status.

Therefore, in relation to Strategic Environmental Assessment,

- In proposing to extend the life of the existing Dublin Airport Local Area Plan, Fingal County Council has confirmed that it is satisfied that the existing Plan remains generally consistent with the aims and objectives of the relevant statutory national and regional frameworks and strategies, namely the National Planning Framework 2040, the Eastern & Midland Regional Assembly's Regional Spatial and Economic Strategy 2019-2031, and with the objectives an core strategy of the Fingal Development Plan 2023-2029, and that the Local Area Plan, in-combination with the wider planning framework, would continue to provide a framework for the proper planning and sustainable development of Dublin Airport.
- The proposal to extend the duration of the Dublin Airport Local Area Plan 2020-2026 has been subject to screening for the requirement for strategic environmental assessment in accordance with Schedule 2A of the Planning and Development Regulations 2001, as amended. The proposal to extend the local area plan will not give rise to likely significant environmental effects and strategic environmental assessment is not required.
- This wider planning framework, including the Fingal Development Plan 2023-2029, provides for the proper planning and sustainable development of the county, including Dublin Airport and takes primacy over the Local Area Plan, including in any instances where differences in the provisions of the Local Area Plan and the Fingal Development Plan.
- The existing Fingal County Development Plan 2023-2029, which also includes the key aims, policies and objectives for the Airport, was subject to evaluation for Strategic Environmental Assessment (SEA), Strategic Flood Risk Assessment (SFRA) and Appropriate Assessment (AA).
- Implementing the Local Area Plan and the wider planning framework requires that adequate and appropriate critical service infrastructure is in place to service any development proposed and authorised. This requirement is stated at Objective ED31 of the Local Area Plan and Policy DAP2 Infrastructure Provision of the Fingal Development Plan.
- In seeking to extend the period of the Local Area Plan, Fingal County Council has considered the need to align with national commitments on climate change mitigation and adaptation, as well as incorporating any relevant recommendations in sectoral, regional and local climate adaptation plans. While the existing Local Area Plan refers to the Climate Action Plan 2019, and the Fingal Development Plan refers to the Climate

Action Plan 2023, the measures, objectives and roles identified remain applicable and valid, and are being progressed by the Local Authority in tandem with realising the aims and objectives of the Local Area Plan and the Development Plan.

- Furthermore:
  - Apart from extending the lifespan of the Local Area Plan, the proposal does not affect the provisions of the current Plan that are already in force;
  - The Local Area Plan sits within a hierarchy of strategic actions (including those in the Fingal Development Plan 2023-2029 and for example, the Climate Action Plan 2024) that provide a number of high-level environmental protection and management policies and objectives with which implementation of the Local Area Plan must comply;
  - The proposal to extend the Dublin Airport Local Area Plan 2020-2026 is up until 9 December 2029.
- Potential adverse effects that would likely arise from the implementation of existing Local Area Plan in combination with the wider planning framework and the proposed extension are present already, and were envisaged, evaluated and mitigated through the SEA process for the Local Area Plan. Projects within the Dublin Airport are required to comply with mitigation measures set out in the Local Area Plan and in the Fingal Development Plan 2023-2029.
- While potential adverse effects may also remain present in extending the Local Area Plan, these potential effects are fully mitigated in the Local Area Plan and in the Fingal Development Plan 2023-2029.

END

Appendix 2- Dublin Airport LAP Appropriate Assessment Screening Review

1.0 Introduction and background

Fingal County Council intends to extend the duration of the Dublin Airport Local Area Plan 2020.

This report considers whether the proposal to extend the LAP would necessitate the undertaking of Appropriate Assessment under the EU Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora).

As set out in Section 1.4 of the LAP, the Plan, which was adopted by the Members of Fingal County Council on 9 December 2019 and came into effect on 6 January 2020, was intended as a planning framework "*To facilitate and manage the sustainable growth of Dublin airport in a manner that reflects its status as Ireland's premier aviation gateway whilst safeguarding the core operational function of the airport and supporting neighbouring communities, the economy and the environment."*

The LAP was accompanied by Strategic Environmental Assessment, Flood Risk Assessment and Appropriate Assessment Screening reports.

The Appropriate Assessment Screening Report (AASR) was prepared by RPS Consulting and was included as an appendix (Appendix 5) of the LAP itself. It considered the potential for significant effects of the LAP on European sites and concluded that Appropriate Assessment (and the preparation of a Natura Impact Report (NIR) was *not required*.

Other than the time-limited extension of duration of the LAP, no other changes to the policies and objectives of the existing LAP are proposed.

The Local Area Plan sits within a hierarchy of strategic actions (including those in the Fingal Development Plan 2023-2029 and for example, the Fingal Climate Action Plan 2024) that provide a number of high-level environmental protection and management policies and objectives with which implementation of the Local Area Plan must comply;

2.0 Review of Screening for Appropriate Assessment

2.1 Identification of relevant European sites

The AASR prepared in support of the adopted LAP listed the following European sites as being potentially within the Zone of Influence[1]

- Rockabill to Dalkey Island SAC (site code 003000)
- Baldoyle Bay SAC (site code 000199)
- Howth Head SAC (site code 000202)
- Lambay Island SAC (site code 000204)
- Malahide Estuary SAC (site code 000205)
- North Dublin Bay SAC (site code 000206)

[1] The Zone of Influence of the Dublin Airport LAP was defined in the AASR prepared by RPS Consulting. As explained in the report, a conservative approach was used, which minimised the risk of overlooking distant or obscure effect pathways, while also avoiding reliance on buffer zones (e.g. 15 km), within which all European sites should be considered. The approach also assessed the potential for significant effects on mobile species (e.g. birds, mammals, fish) and significant effects via, *inter alia*, the water and air pathways.

- Ireland's Eye SAC (site code 002193)
- Rogerstown Estuary SAC (site code 000208)
- South Dublin Bay SAC (site code 000210)
- Rye Water Valley/Carton (site code 001398)
- Howth Head Coast SPA (site code 004113)
- Ireland's Eye SPA (site code 004117)
- Lambay Island SPA (site code 004069)
- Malahide Estuary SPA (site code 00004025)
- South Dublin Bay and River Tolka Estuary SPA (site code 004024)
- North Bull Island SPA (site code 004006)
- Baldoyle Bay SPA (site code 00416)
- Rogerstown Estuary SPA (site code 004015)

Since the LAP was adopted in 2020 a new Special Protection Area (SPA), the North-west Irish Sea SPA (site code 004236), has been designated. This AA Screening Review therefore also incorporates a review of the potential for significant effects on this new SPA as a result of the implementation of the LAP, including the proposed extension of duration.

This review also includes an assessment of any changes to the Conservation Objectives of the European sites within the Zone of Influence – several of the SPAS, and one SAC, have had updated Conservation Objectives documents published since the original AA Screening Report was prepared.

Figure 1 shows the European sites within the potential Zone of Influence.

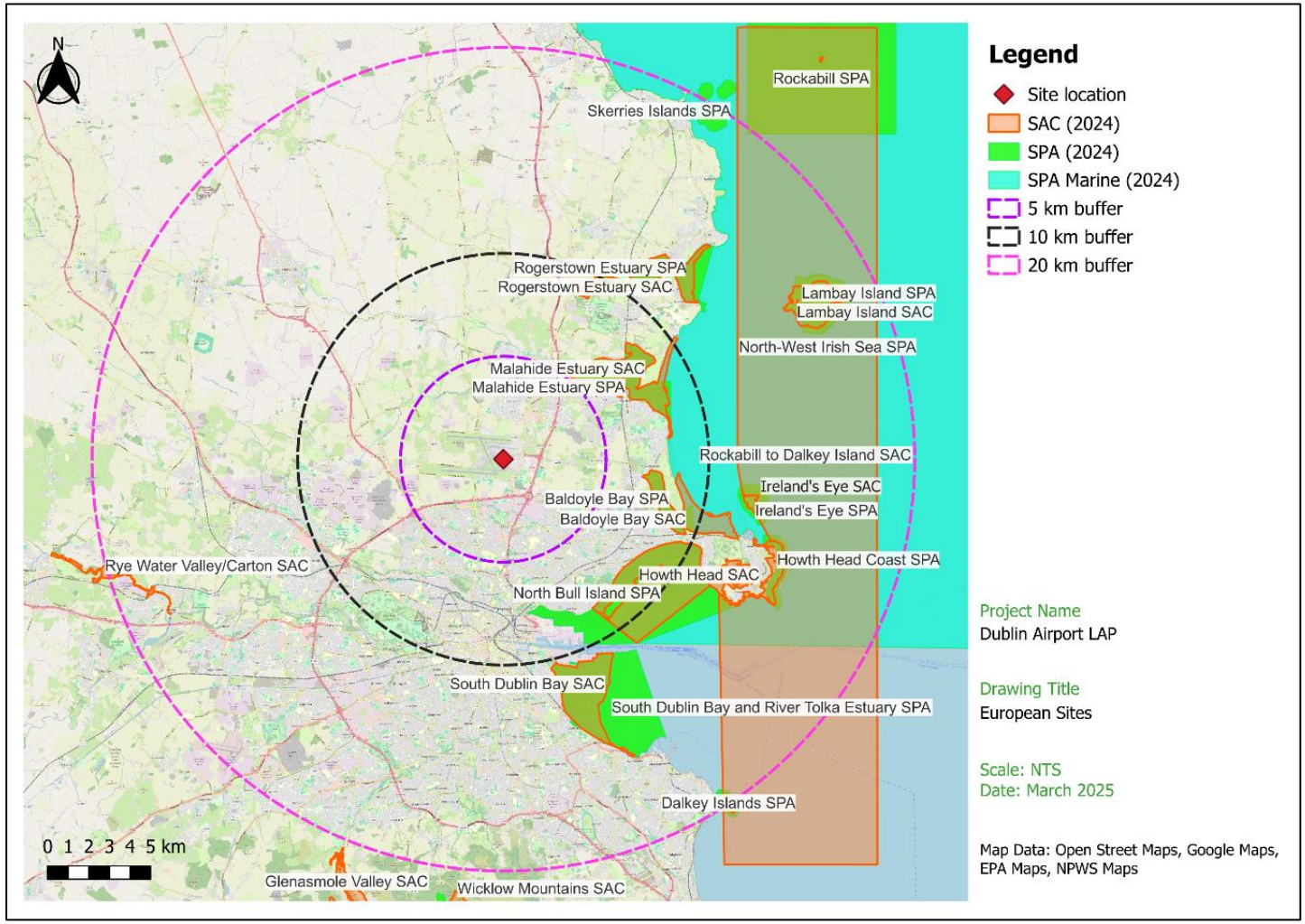


Figure 1: European sites, in the potential zone of influence of the Dublin Airport LAP

2.2 Is the proposed extension of duration of the LAP necessary for the management of European sites?

No. The proposed extension of duration is not directly connected with or necessary to the management of any European sites. Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed.

2.3 Elements of the proposal with the potential to give rise to significant effects

None. Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. Furthermore, any future plans or projects arising from the implementation of the policies and objectives of the Plan will themselves continue to be subject to screening (or AA if necessary) as part of the planning process.

2.4 Screening

Description of any likely direct, indirect or secondary impacts of the LAP on European sites by virtue of:

Size and Scale

Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. There is no possibility of significant effects arising, alone or in-combination with other plans or projects.

Land take

There is no land take from any European site required to implement the proposed extension of duration.

Distance from European Sites

The implementation of the proposed extension of duration would not give rise to any potential impacts on European sites, and there are no significant changes to distances to European sites since the LAP was adopted. Potential effects on the North-west Irish Sea SPA are considered in this report.

Resource requirements

There are no resource requirements from any European site as a result of the proposed extension of duration of the Dublin Airport LAP.

Emissions (to land, water or air)

There will be no significant effects on the environment arising from the extension of duration of the LAP. All development arising as a result of the Plan will also continue to be guided by the development management policies and objectives of the Fingal Development Plan 2023-2029.

Excavation requirements

There are no excavation requirements from any European site arising from the extension of duration of the LAP.

Transport requirements

There are no transport requirements related to any European site as a result of the extension of duration of the LAP.

Description of any likely changes arising as a result of:

Reduction in habitat area

There will be no reductions in habitat area in any European site as a result of the extension of duration of the LAP.

Disturbance to key species

The extension of duration of the LAP will not result in any disturbance to key species, in designated sites or elsewhere. No habitat or species disturbance will arise.

Habitat or species fragmentation

There will be no loss, fragmentation, disruption, disturbance or other change to any element of any European site as a result of the implementation of the extension of duration, and there will be no interference with the key relationships that define the structure or function of any European site.

Reduction in species density

The extension of duration of the LAP will not result in any effects that have the potential to result in any reduction in the extent of the qualifying habitats of European Sites, disturb qualifying species of European Sites in the wider surrounding area or affect species populations in any way.

Changes in key indicators of conservation value

The extension of duration of the LAP will not result in any changes to key indicators of conservation value. The extension of duration of the LAP will not result in any interference with the key relationships that define the structure or function of any European site.

Climate change

All development arising as a result of the implementation of the extension of duration of the LAP will be guided by the development management policies and objectives of the Fingal Development Plan 2023-2029 and the current Fingal Climate Action Plan.

Description of any likely impacts on European sites in terms of:

Interference with the key relationships that define the structure of the site

The implementation of the extension of duration of the LAP will result in no interference with the key relationships that define the structure of any European site.

Interference with the key relationships that define the function of the site

The implementation of the extension of duration of the LAP will result in no interference with the key relationships that define the function of any European site.

2.5 Summary of potential effects of the implementation of the Local Area Plan

There will be no loss of any habitat or species listed as a QI or SCI of any designated site as a consequence of the implementation of the extension of duration of the LAP. There is, therefore, no potential for the effects of habitat loss or fragmentation to occur.

There will also be no significant effects on any European sites as a result of:

- Habitat loss and/or fragmentation

- Land-take
- Resource requirements such as water abstraction
- Impacts to habitat structure
- Mortality to species (such as roadkill)
- Noise pollution / vibration impacts
- Light pollution
- Emissions to air (including dust)
- Emissions to water

Table 1 describes the European sites within the potential Zone of Influence and sets out the potential sources and pathways to the European sites

Table 1 – Screening of European sites

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
Special Areas of Conservation (SAC)			
Malahide Estuary SAC (site code 000205) c. 3.9km distant	[1140] Mudflats and sandflats not covered by seawater at low tide [1310] Salicornia and other annuals colonising mud and sand [1320] Spartina swards (Spartinion maritimae) [1330] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1410] Mediterranean salt meadows (Juncetalia maritimi) [2120] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)* According to this SAC's site Conservation Objectives document (Version 1, dated 27 May 2013), for the listed QI, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I and/or the Annex II species for which the SAC has been selected. **Scoped *in* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Baldoyle Bay SAC (site code 000199) c.5.8km distant	[1140] Mudflats and sandflats not covered by seawater at low tide [1310] Salicornia and other annuals colonizing mud and sand [1330] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1410] Mediterranean salt meadows (Juncetalia maritimi) According to this SAC's site Conservation Objectives document (Version 1, dated 19 November 2012), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I and/or the Annex II species for which the SAC has been selected. **Scoped *in* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
North Dublin Bay SAC (site code 000206) c.6.4km distant	[1140] Mudflats and sandflats not covered by seawater at low tide [1210] Annual vegetation of drift lines [1310] Salicornia and other annuals colonising mud and sand [1330] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1395] Petalwort (Petalophyllum ralfsii) [1410] Mediterranean salt meadows (Juncetalia maritimi) [2110] Embryonic shifting dunes [2120] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)* [2190] Humid dune slacks According to this SAC's site Conservation Objectives document (Version 1, dated 06 November 2013), for each of the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Scoped *in* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Rogerstown Estuary SAC (site code 000208)	[1130] Estuaries [1140] Mudflats and sandflats not covered by seawater at low tide [1310] Salicornia and other annuals colonising mud and sand [1330] Atlantic salt meadows (Glauco-Puccinellietalia maritimae) [1410] Mediterranean salt meadows (Juncetalia maritimi) [2120] Shifting dunes along the shoreline with Ammophila arenaria (white dunes) [2130] Fixed coastal dunes with herbaceous vegetation (grey dunes)*	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	According to this SAC's site Conservation Objectives document (Version 1, dated 14 August 2013), for the listed QIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the Annex I and/or the Annex II species for which the SAC has been selected. **Scoped *out* for consideration in the original AASR**		
South Dublin Bay SAC (site code 000210)	[1140] Mudflats and sandflats not covered by seawater at low tide The following habitats are listed as Qualifying Interests on the NPWS website, but are not included in the Conservation Objectives document: [1210] Annual vegetation of drift lines [1310] Salicornia and other annuals colonising mud and sand [2110] Embryonic shifting dunes According to this SAC's site Conservation Objectives document (Version 1, dated 22 August 2013), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I and/or the Annex II species for which the SAC has been selected. **Scoped *out* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Rockabill to Dalkey Island SAC (site code 003000)	[1170] Reefs [1351] Harbour porpoise (*Phocoena Phocoena*) According to this SAC's site Conservation Objectives document (Version 1, dated 7 May 2013), for the listed QI, the Conservation Objective is to maintain the favourable conservation condition of the Annex I and/or the Annex II species for which the SAC has been selected. **Scoped *out* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Howth Head SAC (site code 000202)	[1230] Vegetated sea cliffs of the Atlantic and Baltic coasts [4030] European dry heaths	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional	No

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	According to this SAC's site Conservation Objectives document (Version 1, dated 06 December 2016), for each of the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I habitats for which the SAC has been selected. **Scoped *out* for consideration in the original AASR**	sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	
Ireland's Eye SAC (site code 002193)	[1220] Perennial vegetation of stony banks [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts According to this SAC's site Conservation Objectives document (Version 1, dated 27 Jan 2017), for the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I and/or the Annex II species for which the SAC has been selected. **Scoped *out* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Lambay Island SAC (site code 000204)	[1170] Reefs [1230] Vegetated sea cliffs of the Atlantic and Baltic coasts [1364] Grey seal (*Halichoerus grypus*) [1365] Harbour seal (*Phoca vitulina*) [1351] Harbour porpoise (*Phocoena phocoena*) According to this SAC's site Conservation Objectives document (Version 2, dated 17 December 2024), for the listed QIs, the Conservation Objective is to maintain the favourable conservation condition of the Annex I and/or the Annex II species for which the SAC has been selected. **Scoped *out* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Rye Water Valley/Carton (site code 001398)	[7220] Petrifying springs with tufa formation (Cratoneurion) [1016] Desmoulin's whorl snail (*Vertigo moulinsiana*) [1014] Narrow-mouthed whorl snail (*Vertigo angustior*)	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	According to this SAC's site Conservation Objectives document (Version 1, dated 22 December 2021), for each of the listed QIs, the Conservation Objectives are to maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected. **Scoped *out* for consideration in the original AASR**		
Malahide Estuary SPA (site code 00004025) c.3.9km distant	[A005] Great Crested Grebe (*Podiceps cristatus*) [A046] Brent Goose (*Branta bernicla hrota*) [A048] Shelduck (*Tadorna tadorna*) [A054] Pintail (*Anas acuta*) [A067] Goldeneye (*Bucephala clangula*) [A069] Red-breasted (*Merganser Mergus serrator*) [A130] Oystercatcher (*Haematopus ostralegus*) [A140] Golden Plover (*Pluvialis apricaria*) [A141] Grey Plover (*Pluvialis squatarola*) [A143] Knot (*Calidris canutus*) [A149] Dunlin (*Calidris alpina alpina*) [A156] Black-tailed Godwit (*Limosa limosa*) [A157] Bar-tailed Godwit (*Limosa lapponica*) [A162] Redshank (*Tringa tetanus*) [A999] Wetlands According to this SPA's site Conservation Objectives document (Version 1, dated 16 August 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected. **Scoped *in* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Baldoyle Bay SPA (site code 00416) c.5.8km distant	[A046] Brent Goose (*Branta bernicla hrota*) [A048] Shelduck (*Tadorna tadorna*) [A137] Ringed Plover (*Charadrius hiaticula*) [A140] Golden Plover (*Pluvialis apricaria*) [A141] Grey Plover (*Pluvialis squatarola*)	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and	No

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	[A157] Bar-tailed Godwit (*Limosa lapponica*) [A999] Wetlands According to this SPA's site Conservation Objectives document (Version 1 - dated 27 February 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected. **Scoped *in* for consideration in the original AASR**	there is no possibility that the proposed extension could result in a significant effect on this European site.	
South Dublin Bay and River Tolka Estuary SPA (site code 004024) c.6.1km distant	[A144] Sanderling (*Calidris alba*) [A157] Bar-tailed Godwit (*Limosa [apponica*) [A149] Dunlin (*Calidris alpina*) [A162] Redshank (*Tringa totanus*) [A179] Black-headed Gull (*Chroicocephalus ridibundus*) [A143] Knot (*Calidris canutus*) [A192] Roseate Tern (*Sterna dougallii*) [A046] Light-bellied Brent Goose (*Branta bernicla hrota*) [A141] Grey Plover (*Pluvialis squatarola*) [A130] Oystercatcher (*Haematopus ostralegus*) [A194] Arctic Tern (*Sterna paradisaea*) [A193] Common Tern (*Sterna hirundo*) [A137] Ringed Plover (*Charadrius hiaticula*) [A999] Wetlands According to this SPA's site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected. **Scoped *in* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
North Bull Island SPA (site code 004006) c.6.4km distant	[A046] Light-bellied Brent Goose (*Branta bernicla hrota*) [A048] Shelduck (*Tadorna tadorna*) [A052] Teal (*Anas crecca*) [A054] Pintail (*Anas acuta*) [A056] Shoveler (*Anas clypeata*)	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and	No

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	[A130] Oystercatcher (*Haematopus ostralegus*) [A140] Golden Plover (*Pluvialis apricaria*) [A141] Grey Plover (*Pluvialis squatarola*) [A143] Knot (*Calidris canutus*) [A144] Sanderling (*Calidris alba*) [A149] Dunlin (*Calidris alpina*) [A156] Black-tailed Godwit (Limosa *limosa*) [A157] Bar-tailed Godwit (*Limosa* [*apponica*) [A160] Curlew (Numenius *arquata*) [A162] Redshank (*Tringa totanus*) [A169] Turnstone (*Arenaria interpres*) [A179] Black-headed Gull (*Chroicocephalus ridibundus*) [A999] Wetland According to this SPA's site Conservation Objectives document (Version 1, dated 9 March 2015), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected. **Scoped *in* for consideration in the original AASR**	there is no possibility that the proposed extension could result in a significant effect on this European site.	
North-west Irish Sea SPA (004236)	[A065] Common Scoter (*Melanitta nigra*) [A001] Red-throated Diver (*Gavia stellata*) [A003] Great Northern Diver (*Gavia immer*) [A009] Fulmar (*Fulmarus glacialis*) [A013] Manx Shearwater (*Puffinus puffinus*) [A018] Shag (*Phalacrocorax aristotelis*) [A017] Cormorant (*Phalacrocorax carbo*) [A177] Little Gull (*Larus minutus*) [A188] Kittiwake (*Rissa tridactyla*) [A179] Black-headed Gull (*Chroicocephalus ridibundus*) [A182] Common Gull (*Larus canus*) [A183] Lesser Black-backed Gull (*Larus fuscus*) [A184] Herring Gull (*Larus argentatus*) [A187] Great Black-backed Gull (*Larus marinus*) [A195] Little Tern (*Sterna albifrons*) [A192] Roseate Tern (*Sterna dougallii*)	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	[A193] Common Tern (*Sterna hirundo*) [A194] Arctic Tern (*Sterna paradisaea*) [A204] Puffin (*Fratercula arctica*) [A200] Razorbill (*Alca torda*) [A199] Guillemot (*Uria aalge*) According to this SPA's site Conservation Objectives document (Version 1 - dated 19 September 2023), for each of the listed SCIs, the Conservation Objective maintain or restore the favourable conservation condition of the species for which the SPA has been selected. **Not designated in 2020**		No
Rogerstown Estuary SPA (site code 004015)	[A043] Greylag Goose (*Anser anser*) [A046] Brent Goose (*Branta bernicla hrota*) [A048] Shelduck (*Tadorna tadorna*) [A056] Shoveler (*Anas clypeata*) [A130] Oystercatcher (*Haematopus ostralegus*) [A137] Ringed Plover (*Charadrius hiaticula*) [A141] Grey Plover (Pluvialis *squatarola*) [A143] Knot (*Calidris canutus*) [A149] Dunlin (*Calidris alpina alpina*) [A156] Black-tailed Godwit (*Limosa limosa*) [A162] Redshank (*Tringa tetanus*) [A999] Wetlands According to this SPA's site Conservation Objectives document (Version 1 - dated 20 May 2013), for each of the listed SCIs, the Conservation Objective is to maintain the favourable conservation condition of the species and wetland habitat for which the SPA has been selected. **Scoped *out* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Ireland's Eye SPA (site code 004117)	[A017] Cormorant *(Phalacrocorax carbo)* [A184] Herring Gull *(Larus argentatus)* [A188] Kittiwake *(Rissa tridactyla)*	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and	No

Site	Reasons for designation (information correct as of March 2025) (*denotes a priority habitat)	Discussion of Source-Pathway-Receptor Link	Likely Significant Effect?
	[A199] Guillemot *(Uria aalge)* [A200] Razorbill *(Alca torda)* According to this SPA's Conservation Objectives document (Version 1.0, dated 12 November 2024), for the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. **Scoped *out* for consideration in the original AASR**	there is no possibility that the proposed extension could result in a significant effect on this European site.	
Howth Head Coast SPA (site code 004113)	[A188] Kittiwake (*Rissa tridactyla*) According to this SPA's Conservation Objectives document (Version 1.0, dated 29 October 2024), for the listed SCI, the Conservation Objective is to restore the favourable conservation condition of the bird species listed as a Special Conservation Interest for this SPA. **Scoped *out* for consideration in the original AASR**	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No
Lambay Island SPA (site code 004069)	[A043] Greylag Goose (*Anser anser*) [A200] Razorbill (*Alca torda*) [A184] Herring Gull (*Larus argentatus*) [A009] Fulmar (*Fulmarus glacialis*) [A204] Puffin (*Fratercula* arctica) [A183] Lesser Black-backed Gull (*Larus fuscus*) [A188] Kittiwake (*Rissa tridactyla*) [A199] Guillemot (*Uria aalge*) [A018] Shag (*Phalacrocorax aristotelis*) [A017] Cormorant (*Phalacrocorax carbo*) According to this SPA's Conservation Objectives document (Version 1.0, dated 19 November 2024), for each of the listed SCIs, the Conservation Objective is to maintain or restore the favourable conservation condition of the bird species listed as Special Conservation Interests for this SPA. Scoped *out* for consideration in the original AASR	Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on this European site.	No

2.6 Assessment of other plans and programmes (in-combination assessment)

Article 6(3) of the Habitats Directive requires an assessment of a plan or project to consider other plans or programmes that might, in combination with the plan or project, have the potential to adversely impact upon European sites.

Other than the time-limited extension of duration, no other changes to the policies and objectives of the existing LAP are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on any European site.

3.0 Conclusion

As noted throughout this review, other than the time-limited extension of duration, no other changes to the policies and objectives of the existing Dublin Airport Local Area Plan are proposed. No additional sources or pathways will arise as a result of the proposed extension and there is no possibility that the proposed extension could result in a significant effect on any European site. This includes any significant effects on the North-west Irish Sea SPA, which was designated in 2023.

Following the review of the proposed extension of duration of the Dublin Airport LAP it can be demonstrated that the implementation of the proposed extension will not result in effects on any European site

It is concluded that the proposed extension of duration of the Dublin Airport Local Area Plan 2020 will not give rise to significant effects on any European sites, either alone or in combination with other plans or projects. Furthermore, any future plans or projects arising from the implementation of the policies and objectives of the Plan will themselves continue to be subject to screening (or AA if necessary) as part of the planning process.

Appendix 3 - Dublin Airport LAP 2020 Objectives

Dublin Airport Local Area Plan 2020 Objectives
Chapter 5 Transition to a Low Carbon Economy
OBJECTIVE CA01 Support relevant provisions contained in the Fingal County Council Climate Change Action Plan 2019-2024, the National Climate Action Plan 2019 and any subsequent plan(s), National Climate Change Adaptation Framework 2018 and any subsequent plan(s) and the National Mitigation Plan 2017 and any subsequent plan(s).
OBJECTIVE CA02 Major applications for aviation related expansion at Dublin Airport shall be supported by a carbon reduction strategy to include mitigation measures for implementation as part of development proposals.
OBJECTIVE CA03 Require that all new developments at the Airport incorporate design solutions aimed at reducing carbon emissions, including the incorporation of renewable energy and energy saving technologies where practicable, including the use of district heating/cooling systems.
OBJECTIVE CA04 Facilitate, where appropriate, sustainable energy development proposals and projects at Dublin Airport.
OBJECTIVE CA05 Facilitate improved public transport links to and from the Airport and require that all traffic generating applications at the Airport demonstrate measures to maximise non-motorised and public transport use while minimising the use of the private car.
OBJECTIVE CA06 All planning applications including proposals for more than 20 car parking spaces shall demonstrate provision and installation of Electric Vehicle charging infrastructure.
OBJECTIVE WM01 Support, where appropriate, the provision of proposals to aid the transition from a waste management economy to a green circular economy.
OBJECTIVE WM02 Promote a waste prevention and minimisation programme to target all aspects of waste in the LAP boundary area, focusing on all airport, commercial and domestic waste producers.

Chapter 6 Economic Impact of Dublin Airport
OBJECTIVE ED01 Ensure an appropriate balance is achieved between developing the unique potential of Dublin Airport as an economic generator and major employer in the County and protecting the core operational function as the Country's main international airport.
OBJECTIVE ED02 In order to protect the core aviation function of Dublin Airport, no further non-air transport related office development shall be permitted at the HT zoned lands within the Airport until such time as required roads infrastructure is in place and public and sustainable transport such as the Swords CBC and Metrolink are operational. Any planning application for further phases of development at Dublin Airport Central shall be accompanied by a traffic and transport impact assessment setting out the impact of development on core airport function and shall include mobility management plans which shall comply with the Surface Access and Transport objectives in Chapter 8 of this LAP.
OBJECTIVE ED03 Engage with and support aviation uses associated with Dublin Airport to create quality and easily accessible employment opportunities for Fingal residents.
Chapter 7 Airport Infrastructure
OBJECTIVE EI01 All development proposals at Dublin Airport shall have regard to the requirement for environmental assessment including screening for Appropriate Assessment, Environmental Impact Assessment and Flood Risk Assessment in accordance with relevant legislation and guidelines.
OBJECTIVE EI02 All development proposals in the LAP area shall safeguard key operational features of the Airport (runways, taxiways, obstacle surfaces, radar and control tower sightlines).
OBJECTIVE EI03 All development proposals shall not prejudice the orderly operation and continued growth of the Airport including provision of a third terminal in the future.
OBJECTIVE TP01 Facilitate the on-going augmentation and reconfiguration of existing terminal facilities at Dublin Airport to ensure optimal use, subject to assessment of surface access constraints.
OBJECTIVE TP02 Support and facilitate the expansion and enhancement of US preclearance facilities.

OBJECTIVE TP03 Support the detailed review of the three identified locations for a third terminal at Dublin Airport as set out in the Department of Transport, Tourism and Sport (DTTAS), 'Review of Future Capacity Needs at Ireland's State Airports', (August 2018) during the lifetime of this LAP with a view to identifying the most appropriate location.
OBJECTIVE RW01 Facilitate the operation of runways at Dublin Airport in line with current operational procedures, as determined by way of existing planning permissions or as otherwise determined in line with the requirements of the Aircraft Noise (Dublin Airport) Regulation Act 2019.
OBJECTIVE TW01 To facilitate the development, amendment and enhancement of existing taxiways where required to improve the efficiency of airside operations.
OBJECTIVE SBG01 Facilitate the development of new stands, piers and boarding gates in line with the expansion of associated runway and terminal capacity across the Airport having regard to the need to protect key operational areas.
OBJECTIVE SBG02 Provide improved and expanded parking facilities for aircraft.
OBJECTIVE AP01 Facilitate the orderly expansion and the enhancement of existing aprons where required to support airfield infrastructure and operations.
OBJECTIVE AP02 Facilitate the efficient operation of existing and new apron areas.
OBJECTIVE CG01 Facilitate air cargo operations though the provision of improved apron facilities.
OBJECTIVE CG02 Facilitate the relocation and expansion of new cargo facilities and potential consolidation of air cargo operations, subject to site specific flood risk assessment and transport assessment.
OBJECTIVE MRO01 Facilitate and support the provision of aircraft maintenance, repair and overhaul (MRO) facilities.

OBJECTIVE MRO02
Facilitate the relocation and potential consolidation of maintenance, repair and overhaul (MRO) facilities. Such planning applications shall be accompanied by a demonstration of need, along with an operational overview of existing and proposed facilities and shall have regard to impact on neighbouring uses.

OBJECTIVE ET01
Minimise the noise from engine testing activities by seeking to locate site engine ground running in suitable locations to reduce impact on populated residential areas. Any future planning proposals shall include a noise impact assessment and noise mitigation measures to ameliorate noise.

OBJECTIVE AV01
Support and facilitate efficient circulation of airside ground support service vehicles within the airfield.

OBJECTIVE AV02
Support the replacement of the existing aircraft ground service vehicles with electric vehicles within the lifetime of this LAP.

OBJECTIVE UT01
Support and facilitate the development and upgrade of strategic information telecommunications technology, electricity network and other required utilities infrastructure.

OBJECTIVE OS01
Control the type and height of any structures that may be developed in the environs of the Airport (in consultation with the Irish Aviation Authority and Dublin Airport) in accordance with the Obstacle Limitation Requirements of Regulation (EU) No 139/2014 (EASA Certification Specifications), previously required under ICAO Annex 14 and which are depicted on the aerodrome operator's safeguarding map.

OBJECTIVE DS01
Ensure that all development at Dublin Airport will be of high-quality design and finishes to reflect Dublin Airport's status as an international gateway airport.

OBJECTIVE DS02
A design framework shall be undertaken by daa along with other relevant stakeholders, which shall identify materials, design themes and structural typologies for built form within the Airport campus for completion within six months of the adoption of the Dublin Airport Local Area Plan for agreement with the Planning Authority. Each planning application for development of built form within the Airport eastern campus shall comply with the material use and design themes established in the design framework.

OBJECTIVE DS03
Any proposals for development of terminal extensions, or for new terminals shall adhere to the requirements of the design framework, unless alternatives are expressly agreed with the Planning Authority.

OBJECTIVE DS04
Require that all planning applications be accompanied by a design statement to demonstrate the key principles for Airport design as set out in Fig. 7.2 of this LAP along with the requirements of the agreed design framework.

OBJECTIVE DS05
Encourage sustainable development through energy end use efficiency and increasing the use of renewable energy in all extensions and new buildings by requiring the following criteria be applied to ensure design and assembly of low-energy buildings:
i. Responsible environmental management in construction.
ii. A menu of superior design and specification towards sustainable construction, options to include the following:
iii. Site layout and associated bio-climatic/ passive solar design measures.
iv. Use of daylight where to reduce energy consumption.
v. Use of healthy and controllable ventilation systems.
vi. Use of heat recovery systems including Combined Heat and Power.
vii. Promotion of water conservation measures.
viii. Use of building materials with lower embodied energy use in manufacture.
ix. Use of lower energy efficient lighting systems.
x. Incorporation of renewable energy systems, e.g. active solar, heat pumps, etc in all buildings.
xi. Optimising the use of Building Energy Management Systems.
xii. Use of Monitoring and Targeting systems to monitor best practice in energy consumption towards reducing CO2 emissions to the greatest extent practicable.
A statement of consistency shall be required to be submitted with all planning applications for extensions and new buildings indicating measures proposed to comply with i – xii.

Chapter 8 Surface Access and Transport

OBJECTIVE SF01
Implement the recommendations of the South Fingal Transport Study in relation to Dublin Airport in order to ensure that a balanced response to the expansion of Dublin Airport occurs. It shall be a requirement that any planning applications to increase passenger numbers or that result in an increased demand for travel, shall clearly demonstrate the required transport infrastructure and measures to accommodate the proposed increase in line with the recommendations of the South Fingal Transport Study.

OBJECTIVE SF02
Require, as part of any application that will result in increased demand for travel, the submission of a detailed transport model (based on the NTA ERM), to be undertaken in collaboration with stakeholders such as FCC, the National Transport Authority and Transport Infrastructure Ireland; a traffic and transport impact assessment; and specific proposals for the application of mobility management measures and the demonstration of consistency with the overall Dublin Airport Mobility Management Plan in order to prioritise public transport, appropriately phase transport infrastructure requirements and the appropriate provision of carparking as set out in the South Fingal Transport Study, relevant to the growth of Dublin Airport.

OBJECTIVE EA01
Maintain and protect accessibility to Dublin Airport as a priority and provide for alternative access points to the road network in line with the recommendations of the South Fingal Transport Study.

OBJECTIVE EA02
Ensure that the transport network, including road infrastructure, has the capacity to better arrange traffic in the vicinity of Dublin Airport and to cater for the estimated growth in traffic into the future. This includes the upgrade of the Airport Roundabout to increase capacity, potentially through grade separation, as part of the first proposal to increase surface access passengers where it cannot be demonstrated that public transport provision would satisfy travel demand.

OBJECTIVE EA03
Develop the external road network on a phased and planned basis.

OBJECTIVE EA04
Reserve an alignment for the East West Link Road from Collinstown Lane to Clonshaugh Road.

OBJECTIVE EA05
Provide for a Western Access route to Dublin Airport from the N2 corridor, with consideration being given to the future capacity requirements and development layout of Dublin Airport.

OBJECTIVE EA06
Facilitate the delivery of the R132 Swords Road Core Bus Corridor and to seek its prioritisation as a scheme of strategic national importance in enabling sustainable growth of Dublin Airport in the short-term.

OBJECTIVE EA07
To ensure proposals for road network improvements in the vicinity of Dublin Airport have regard to the effective operation of future bus services generally and on the Swords Road Core Bus Corridor in particular.

OBJECTIVE EA08
Ensure proposals for road network improvements in the vicinity of Dublin Airport have regard to the effective operation of the M50 at key junctions such as the Airport Roundabout, M1 Airport Interchange, M50 Ballymun Interchange and the M1/M50 Interchange.

OBJECTIVE EA09
Enable efficient and reliable bus access on the R108 and Collinstown Lane and to ensure this function is provided as part of a future capacity upgrade as appropriate, whilst allowing for any road realignment required as part of Dublin Airport's runway end safety area requirements and MetroLink portal construction.

OBJECTIVE EA10
Facilitate a contingency strategy and emergency access plan to cater for unexpected incidents on the external and internal road networks in consultation with the relevant bodies.

OBJECTIVE EA11
Develop appropriate signage facilities such as Variable Message Signs in order to cater for unexpected incidents on the external and internal road network.

OBJECTIVE EA12
To maintain and protect accessibility of freight to and from Dublin Airport as a priority in particular, with respect to accessibility from the M1, M50 and the TEN-T network for freight movements. Any planning applications for new or expansion of freight and cargo operations within the DA zoned lands shall be accompanied by a traffic and transport impact assessment, specific proposals for the application of mobility management measures and the demonstration of consistency with the overall Dublin Airport Mobility Management Plan.

OBJECTIVE CY01
Provide for cycle paths separated from traffic along the R132 between Pinnock Hill Roundabout and the boundary with Dublin City Council as part of the Swords Core Bus Corridor. Cycle paths shall comply with the National Cycle Manual and shall be designed in accordance with best practice.

OBJECTIVE CY02
All development proposals within the LAP shall be required to demonstrate provision of high-quality cycle facilities for employees, to include secure bike parking facilities, and changing and shower facilities to incentivise sustainable transport. Cycle facilities shall comply with the National Cycle Manual and shall be designed in accordance with best practice.

OBJECTIVE CY03
Provide the Santry River Greenway as far as the boundary with Dublin City Council. The design shall comply with the National Cycle Manual and shall be designed in accordance with best practice.

OBJECTIVE CY04
Provide quality walking and cycling access between Ballymun and the Airport consistent with Objective MT15 of the Fingal Development Plan 2017 - 2023. The design shall comply with the National Cycle Manual and shall be designed in accordance with best practice.

OBJECTIVE PT01
Encourage and facilitate the provision of an integrated public transport network to serve Dublin Airport.

OBJECTIVE PT02
Require the development of a transport interchange including a MetroLink station at the centre of the Dublin Airport campus, in accordance with the implementation of MetroLink by 2027 by the National Transport Authority and Transport Infrastructure Ireland.

OBJECTIVE PT03
Ensure that the proposed MetroLink station and interchange in Dublin Airport campus is undertaken to best international standards for public transport interchanges.

OBJECTIVE PT04
Facilitate the delivery of the R132 Swords Road Core Bus Corridor and to seek its prioritisation as a scheme of strategic national importance in enabling sustainable growth of Dublin Airport in the short-term.

OBJECTIVE PT05
Facilitate the development of bus priority facilities from the western side of the Dublin Airport campus to the terminal buildings, as a means of easing congestion on the existing road network. This will include the facilitation of car parking facilities on the western periphery and the implementation of bus priority facilities as needed, such as on the Collinstown Lane approach to the R132 Swords Road.

OBJECTIVE PT06
Investigate and provide for connections from the western parts of the airport campus to MetroLink, in the context of potential future planned development to the west of the existing terminals.

OBJECTIVE PT07
Identify and protect an alignment for the Orbital Metro (Metro West) and to ensure connectivity between Metro West and Dublin Airport.

OBJECTIVE PT08
Support the provision of new and/or improved bus routes through and around the airport campus including bus lanes, shelters, access points and interchange facilities.

OBJECTIVE PT09
Prioritise public transport and taxis on the external and internal road network.

OBJECTIVE PT10
Facilitate provision of stronger connectivity between Dublin Airport and the heavy rail/ DART network along existing roads, and to prioritise public and sustainable transport provision along any future East-West Link Road through development lands at Clonshaugh and Clongriffin.

OBJECTIVE PT11
Provide real time information, wayfinding, directional and scheduling information regarding public transport services to allow passengers and staff to optimally use the public transport facilities available.

OBJECTIVE PT12
Provide for high quality bus priority on approach roads to Dublin Airport as required.

OBJECTIVE PT13
Support the provision of improved taxi facilities.

OBJECTIVE IA01
Require a review of traffic management arrangements around the Dublin Airport campus including internal access road and connections to the surrounding transport network, in order to provide for safe and efficient movement for all modes, as part of any planning application for an increase in origin-destination passenger numbers, which should assess the need for alterations in road alignment, grade separation, directional movement, and variable messaging signage, in order to provide for safe and efficient movement for all modes.

OBJECTIVE IA02
Support the implementation of a transport service linking the terminal buildings with long-term car parks around the southern and western perimeter of Dublin Airport.

OBJECTIVE IA03
Ensure that passenger facilities and services are designed and operated so as to enhance the experience of airport users. This includes provision of high quality, legible and efficient circulation routes for all modes, appropriate passenger and travel information, including public transport information boards, and wayfinding infrastructure, waiting facilities and other relevant passenger information.

OBJECTIVE IA04
Work with all stakeholders to identify the most appropriate regime for the efficient operation of taxi services including the management of any permit system and the identification of future dedicated taxi routes within the campus.

OBJECTIVE IA05
Provision of additional car-parking to serve uses within the DA zoned lands shall only be facilitated if it can be sufficiently demonstrated that the accessibility of Dublin Airport for its core uses including passengers and freight traffic will not be compromised.

OBJECTIVE MM01
Facilitate, with the relevant stakeholders, the coordination and/or amalgamation of all Mobility Management Plans within the Dublin Airport LAP area, to provide an over-arching MMP for submission to Fingal County Council for approval every three years. This will include the designation of a mobility manager for the Airport by daa who should co-ordinate, engage and review the MMP. The first co-ordinated MMP should be delivered within 2 years of the adoption of this LAP.

OBJECTIVE MM02
Identify and implement measures to maximise non-motorised and public transport use while minimising the use of the private car.

OBJECTIVE MM03
Increase emphasis on the promotion of public transport usage among staff and passengers.

OBJECTIVE MM04
Require that all organisations operating within the Dublin Airport LAP area implement the over-arching Mobility Management Plan, either as part of regular stakeholder liaison or incorporation within the Development Management process, through submission of MMPs with planning applications.

OBJECTIVE CP01
Facilitate a review of the location of bus/coach parking in front of Terminal 1 in conjunction with an analysis of new MetroLink Station, Terminal 2, and Kerb proposals, in order, to provide for an efficient multi-mode transport interchange convenient to all airport users.

OBJECTIVE CP02
Utilise existing car parking facilities in the most efficient way possible, including potentially though the use of (a) parking management systems (b) real time guidance information system and (c) variable message signs (VMS).

OBJECTIVE CP03
Provide for the development of short-term and long-term passenger car parking facilities in an appropriate, coherent and transparent manner, phased in accordance with Dublin Airport's growth, and the transport infrastructural requirements of the South Fingal Transport Study.

OBJECTIVE CP04
Limit the growth of employee parking in order to improve public transport usage, particularly in locations near the centre of Dublin Airport campus where land can be more efficiently used for other purposes.

OBJECTIVE CP05
Provide for (a) good access from the external road network and (b) frequent shuttle connections to the terminal buildings, for long term car parks and other strategic car parking facilities.

OBJECTIVE CP06
Provide for short-term car parks close to the terminal buildings so as to minimise passenger walking distances.

OBJECTIVE CP07
Limit the provision of new car parking to serve non-core uses within the DA zoned lands, and to control the supply of car parking at Dublin Airport so as to a) maximise the use of public transport b) reduce traffic congestion and c) to secure the efficient use of land.

Chapter 9 Environment and Community

OBJECTIVE FRM01
Have regard to The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DoEHLG/OPW 2009) and Circular PL2/2014, through the use of the sequential approach and application of the Justification Tests for Development Plans and Development Management.

OBJECTIVE FRM02
Protect existing flood risk management infrastructure and safeguard planned future infrastructure.

OBJECTIVE FRM03
Implement and comply fully with the recommendations of the Dublin Airport Local Area Plan Strategic Flood Risk Assessment and Surface Water Management Plan.

OBJECTIVE FRM04
Ensure that a Flood Risk Assessment is carried out for any development proposal, in accordance with The Planning System and Flood Risk Management, Guidelines for Planning Authorities (DoEHLG/OPW 2009) and the recommendations of the Dublin Airport Local Area Plan Strategic Flood Risk Assessment and Surface Water Management Plan. This assessment should be appropriate to the scale and nature of risk to the potential development.

OBJECTIVE SW01
Require all applications for development at Dublin Airport to demonstrate compliance with the Dublin Airport Local Area Plan Strategic Flood Risk Assessment and Surface Water Management Plan.

OBJECTIVE SW02
Introduce SUDS to new greenfield and brownfield development sites by adoption of the SUDS Management train approach.

OBJECTIVE SW03 That Dublin Airport examine the feasibility of incorporating SUDS features into existing areas for the flooding and water quality benefits of same.
OBJECTIVE SW04 Recharge the ground and reduce storm volumes by the use of suitable SUDS measures.
OBJECTIVE SW05 Alleviate local flooding issues within the LAP area by providing positive drainage to affected areas. Proposals should take into account objective FRM04 and that a Flood Risk Assessment is also conducted to ensure no increase in risk to third parties.
OBJECTIVE SW06 Reduce risk of bird strike when developing new sites and implementing SUDS measures.
OBJECTIVE SW07 Establish riparian corridors free from new development along all significant watercourses and streams. Ensure a riparian buffer strip either side of all watercourses within the LAP lands.
OBJECTIVE SW08 Develop a robust surface water management system in compliance with the recommendations of the Dublin Airport Local Area Plan Strategic Flood Risk Assessment and Surface Water Management Plan associated with this LAP, to meet future development needs and providing resilience to the effects of climate change. The implementation of these plans and policy documents shall have regard to the outcomes of drainage studies undertaken for Dublin Airport, and any site specific, or industry specific information and requirements that may occur including consideration of upstream or downstream impacts.
OBJECTIVE SW09 Develop a policy on sustainable drainage systems in proximity to the Airport, to ensure aircraft safety.
OBJECTIVE IW01 Liaise with Irish Water to ensure that an adequate supply of drinking water is available for the sustainable development of the Airport.
OBJECTIVE IW02 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 necessary to facilitate the sustainable development of the Airport.
OBJECTIVE IW03 Collaborate with Irish Water to ensure the delivery of their Capital Investment Plan or any other relevant investment works programme to ensure both foul and water capacity constraints are not a deterrent to sustainable development.

OBJECTIVE SWQ01
Applications for development shall demonstrate that they comply with the Water Framework Directive. Where appropriate, permissions shall be conditioned to require the developer to undertake actions in order to improve the status of water bodies, in line with the Water Framework Directive.

OBJECTIVE SWQ02
The Dublin Airport Local Area Plan Strategic Flood Risk Assessment and Surface Water Management Plan should strive to achieve 'good status' in all its associated waterbodies in compliance with the Water Framework Directive, the River Basin Management Plan for Ireland 2018-2021 and the associated Programme of Measures (second cycle) and in cooperation with the development and implementation of the third cycle River Basin Management Plan 2022-2027 and any subsequent plans.

OBJECTIVE WQ01
Strive to achieve 'good status' in all waterbodies in compliance with the Water Framework Directive, the River Basin Management Plan for Ireland 2018-2021 and the associated Programme of Measures (second cycle) and in cooperation with the development and implementation of the third cycle River Basin Management Plan 2022-2027.

OBJECTIVE WQ02
Protect and develop, in a sustainable manner, the existing groundwater sources and aquifers in the County and control development in a manner consistent with the proper management of these resources in conformity with the River Basin Management Plan for Ireland 2018-2021 and the associated Programme of Measures (second cycle) and to cooperate with the development and implementation of the third cycle River Basin Management Plan 2022-2027 and any subsequent plans.

OBJECTIVE WQ03
Implement the recommendations of the Groundwater Protection Scheme.

OBJECTIVE AQ01
Implement the provisions of EU and National legislation relating to air quality, as appropriate and in conjunction with all relevant stakeholders.

OBJECTIVE AQ02
Implement the recommendations of the Dublin Regional Air Quality Management Plan or any subsequent plan(s) and any other relevant policy documents and legislation in order to preserve good air quality where it exists or aim to improve air quality where it is unsatisfactory.

OBJECTIVE AQ03
Ensure that development proposals in the Dublin Airport LAP area take account of the current and predicted changes in air quality, greenhouse emissions and local environmental conditions.

OBJECTIVE AQ04
Take account of the global and local impacts of aviation as well as the likelihood of international action to limit greenhouse gas emissions from aviation through action at the International Civil Aviation Organisation (ICAO)as mandated in the Kyoto Protocol when evaluating any proposals to significantly increase the use of Dublin Airport.

OBJECTIVE AQ05
Undertake a review of existing air quality monitoring (and associated appropriate remedial action in the case of breaches) within and surrounding the Airport (including changes in Particulate Matter (PM) at relevant locations). Where relevant, such a review should identify additional monitoring proposals, remedial actions and implementation systems – such needs shall be provided for by Fingal County Council and/or daa.

OBJECTIVE AR01
Ensure archaeological remains within the LAP area are identified and fully considered at the very earliest stages of the development process and that schemes are designed to avoid impacting on the archaeological heritage.

OBJECTIVE AR02
Protect the archaeological resource by favouring the preservation in situ or at a minimum, preservation by record of archaeological sites, monuments, features or objects in their settings.

OBJECTIVE AR03
Require proposals for linear development over one kilometre in length; proposals for development involving ground clearance of more than half a hectare; or developments in proximity to areas with a density of known archaeological monuments and history of discovery; to include an Archaeological Impact Assessment and refer such applications to the relevant Prescribed Bodies.

OBJECTIVE AH01
Have particular regard to the conservation and protection of the 1937 Old Central Terminal Building and its setting.

OBJECTIVE AH02
Ensure as far as is consistent with the development of necessary airport facilities, the conservation of the architectural heritage within the LAP area and in the areas immediately adjoining the plan area.

OBJECTIVE AH03
Seek the reuse and retention of the Protected Structures within the LAP lands.

OBJECTIVE NH01
Require that any development proposal involving significant removal of trees, hedgerow or which otherwise might impact on existing ecology including wildlife habitat, shall be accompanied by proposals for compensatory habitat either within the LAP boundary or on alternative lands in the general vicinity of the Airport.

OBJECTIVE NH02 Mitigation should take place within the LAP area, wherever possible, and where this is not possible, outside this area but within the local area. Mitigation will include, inter alia, the provision of compensatory habitat, and should be aimed at ensuring there is no net loss of habitats and those populations of species of conservation concern are maintained.
OBJECTIVE NH03 All development proposals shall have regard to the Fingal Heritage Plan 2018-2023 and the Fingal Biodiversity Plan 2010-2015 and any subsequent plan(s) where appropriate.
OBJECTIVE CS01 Fingal County Council will continue to engage with local communities that are likely to be affected by the growth of the Airport with a view to ensuring their concerns are understood and appropriate mitigation proposals implemented where required.
OBJECTIVE CS02 Support the continual engagement between daa and neighbouring communities regarding airport growth.
OBJECTIVE CS03 Support the implementation of the Strategy for the Special Policy Area of St. Margaret's included in Appendix 1 to this LAP.
Appendix 1 Strategy for St. Margaret's Special Policy Area.
OBJECTIVE LEAP01 Commence preparation of a 'Local Enhancement Action Plan' for the 'Special Policy Area' of St. Margaret's within 12 months of the adoption of the Dublin Airport Local Area Plan, in consultation with the local community and other relevant stakeholders based on the focus areas identified in this strategy for St. Margaret's. This plan shall address priority actions, funding and a delivery programme for proposed environmental and community enhancement projects.
COMMUNITY FACILITIES, SERVICES AND PUBLIC OPEN SPACE OBJECTIVES
OBJECTIVE CF01 Facilitate and co-operate with the community and other relevant stakeholders towards the enhancement and provision of community facilities and services to serve the existing community.
OBJECTIVE CF02 Promote and facilitate the sympathetic refurbishment of the existing 'Parochial Hall' and examine the feasibility for the extension of this existing community facility.

OBJECTIVE CF03 Support and encourage the sympathetic refurbishment of the existing vernacular outbuilding to the rear of the existing Parochial Hall for additional community uses.
OBJECTIVE CF04 Encourage and facilitate the provision of a new high quality open space feature in the centre of St. Margaret's for a combination of active and passive recreational uses.
OBJECTIVE CF05 Encourage and facilitate the development of a 'Multi-Use Games Area' in the vicinity of the school with appropriate pedestrian linkages.
ENVIRONMENTAL ENHANCEMENT OBJECTIVES
OBJECTIVE EE01 Encourage and facilitate environmental improvements to the physical fabric of the policy area.
OBJECTIVE EE02 Prepare a set of design principles for the public realm as part of the 'Local Enhancement Action Plan' to guide environmental improvements in the area.
CULTURAL HERITAGE OBJECTIVES
OBJECTIVE CH01 Preserve, protect and enhance the natural, built and cultural heritage features that form the basis of local attractions for St. Margaret's.
OBJECTIVE CH02 Protect those buildings and structures of archaeological, architectural or historic importance and the settings thereof, which are indicated on the Record of Monuments & Places, Record of Protected Structures and in the current Fingal Development Plan 2017-2023.
OBJECTIVE CH03 Retain, appreciate and revitalise appropriately the vernacular heritage of St. Margaret's by deterring the replacement of good quality vernacular buildings with modern structures and by protecting (through the use of ACAs, the RPS and in the normal course of development management) vernacular buildings where they contribute to the character of the area.
OBJECTIVE CH04 Promote and facilitate the preservation of Dunsoghly Castle Complex and the appropriate and sympathetic development of this important heritage asset as a future heritage attraction having regard to the special significance of the site, in consultation with the appropriate heritage bodies and other relevant stakeholders**.**

OBJECTIVE CH05 Support and facilitate the interpretation of important archaeological, architectural and historic features of the area.
OBJECTIVE CH06 Support the appropriate and sympathetic provision of noise insulation to St. Margaret's Church in consultation with relevant church and heritage bodies.
OBJECTIVE CH07 Promote the conservation, enhancement, public access and enjoyment of the archaeological, natural and built heritage as important elements in the enhancement of the area.
Improving Linkages
OBJECTIVE IL01 Examine the feasibility of improved pedestrian linkages and circulation routes within St. Margaret's.
OBJECTIVE IL02 Promote and facilitate a connecting pedestrian link between Dunsoghly Castle Complex and St. Margaret's policy area.
OBJECTIVE IL03 Support and encourage public transport providers to enhance the provision of public transportation services to St. Margaret's and to support and facilitate rural community transport initiatives where possible, aimed at providing new services through the area, enhancing and expanding existing services.

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Comhairle Contae
Fhine Gall
Fingal County
Council

Fingal County Council

10TH MARCH 2025

ITEM NO. 29

PART XI/007/24
Proposed development of
32 no. dwellings at
Park Road, Kenure, Rush, Co. Dublin

Chief Executive Report pursuant to Part XI of the Planning & Development Act 2000 (as amended) and Part VIII of the Local Government Planning & Development Regulations 2001 (as amended):

INTRODUCTION

Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) outlines the requirements in respect of certain classes of Local Authority Developments. These regulations apply to the proposed development by Fingal County Council (FCC) of 32 no. dwellings & associated site works at Park Road, Kenure, Rush, Co. Dublin.

The proposed development consists of 20 no. duplex dwellings arranged within 4 no. two-storey blocks with three-storey corner pop ups (consisting of 7 no. one-bed, 10 no. two-beds, & 3 no. three-beds units); 12no. two-storey terraced 3-bed 5 person dwelling houses (consisting of 10 no. mid-terrace and 2 no. end of terrace houses); and associated site and landscaping works. The site is located to the north-west of Rush town and is bounded by Palmer Road to the north, Park Road and possible remnants of Kenure House Estate stone walls, Horticultural greenhouses to the east, and rural agricultural land to the west. The proposed development provides for 54 no. car parking spaces which are located across 4 no. communal parking bays. The car parking provisions include for 10 no. accessible car parking spaces and 12 no. EV charging spaces. Additionally, 3 no. motorcycle parking spaces are also provided within the proposed development. A new vehicle entrance is proposed from Park Road at the south-west of the development. Other associated site works include two areas of Class 2 public open space totalling 1,390 sq.m. (15.3% of the net developable area); communal amenity spaces located adjacent to and serving each of the 4no. duplex blocks; and infrastructural works including the provision of water services, foul and surface water drainage and associated connections, SuDS (Sustainable Drainage Systems) features and all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

PUBLIC CONSULTATION

Public Notice:
In accordance with the procedure pursuant to Part XI of the Local Government Planning & Development Acts 2000-2010 and Part 8 of the Planning & Development Regulations 2001-2013, Public Notice of the Council's intention to construct these dwellings was published

in the Irish Times and Irish Independent on Wednesday 27th November 2024. Two copies of the Site Notice were erected on site on the same date.

Prescribed Bodies:
The following Prescribed Bodies were notified of and provided with the plans and particulars of the proposal:

- The Arts Council - An Chomhairle Ealaíon
- Bord Fáilte - Fáilte Ireland
- An Taisce - the National Trust for Ireland
- Uisce Éireann

Public Display and Submissions and Observations Period:
Plans and particulars of the proposal were made available for inspection from Wednesday 27th November 2024 to Thursday 02nd January 2025 and submissions were accepted from Wednesday 27th November 2024 to Friday 17th January 2025, either online through the website: http://consult.fingal.ie/en/browse or in writing to: Director of Housing and Community Development, Housing Department, Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15 W638.

The notice, plans and particulars describing the nature and extent of the proposed development which were made available for inspection, are included in Appendix A. The period during which submissions or observations in respect of the proposed development may be made to the Local Authority has expired.

A total of 4 no. submissions were received during the statutory timeframe. All submissions received have been considered in the preparation of this report. The Council wishes to express its appreciation to those who made submissions.

This report is being submitted to the Council in accordance with the requirements of Section 179(3) of the Planning and Development Act 2000, as amended which states that a report shall:

(i) "Description of the nature and extent of the proposed development and the principal features thereof, including an appropriate plan of the development and appropriate map of the relevant area."

(ii)"Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation".

(iii) "List the persons or bodies who made submissions or observations with respect to the proposed development in accordance with the regulations under Sub-Section 2"

(iv) "Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development will be situated, raised in any such submissions or observations and give the response of the Manager thereto"

(v) "Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with as the case may be"

REPORT

(i) Description of the nature and extent of the proposed development and the principal features thereof, including an appropriate plan of the development and appropriate map of the relevant area.

Site description and planning context:

The subject site, situated at the north-west edge of Rush town's development boundary. The site is an overgrown greenfield site. The folio measures circa 1.09 hectares, the site works boundary is circa 1.19 Ha, roughly 'L' shaped, narrow, elongated stretching between Park Road to the south and Palmer Road to the North. It is surrounded by rural agricultural lands to the west and significant greenhouse structures associated with Archer's Flowers horticultural business to the south-east boundaries of the site.

There are substantial remnants of stone wall present along southern boundary of the site, which are most probably remnants of the Kenure House Estate's boundary wall. The boundaries are currently secured with a corrugated V-profile mesh fencing.

The topography of the site falls very gently from the north-west to the south-east and is considered flat. There is an existing ditch / trench along the eastern boundary with Archer's Flowers and there is a linear earthen mound along the western boundary with the adjacent agricultural field.

Fingal Development Plan 2023-2029

Zoning Objective: RA – Residential Area
"Provide for new residential communities subject to the provision of the necessary social and physical infrastructure."

Vision:
"Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities."

The scheme is located within the 'Kenure Rush Local Area Plan (LAP) 2009'. The Kenure Rush LAP was adopted on the 15th April 2009 and subsequently expired on the 9th February 2019, having been extended in accordance with Section 19 of the Planning & Development Act 2000, as amended.

This LAP proposed a new east-west urban street traversing the LAP lands, including the subject site, connecting Skerries Road to Park Road. Several adjacent residential developments have begun implementation of this new east-west urban street, therefore, the scheme has been designed to allow for future connection and implementation of this proposed new east-west street in accordance with the LAP.

The Development Proposal:

The proposed development is a residential development consisting of 32 no. dwellings comprised of 20 no. duplex units and 12 no. terraced houses.

The 20 no. duplex units are arranged in 4 no. duplex blocks (Blocks A, B, C & D). Block A is a two-storey building while Blocks B, C & D are two-storey buildings with three-storey corner elements, and associated site and landscaping works.

Residential Mix:

This proposed residential development comprises of:

- 7 no. one bed / two-person first floor units
- 7 no. two bed / three-person / Universal Design (UD) ground floor units
- 3 no. two bed / four-person/ Universal Design (UD) ground floor units
- 3 no. three bed / five-person first floor duplex units
- 12 no. two-storey/three bed/ five-person terraced houses (comprising of 10no. mid-terrace and 2no. end-terrace houses)

It is considered that the proposal will make a positive contribution to the existing dwelling mix in the locality by providing a variety of dwelling types which are currently in high demand.

The mix of dwellings includes Universal Design (UD) units to reflect the need to support different varieties of households through the inclusion of two-bedroom fully accessible ground floor level UD units.

The proposal is in accordance with the provisions of the Fingal Development Plan 2023-2029 above.

Residential Density:

The site is currently an undeveloped greenfield site to the north-west of Rush town's development boundary. Rush is a Self-Sustaining town under the Fingal Development Plan 2023-2029.

Table 3.5 of the Compact Settlement Guidelines refers to *'Areas and Density Ranges Key Towns and Large Towns (5,000+ population)'*. Rush is considered to fall within the definition of a Key/Large Town given its 2022 Census population. Table 3.5 states, *inter alia*, the following: *'Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).'*

The site folio measures approximately 1.09 hectares (site works boundary 1.19 Ha), and the net developable site area is approx. 0.9054 hectares. The proposed development has a net density of approx. 35 dph, based on the net developable site area of approx. 0.9054 hectares and the proposal for 32 no. dwellings. This is in accordance with the Fingal Development Plan 2023-2029 and the Compact Settlement Guidelines 2024, which emphasize the requirement for increased residential development.

Private Open Space:

Private open space for each dwelling is provided in the form of rear gardens for the houses and private ground floor terraces and first floor balconies for the duplex units.

Communal Amenity Space:

In addition to the private open space provision, residents of each of the 4 no. duplex blocks are provided with shared communal amenity space areas. The total provision of shared communal amenity space proposed within the development is approx. 479 sq.m.

Public Open Space:

The proposed development also provides for an approx. total of 1,390 sq.m. Class 2 public open space, delivered in two parcels as follows:

- Approx. 700 sq.m. situated in the south-east of the development, adjacent to Block D, and;

- Approx. 690 sq.m situated in the north of the development, adjacent to Block A.

The public open space provision equates to approx. 15.3% of the net developable site area.

Parking Provision:

The proposed development provides for 54 no. car parking spaces which are located across 4 no. communal parking bays. The car parking provisions include for 10 no. accessible car parking spaces and 12 no. EV charging spaces. Additionally, 3 no. motorcycle parking spaces are also provided within the proposed development.

The proposed development provides a total of 129 no. bicycle parking spaces comprised of 119 no. long-stay spaces and 10 no. short-stay visitor spaces. Secure, long-stay, bicycle storage structures are provided in the front gardens of the houses; while the duplex apartment units are provided with a mix of secure bicycle storage structures within, or near, the secure communal amenity space areas and/or to the rear of the dwellings at ground floor level. Short-stay visitor bicycle parking is provided in the form of Sheffield cycle stands in two locations near Block A and Block D.

Access and Roads:

The proposed development provides for one vehicular access point from Park Road at the south-west of the development. Off-street communal parking is also provided at Palmer Road in the north of the development, adjacent to Block A.

The proposed development provides for two road typologies. The initial stretch of the internal vehicular access road (orientated west-east and commencing at the proposed vehicular access at Park Road) is designed with regard to the east-west urban street previously envisaged by the (now expired) Kenure Rush Local Area Plan (2009). The design of this road typology will allow for potential future connections to existing residential estates to the east and Park Road to the west. This road typology provides for footpaths, cycleways and grass verges on each side of the carriageway. The secondary stretch of the internal vehicular access road (orientated south-north and commencing at Block C) has been designed as a shared surface/home-zone area.

While no vehicular access route is proposed from the north, pedestrian and cyclist permeability is provided to Palmer Road from the shared surface/home-zone area via a shared pedestrian and cycle track traversing the public open space in the north of the development.

Other:

The proposed development also includes for associated site and infrastructural works including the provision of water services, foul and surface water drainage and associated connections, SuDS (Sustainable Drainage Systems) features and all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground. The proposed development will be serviced by Uisce Éireann, ESB, EIR, GNI and VM utilities, all of which are readily all available. Public lighting to pavements adjacent to and within the development will be designed and installed to the standards of the Public Lighting Section of Fingal County Council's Operations Department.

Design Standards:

The following documents have been consulted in the pre-planning design stage:

- Fingal Development Plan 2023-2029 (FDP, 2023-2029)
- Sustainable Residential Development and Compact Settlement Guidelines (DoHLGH, 2024).
- Design Manual for Quality Housing (DoHLGH, 2022)
- Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (DHPLG 2018 - DoHLGH 2023)
- Quality Housing for Sustainable Communities (DEHLG, 2007)
- Employer's Requirements for Detail Design of Quality Housing (DoHLGH, 2020)
- Recommendations for Site Development Works for Housing Areas (DoELG 1998)
- Design Manual for Urban Roads and Streets (DMURS 2013)
- 10 Ways To Construct A More Lifetime Adaptable and Age Friendly Home (FCC, 2019)
- Building for Everyone: A Universal Design Approach (NDA, 2012)
- Draft Fingal Biodiversity Action Plan 2022-2030
- Technical Guidance Documents Part A to M of the Building Regulations

Landscape design:

The proposed landscape strategy has been formulated by the entire design team and client in order to integrate residential amenity, civil engineering, and ecological considerations. The landscape design facilitates circulation, seating, bicycle parking, at the same time ensures abundance of vegetation and flexibility of use and provides opportunities for passive and active recreation and visual amenity. As part of the landscape strategy proposal the landscape complies with Fingal Development Plan 2023-2029, specifically objective GINH03 -Biodiversity in Open Space, policy GINHP6 -Multi-functionality, objective GINH013 -Wetlands, objective CIOS053 -Open Space and privacy.

The following components make up the overall landscape strategy:

1. A diverse and attractive range of open space, including hard and soft landscape areas with tree planting and ground flora.
2. Provision of informal natural play equipment within the proposed public open space.
3. Improved permeability throughout the site for pedestrians and cyclists, with consideration given to the wider masterplan strategy for Rush.
4. Integration of SUDS, functional landscape, and external works to ensure accessibility to parking areas and residential apartment cores.

A portion of existing trees are to be retained to the southern corner of the site along the existing stone wall bounding Park Road. This retained pocket of trees along with the stone wall assist in defining the boundary of the duplex block communal open space bounding Park Road. Approximately 115 no. new trees are proposed within the scheme to replace any existing trees of low arboricultural value and to improve the species mix and proportion of native species.

Three categories of trees have been proposed to provide three distinct spatial characters. The first category consists of exotic flowering species including Magnolia, Strawberry, Juneberry and Japanese Maple to provide an aesthetic naturalistic spatial character generally located at the focal intersection points of the site. The second category is that of the water tolerant swale planting, including Birch, Blackthorn and Black Alder. The third is the use of the English oak as a specimen tree where there is sufficient space.

The main open space is located at the north-east part of the site, benefitting from passive surveillance and enclosure formed by the proposed duplex blocks and housing units along the north edge respectively. The location of the proposed public open space here allows for the maximum application of the vegetation to the western boundary as well as the provision of swale planting at the south. The public open space includes natural play equipment, bio swale, and a large central lawn area, which also acts as above-ground attenuation in rare flood events. Furthermore, accommodates active and passive recreation and a variety of natural play equipment catering for children. Nature play is proposed in the form of balance beams, play logs, bench logs and nest swing basket. All play elements are located amongst proposed trees and surrounded by planting.

AA, EcIA, and EIA:

An Appropriate Assessment (AA) Screening Report, an Ecological Impact Assessment (EcIA) Report, and an Environmental Impact Assessment (EIA) Screening Report were prepared. for the proposed development on behalf of Fingal County Council by CAAS Ltd. and were

displayed as part of the Part XI public consultation process to assess the potential impact of the proposed development on the environment.

Appropriate Assessment (AA) Screening Report

The AA screening report concluded that, *'the proposed development is not foreseen to have any likelihood of significant effects on any European sites, alone or in combination with other plans or projects – and therefore any likelihood for significant effects on any European site as a result of the proposed development can be ruled out. This conclusion is made in view of the Conservation Objectives of the habitats or species for which these sites have been designated. Consequently, this report informs the competent authority undertaking the Appropriate Assessment process that the proposed development does not need to be subject to Stage Two Appropriate Assessment and a Natura Impact Statement is not required.'*

It is noted the screening report was prepared, prior to the recommendation of the Water Services Department to omit the Aquacell™ system and utilise a StormTech™ system with regard to the surface water drainage proposals for the development. The drainage proposals were revised, in accordance with the Water Services Department recommendation, and the screening report was reviewed and updated in advance of public display.

In their letter, EcIA report and AASR for proposed Residential Development at Park Road, Kenure, Rush, dated 20th November 2024, CAAS Ltd. confirmed the following:

'This is to confirm that alterations to drawings as of 20th November 2024 that were issued to CAAS by Fingal County Council, and are included in the EcIA report and AASR issued as final for the proposed Residential Development at Park Road, Kenure, Rush, Co. Dublin on the 20th of November 2024 by CAAS, did not change the conclusions of the EcIA report and AASR carried for this development.'

The Chief Executive's Order (CE Order PartXI.007.AA), relating to PARTXI/007/24, issued on the 21st November 2024 concluded:

'That Fingal County Council, as Competent Authority, makes a determination that the proposed development, in view of best scientific knowledge, individually or in combination with other plans or projects, would not be likely to have a significant effect on a European Site and consequently an Appropriate Assessment of the proposed development is not required.'

Ecological Impact Assessment (EcIA) Report

The EcIA report concluded that, '*The proposed development does not have any likelihood for significant effects to any European or Natural Heritage Sites as a result of its implementation,*

alone or in combination with any other plans or projects. The proposed development complies with the policies and objectives of the Fingal County Development Plan (Appendix IV).

The proposed development is located in a site that has low (higher value) for dry calcareous and neutral grassland (GS1) mosaic, scrub (WS1), stone walls and other stonework (BL3) and reptiles and local (lower value) for bat and bird populations and treelines. There will be partial loss of scrub and treeline habitat, however this management will likely improve the quality of these habitats. There will be loss of foraging habitat for bats and birds. With the application of tailored mitigation measures, as described in s5, and the implementation of the landscape plan for the proposed project, there will be no residual effects for bat and bird populations.

There will be a permanent loss of dry calcareous and neutral grassland (GS1) mosaic habitat that contains a good diversity of grass and Juncus species. This habitat does not have potential to support the Annex I32 dry calcareous grassland Festuco-Brometalia (6210) habitat, or similar Annexed grassland habitat33. However, due to the diversity of species, there will be a residual effect for flora within the proposed development site as a result of the permanent loss of this mosaic habitat type for the local area that will be of low, local scale significance.

There will also be permanent loss of part of the potential habitat stone wall for Zootoca viviparae (common lizard). However, with appropriate management and mitigation measures, the proposed development will result in a local positive impact for the retained section of this stone wall, alongside the retention of the scrub habitat adjacent to it. Therefore, overall, there will be a residual effect of low, local scale significance for Z. viviparae.'

The EcIA report findings and conclusion were taken into consideration by Fingal County Council's Ecologist, Jessica Clarke, ('the Council') in their review of the AA screening report.

In their letter, EcIA report and AASR for proposed Residential Development at Park Road, Kenure, Rush, dated 20th November 2024, CAAS Ltd. confirmed the following:

'This is to confirm that alterations to drawings as of 20th November 2024 that were issued to CAAS by Fingal County Council, and are included in the EcIA report and AASR issued as final for the proposed Residential Development at Park Road, Kenure, Rush, Co. Dublin on the 20th of November 2024 by CAAS, did not change the conclusions of the EcIA report and AASR carried for this development.'

<u>Environmental Impact Assessment (EIA) Screening Report</u>

The EIA report concluded that, ''*It is considered that the proposed residential development scheme at Park Road, Kenure, Rush does not need to be subject to Environmental Impact Assessment and no Environmental Impact Assessment report is required for it.*

This conclusion is based on an objective review of the characteristics of the proposed

development against the requirements of the relevant legislation and has had due regard to the relevant guidance.'

The screening report has been sent to Fingal County Council's Ecologist, Jessica Clarke, ('the Council') for determination. The Council have concluded that, having regard to the criteria in Schedule 7 and the information provided in accordance with Schedule 7A of the Planning and Development Regulations 2001 (as amended), it is considered that the proposed housing development would not be likely to have significant negative effects on the environment. It is considered that the proposed housing development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report is not therefore required.

The Chief Executive's Order (CE Order.PartXI.007.EIA), relating to PARTXI/007/24, issued on the 21st November 2024 concluded:

'That Fingal County Council, as Competent Authority, makes a determination that an Environmental Impact Assessment will not be required in relation to the development proposal comprising proposes to develop 32 residential units and associated site enabling works at Park Road, Kenure, Rush, County Dublin.'

Public Consultation documents:

Details relating to the plans and which were made available for inspection during the Public Consultation Period, are included in Appendix A.

(ii) "evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation".

An assessment of the proposed development was undertaken at the initiation of procedure pursuant to Part XI of the Planning and Development Acts 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), and reviewed in light of the submissions and observations received, to determine if the proposal would be consistent with proper planning and sustainable development of the area to which the development relates.

Please refer to the **Planning & Strategic Infrastructure Department Preliminary Planning Report PARTXI/007/24** in Appendix C, which concludes that:

'The proposed development would be in accordance with the land-use zoning objective attached to the application site under the Fingal Development Plan 2023-2029; the policies and objectives of the Fingal Development Plan 2023-2029 as they relate to residential development; and the requirements of the set out in the 'Quality Housing for Sustainable Communities – Best Practice Guidelines' (2007), the 'Sustainable Urban Housing: Design Standards for New Apartments' (2023) and the 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024), as applicable. The proposed development is generally considered to accord with the proper planning and sustainable development of the area'

The Preliminary Planning Report noted a number of recommendations which were to be addressed at different stages; prior to public display, during detailed design, and construction stage, or prior to commencement of the works on site. These issues have been addressed prior to public display, as noted in the Report Addendum dated 20th November 2024, or will be addressed at the appropriate stage of the project development.

(vi) "List the persons or bodies who made submissions or observations with respect to the proposed development in accordance with the regulations under Sub-Section 2:

A total of 4no. submissions or observations with respect to the proposed development were received during the statutory consultation period. The persons or bodies who made submissions or observations include:

- Neil Higginbotham
- Mark McNamara
- Derek Archer
- Margie McLoone, Rush Community Development Committee

(iv) "Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development will be situated, raised in any such submissions or observations and give the response of the Manager thereto"

The issues raised in submissions and observations and the responses by the Chief Executive to same are summarised in Appendix B.

(v) "Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with as the case may be"

The proposing department have reviewed the submissions and observations and are of the opinion that the matters raised have been addressed adequately in the proposed design.

No recommendations or alterations to the proposal design arise from the representations received as outlined in Section 179 of the Planning & Development Act.

It is recommended that the Council proceeds with the proposed development as described in the plans and particulars contained and listed in Appendix A, and subject to the recommendations contained within the Planning and Strategic Infrastructure Department Planning Report included in Appendix C, and the undertakings detailed in this report.

APPENDIX A:

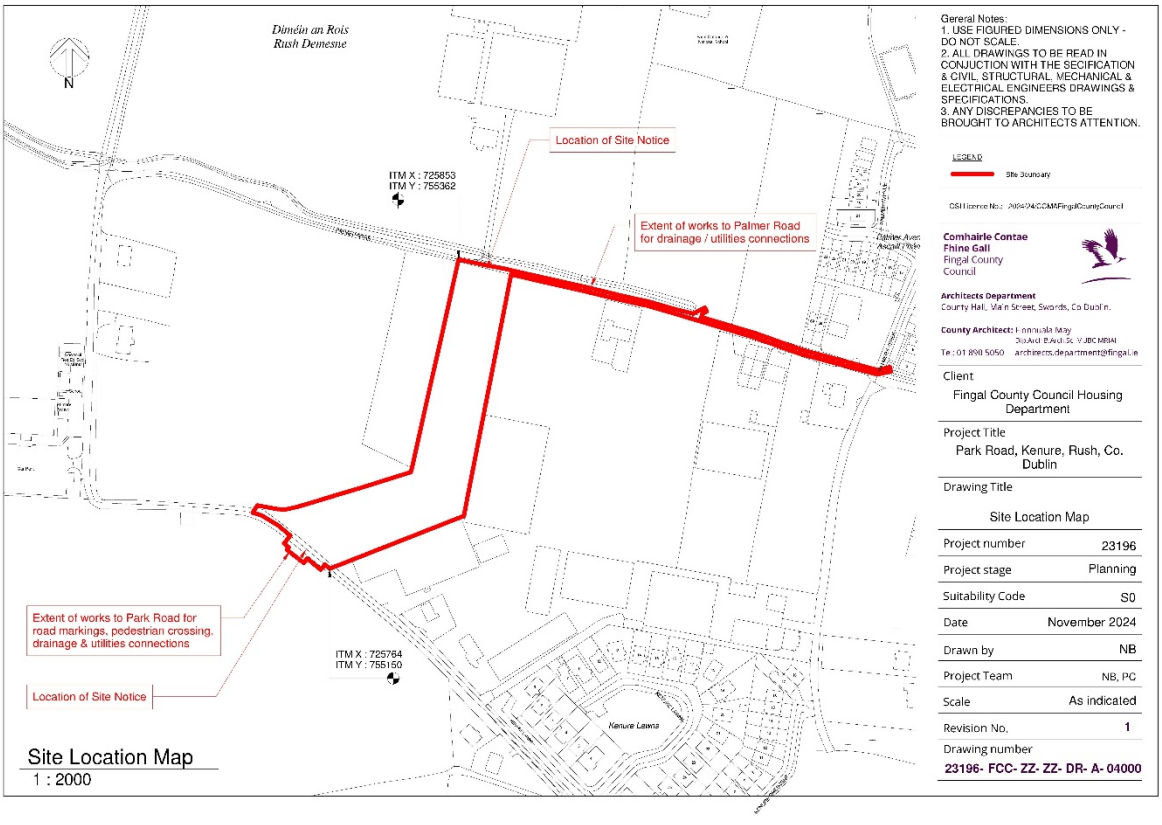
The Notice of the Proposed Development and the Plans and Particulars describing the nature, extent, and principal features thereof, was made available for inspection during Public Consultation. This included:

List of Documents for Inspection		
No	**Title**	**Reference**
00	**Preliminary Planning Report**	Part XI/007/24
	Notice of Proposed Development	
	Newspaper Notice	---
	Site Notice	---
01	**Architects Drawings**	
	Site Location Map	23196-FCC-ZZ-ZZ-DR-A-04000
	Existing Site Plan	23196-FCC-ZZ-ZZ-DR-A-04001
	Site Plan - Demolition / Removal	23196-FCC-ZZ-ZZ-DR-A-04002
	Proposed Site Plan	23196-FCC-ZZ-ZZ-DR-A-04003
	Proposed Site Plan - Phasing	23196-FCC-ZZ-ZZ-DR-A-04004
	Site - Diagrams	23196-FCC-ZZ-ZZ-DR-A-04005
	Site - Parking Diagram	23196-FCC-ZZ-ZZ-DR-A-04006
	Ground Floor Plan	23196-FCC-ZZ-00-DR-A-04100
	First Floor Plan	23196-FCC-ZZ-01-DR-A-04101
	Second Floor Plan	23196-FCC-ZZ-02-DR-A-04102
	Roof Plan	23196-FCC-ZZ-03-DR-A-04103
	Site Sectional Elevations (01 of 02)	23196-FCC-ZZ-ZZ-DR-A-04300
	Site Sectional Elevations (02 of 02)	23196-FCC-ZZ-ZZ-DR-A-04301
	3D Views	23196-FCC-ZZ-ZZ-DR-A-04400
	House Type A - 3B5P2S	23196-FCC-ZZ-ZZ-DR-A-04500
	Duplex Block A - Plans & Section	23196-FCC-ZZ-ZZ-DR-A-04501
	Duplex Block A - Elevations	23196-FCC-ZZ-ZZ-DR-A-04502
	Duplex Block B - Plans	23196-FCC-ZZ-ZZ-DR-A-04503
	Duplex Block B - Elevations	23196-FCC-ZZ-ZZ-DR-A-04504
	Duplex Block C - Plans (01 of 02)	23196-FCC-ZZ-ZZ-DR-A-04505
	Duplex Block C - Plans (02 of 02)	23196-FCC-ZZ-ZZ-DR-A-04506
	Duplex Block C - Elevations	23196-FCC-ZZ-ZZ-DR-A-04507
	Duplex Block D - Plans (01 of 02)	23196-FCC-ZZ-ZZ-DR-A-04508
	Duplex Block D - Plans (02 of 02)	23196-FCC-ZZ-ZZ-DR-A-04509
	Duplex Block D - Elevations	23196-FCC-ZZ-ZZ-DR-A-04510
	Architectural Report / Design Statement	
02	**Engineers Drawings**	
	Road Site Layout Plan (1 of 2)	CL 2407 C01J
	Road Site Layout Plan (2 of 2)	CL 2407 C02F

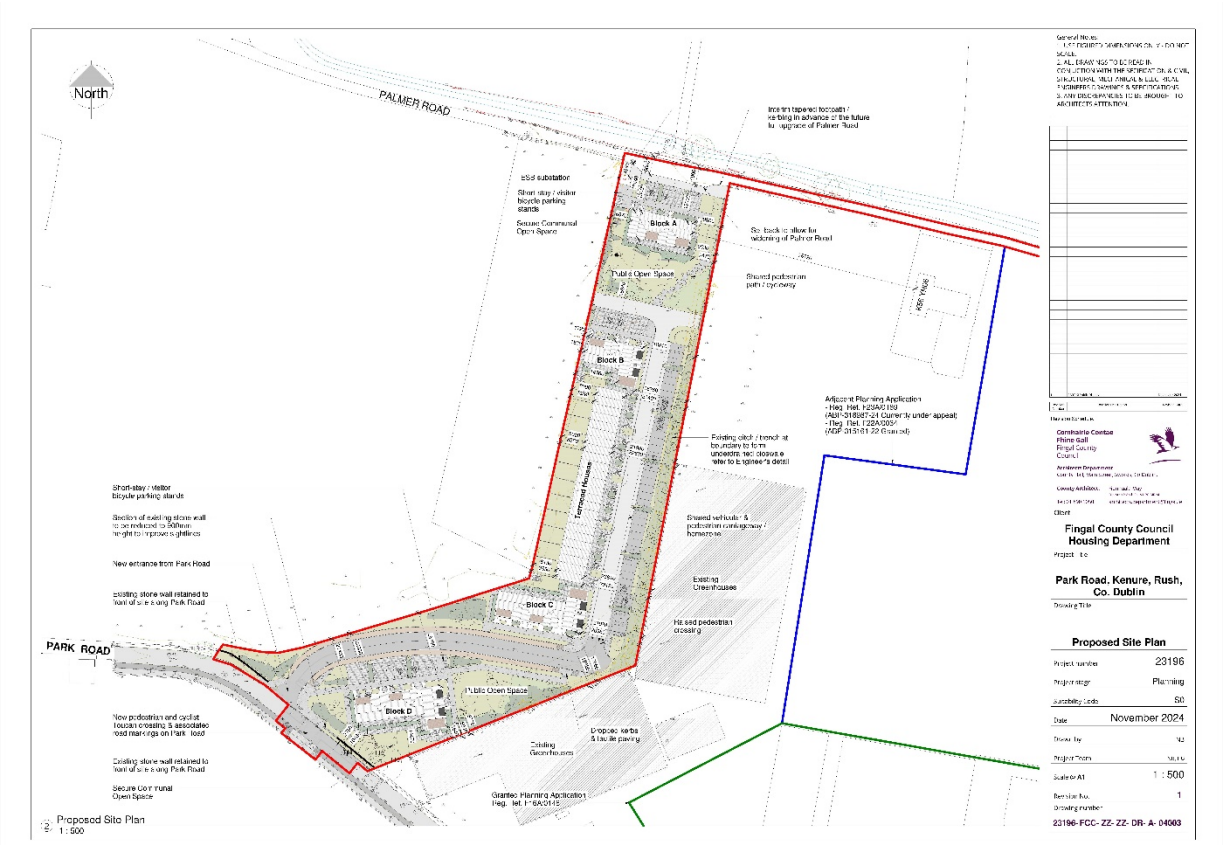
	Foul & SW Site Layout Plan (1 of 3)	CL 2407 C03H
	Foul & SW Site Layout Plan (2 of 3)	CL 2407 C04H
	Foul & SW Site Layout Plan (3 of 3)	CL 2407 C05E
	Watermain Site Layout Plan (1 of 2)	CL 2407 C06F
	Watermain Site Layout Plan (2 of 2)	CL 2407 C07E
	Road Cross Section, Details & Longitudinal Section	CL 2407 C08B
	SW SUDS Details	CL 2407 C09C
	Foul & SW Sewers Longitudinal Sections	CL 2407 C10A
	Engineers Documents	
	Engineering Services Report	CL 2407 - Design Report
	Flood Risk Assessment	CL 2407 - Flood Risk Assessment
	Uisce Éireann - Confirmation of Feasibility	CDS24002019 COF
	Preliminary Construction & Waste Management Plan	CL 2407/GD/th
	Stage 1 Road Safety Audit	240064RPT001_RSA1_Rev_1
03	**Landscape Architects Information**	
	Document Issue Sheet 6	Fc.13
	Landscape Plan Rev D	Fc.13 2001
	Boundary Treatments Rev B	Fc.13 2002
	Landscape Sections Rev A	Fc.13 2400
	Typical Landscape Details 1	Fc.13 2500
	Design Rationale Rev B	Fc.13
04	**Screening Reports**	
	Appropriate Assessment Screening Report	(AASR)
	Environmental Impact Assessment Screening Report	(EIASR)
	Ecological Impact Assessment Screening Report	(EcIASR)
	Appropriate Assessment (AA) Screening Determination	
	Environmental Impact Assessment (EIA) Screening Determination	
	Alterations confirmation AASR EcIA.Park Road Rush.Nov 24	
	CE Order PartXI/007/24 - AA	
	CE Order PartXI/007/24 - EIA	
05	**Other Reports**	
	Arboricultural Report Park Road	Veon BS 5837 Report
	Tree Protection Plan Park Road	TPP-PR-01
	Archaeological Impact Assessment (AIA)	24E0330; 2024_16
	Geotechnical Survey / Site Investigations	Report No. 25388

	Housing Quality Assessment / Accommodation Schedule	23-196 Park Road
	Life Cycle Analysis & Climate Action Energy Statement	23-196 Park Road
	Public Lighting Layout	Kenure Dev FCC Layout, 2024/16
	Public / Outdoor Lighting Report	Kenure Dev FCC Report, 2024/16
	Surveys	
	Topographical Survey	MGS54657_T_ITM_Rev3_20; MGS54657_T_ITM_Rev3_21
	GPR Survey	MGS54657_U_Park Road
	Utility Survey Report	MGS54657 Utility Survey Report

Site Location Map



Proposed Site Plan



APPENDIX B:

Summary of the issues raised in submissions and observations and the responses by the Chief Executive to same:

Issue	Response of the Chief Executive
Planning & General matters	
Concern that the development is densely laid out and not in keeping with the rural character of Rush, noting larger properties in the surrounding area.	The net developable site area is approx. 0.9054 hectares. The net developable site area has been calculated having excluded major road/streets within the proposed development site boundaries; and only included those areas that will be developed for housing and directly associated uses, i.e. Palmer Road, Park Road and the proposed east-west urban street have been discounted from the site area. This is as per the guidance of Appendix B '*Measuring Residential Density*' of the *'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities'* (2024) (hereafter 'Compact Settlement Guidelines'). Table 3.5 of the Compact Settlement Guidelines refers to '*Areas and Density Ranges Key Towns and Large Towns (5,000+ population)*'. Rush is considered to fall within the definition of a Key/Large Town given its 2022 Census population. Table 3.5 states, *inter alia,* the following: '*Suburban areas are the low density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations (as defined in Table 3.8).'* The proposed development has a net density of approx. 35 dwellings per hectare (dph) based on the development of 32no. dwellings on a net developable site area of approx. 0.9054 hectares. This is in accordance with the Compact Settlement Guidelines.
Concern that the proposed residential units are a lot smaller than the national	Objective DMSO19 of the Development Plan requires all applications for new residential development comply with the design and floor area requirements set out in the '*Quality Housing for Sustainable Communities – Best Practice*

average. Clear indication of the sizes of the various types of homes.	*Guidelines*' (2007) (Hereafter 'Quality Housing Guidelines'); the '*Sustainable Urban Housing: Design Standards for New Apartments*' (2023) (Hereafter 'Apartment Guidelines'); and the Compact Settlement Guidelines (2024), as applicable. All units in the proposed scheme comply with the relevant quality housing & apartment guidelines above. The unit types have also been developed in accordance with the '*Design Manual for Quality Housing*' (DoHLGH, 2022). Details of the proposed dwelling types and areas can be found in the Housing Quality Assessment (HQA) / Schedule of Accommodation document included within the PARTXI/007/24 public display package. Detail of the sizes of each dwelling type can be found in the architectural drawing package, included within the PARTXI/007/24 public display package, as follows: 23196-FCC-ZZ-ZZ-DR-A-04500 - House Type A - 3B5P2S 23196-FCC-ZZ-ZZ-DR-A-04501 - Duplex Block A - Plans & Section 23196-FCC-ZZ-ZZ-DR-A-04502 - Duplex Block A - Elevations 23196-FCC-ZZ-ZZ-DR-A-04503 - Duplex Block B - Plans 23196-FCC-ZZ-ZZ-DR-A-04504 - Duplex Block B - Elevations 23196-FCC-ZZ-ZZ-DR-A-04505 - Duplex Block C - Plans (01 of 02) 23196-FCC-ZZ-ZZ-DR-A-04506 - Duplex Block C - Plans (02 of 02) 23196-FCC-ZZ-ZZ-DR-A-04507 - Duplex Block C - Elevations 23196-FCC-ZZ-ZZ-DR-A-04508 - Duplex Block D - Plans (01 of 02) 23196-FCC-ZZ-ZZ-DR-A-04509 - Duplex Block D - Plans (02 of 02) 23196-FCC-ZZ-ZZ-DR-A-04510 - Duplex Block D - Elevations
Concern that larger family size properties would be more suitable here.	The site is zoned Residential Area (RA) under the Fingal Development Plan 2023-2029. The vision for RA zoning is: *'Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.'* Several development plan objectives promote a variety / mix of residential housing types, including:

	Objective CSO17 – Mixture of House Types: *'Promote high quality residential development which meets the needs of all stages of the life cycle through an appropriate mix of house type and local amenities.'* Objective SPQHO22 – Accessible Housing: '*Fingal County Council recognises the importance of social inclusion and aims to make 30% of social housing should be fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupants lifetime.'* Objective SPQHO31 – Variety of Housing Types: *'Encourage the creation of attractive, mixed use and sustainable residential communities which contain a wide variety of housing and apartment types, sizes, tenures and typologies in accordance with the Fingal Housing Strategy, the HNDA with supporting community facilities, amenities and services.'* The proposed residential mix for the scheme includes: • 7 no. one bed / two-person first floor units • 7 no. two bed / three-person / Universal Design (UD) ground floor units • 3 no. two bed / four-person/ Universal Design (UD) ground floor units • 3 no. three bed / five-person first floor duplex units • 12 no. two-storey / three bed / five-person terraced houses The proposed development is committed to adhering to the principles of Universal and Age Friendly Design, ensuring access and usability for individuals of all abilities, ages, and sizes. The design referenced guidance documents such as *'Building for Everyone: A Universal Design Approach'*, *'Universal Design Guidelines for Homes in Ireland'*, *'10 Steps to an Age Friendly Home'*, and *'Technical Guidance Document M'.* The 10no. ground floor level duplex dwellings are fully accessible and have been designed to universal design (UD) standards. This represents 31% of the total number of proposed dwellings and creates a variety of housing types within the overall development catering for families and individuals of all abilities, ages, and sizes. In accommodating the fully accessible ground floor UD units within the scheme first floor level two-storey 3 bedroom / 5-person duplex units, and 1 bedroom / 2-person units

	have been created, contributing to the overall variety of unit types available within the scheme.
Transport and Roads matters	
Concern that there is no sign of the proposed school, which is in walking distance of the proposed residential scheme, leading to traffic issues in accessing existing schools. With concern that Park Road and Palmer Road are not suitable to serve that amount of traffic.	Traffic issues relating to existing and proposed schools are outside the scope of this Part XI planning application for residential development. A Road Safety Audit was carried out for the proposed residential development and is included as part of the PARTXI/007/24 public display package. The Transport Section note a Stage 1 Road Safety Audit has been provided with issues raised addressed.
Concern that the roads layout forms part of a new east-west link road and that the plan does not appear to include segregated cycle lanes.	A 6m wide east-west road with cycleways and footpaths is proposed off Park Road. The Transport Section consider this consistent with the east-west road at Mariners Avenue and ensures the potential future connections. Segregated cycleways are shown on the proposed site plans included within the PARTXI/007/24 public display package, including: Architectural Drawings 23196-FCC-ZZ-ZZ-DR-A-04003 – Proposed Site Plan 23196-FCC-ZZ-ZZ-DR-A-04004 – Proposed Site Plan – Phasing Engineers Drawing CL 2407 C01J – Road Site Layout Plan (1 of 2) Landscape Architecture Drawing Fc.13 2001 – Landscape Plan Rev D
Concern that the entrance to Park Road is on a bend, rather it should link straight out on to Park Road with a new junction at the existing bend. **Removals of these bends and full junctions would**	The Transport Section acknowledge the proposal for a vehicular entrance to the development from Park Road and state the phasing proposal for the development demonstrates how the access road may be aligned to potentially link with the existing east-west road at Mariners Avenue (to the east of the subject site). The Transport Section note that under the (now expired) Rush Kenure Local Area Plan (LAP) the road from Mariners Avenue was originally envisaged to continue through the subject site and join Park Road to the west of the subject

greatly improve road safety and future proof the plans.	site. While the Rush Kenure LAP has expired, the Transport Section are satisfied the proposed development does not preclude the extension of the existing road at Mariners Avenue as originally envisaged should this be required in the future. Phasing diagrams, illustrating both the current site entrance and internal road layout proposal (Phase 1), as well as the potential future connection of the new east-west street (Phase 2), is shown on drawing 23196-FCC-ZZ-ZZ-DR-A-04004. This drawing is included within the PARTXI/007/24 public display package. Road Safety Audit The Transport Section note a Stage 1 Road Safety Audit has been provided with issues raised addressed.
Water and Drainage Infrastructure matters	
Concern that the surface water runs down the road in a pipe and into an existing culvert; there has been flooding here in the past.	The consultant Civil & Structural Engineers for the project, have followed due diligence with respect to investigating previous flooding events and consulted both the OPW Past Flood Maps and the Fingal County Development Plan 2023-2029 Strategic Flood Risk Assessment and found no record of flooding. The proposed development has followed best practice and mandatory regulations with respect to the provision of the proposed storm water system for the site. In accordance with the Greater Dublin Strategic Drainage Study (GDSDS) the discharge from the site is limited to the equivalent greenfield runoff rate or maximum 2 l/s. Attenuation of storm water is provided for the 100-year return storm with an additional allowance of 20% for climate change, again in accordance with GDSDS. This not only ensures that there is no increased flooding effect, but actually reduces the current potential for flooding. Generally, runoff from the site in an extreme rainfall event would begin to take place once the site soil becomes sufficiently saturated and would increase substantially thereafter. With the current storm system, the runoff would never exceed 2 l/s and rather be managed over a longer period avoiding the substantial runoff (and potential flooding) of the uncontrolled greenfield catchment.

	In addition to the on-site storm system, the proposed new storm sewer on Palmer road transfers the site discharge of 2 l/s directly to the existing 600mm diameter culvert, negating the existing ditch along Palmer Road. This would effectively omit the runoff to the Palmer Road ditch (from the proposal site) and mitigate the proposed sites influence on the potential for this ditch to flood. The FCC Water Services department have reviewed the proposals and noted in their report that they have no objections to the proposed development, subject to no surface water / rainwater is to discharge into the foul water system under any circumstances and the surface water drainage must be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works, Version 6.0, FCC, April 2006.
Parks and Landscape matters	
Concern that there is not enough communal open green space for a development of this size.	The proposed development provides for an approx. total of 1,390 sq.m. Class 2 public open space, delivered in two parcels as follows: • Approx. 700 sq.m. situated in the south-east of the development, adjacent to Block D, and; • Approx. 690 sq.m situated in the north of the development, adjacent to Block A. The public open space provision equates to approx. 15.3% of net developable site area. The public open space provision complies with Table 14.12 'Recommended Quantitative Standards (Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities 2009)' and Objective DMSO52 – Public Space Provision of the Development Plan. In addition to the public open space provision, residents of each of the 4 no. duplex blocks are provided with shared communal amenity space areas. The total provision of shared communal amenity space within the proposed development is approx. 479 sq.m which can be broken down as follows: • Block A – 62 sq.m; • Block B – 45 sq.m; • Block C – 53 sq.m; • Block D – 319 sq.m.

	Based on the proposed dwelling mix in each individual duplex block and the requirements of the Apartment Guidelines, each individual duplex apartment block is provided with a communal amenity space in accordance with the Appendix 1 of the Design Standards for New Apartment Guidelines. A total of 125 sq.m. of communal amenity space is required for the duplex blocks. The proposed provision of 479 sq.m. communal amenity space is significantly above the minimum requirement. Details of the communal amenity space requirements can also be found within the Architectural Report / Design Statement and in the Housing Quality Assessment (HQA) / Schedule of Accommodation document included within the PARTXI/007/24 public display package. The location and extent of the communal amenity spaces are shown on the architectural drawing no. 23196-FCC-ZZ-ZZ-DR-A-04005 – Site Diagrams, included within the PARTXI/007/24 public display package.
Concern that the open space has swales in it so this area should not be counted as open space.	The Compact Settlement Guidelines (2024) allows for the inclusion of Nature-based Urban Drainage and other attenuation areas within the Public Open Space calculations as follows: *'For the purposes of calculating public open space provision, it can include areas used for Nature-based Urban Drainage and other attenuation areas where they form part of an integrated open space network. It would not generally include large retention ponds where they are fenced or separate to the open space network, but may include smaller retention basins that are integrated into and form part of the open space and landscaping scheme. Incidental areas of open space that do not form part of an interconnected network of hard and soft landscaped areas should not be included in the calculation of public open space provision.'* The location and extent of the Class 2 public open spaces are shown on the Site Diagrams architectural drawing no. 23196-FCC-ZZ-ZZ-DR-A-04005. Details of the proposed Bioretention areas are included within the Civil & Structural Engineering drawing package and Services Report: • CL 2407 C03H - Foul & SW Site Layout Plan (1 of 3)

	• CL 2407 C04H - Foul & SW Site Layout Plan (2 of 3) • CL 2407 C09C - SW SUDS Details • Services Report The proposed development provides for an approx. total of 1,390 sq.m. Class 2 public open space, delivered in two parcels as follows: • Approx. 700 sq.m. situated in the south-east of the development, adjacent to Block D, and; • Approx. 690 sq.m situated in the north of the development, adjacent to Block A. The public open space provision equates to approx. 15.3% of net developable site area. The public open space provision complies with Table 14.12 'Recommended Quantitative Standards (Sustainable Residential Developments in Urban Areas, Guidelines for Planning Authorities 2009)' and Objective DMSO52 – Public Space Provision of the Development Plan.
Boundary Treatment concern	
Concern that the proposed boundary treatment along the south-eastern boundary (C1 1800 mm height galvanised steel round bar railing) will not provide sufficient protection for adjoining property and glasshouses. Proposed boundary treatment D (1800 mm height block work wall would offer significantly better protection to adjacent property and would be preferable.	The design and layout of the proposed residential scheme has been carefully developed, taking into account existing site constraints and features including the existing greenhouses of the adjacent property and the existing ditch / trench along the east and south-eastern site boundaries. The proposed boundary treatments are detailed in landscape drawing Fc.13-DR-2002. The current boundary treatment proposal includes a 1800mm height galvanised steel roundbar railing. This boundary treatment would provide adequate protection while minimising any overshadowing impact on the existing adjacent greenhouses structures. In addition to this, the plan includes for utilising the existing ditch / trench along the east and south-eastern site boundaries as a linear underdrained bioswale creating an additional buffer zone between the proposed residential development and the adjacent property. The current boundary treatment proposal between the properties is considered appropriate and sufficient. However, consideration can be given to increasing the boundary height to 2000mm and/or implementing a

	concrete post and timber panel boundary treatment adjacent to the greenhouses. FCC will commit to engage with the adjacent property owner prior to finalising the boundary treatment to the east on site.

APPENDIX C:

Fingal County Council - Planning & Strategic Infrastructure Department Preliminary Planning Report (21/11/2024)

PARTXI/007/24

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FINGAL COUNTY COUNCIL

10th March 2025

Agenda Item 30

PARTXI/006/24
Proposed housing development at Woodside, Swords, Co. Dublin

Chief Executive Report pursuant to Part XI of the Planning and Development Act 2000 (As amended) and Part 8 of the Local Government Planning and Development Regulations 2001 (As amended)

INTRODUCTION

Part XI of the Planning and Development Act 2000 (As amended) and Part 8 of the Local Government Planning and Development Regulations 2001 (As amended) outlines the requirements in respect of certain classes of Local Authority Developments.

These regulations apply to the proposed development by Fingal County Council, of the construction of a new development of 34 no. residential dwellings, including 24 no. apartments arranged within a four storey high block (9 no. 1-beds, 15 no. 2-beds) and 10 no. two-storey dwelling houses (5 no. semi-detached 3-bed houses, 4 no. terraced 2-bed houses and 1 no. semi-detached 2-bed house). The proposed development also includes for private open space for each residential dwelling in the form of rear gardens, terraces or balconies; communal amenity spaces, public open space, car parking (including accessible spaces and EV charging spaces) and bicycle parking (including bicycle stores), motorcycle parking, hard and soft landscaping, boundary treatments, public lighting, signage, vehicular access from the R106 and pedestrian access from Clifford's Lane, connections to existing services and all ancillary/enabling site development works.

PUBLIC CONSULTATION

Public Notice: In accordance with the procedure pursuant to Part XI of the Local Government Planning & Development Acts 2000-2010 and Part 8 of the Planning & Development Regulations 2001-2013, Public Notice of the Council's intention to renovate, alter, demolish and construct these dwellings was published in the Irish Independent and the Irish Times newspapers on 27th November 2024. Two copies of the Site Notice were erected on site on the same date, on the R106, and at Clifford's Lane.

Prescribed Bodies: The following Prescribed Bodies were notified of and provided with the plans and particulars of the proposal:

- Irish Water

Public Display and Submissions and Observations Period: Plans and particulars of the proposal were made available for inspection from Wednesday 27th December 2024 up to

and including Thursday 02nd of January 2025 on the website http://consult.fingal.ie/en/browse and at two locations, at Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67X8Y2 and at Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15, D15W638

Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, were accepted from Wednesday 27th December 2024 up to Friday 17th January 2025, either online through http://consult.fingal.ie/en/browse or in writing to: Director of Housing and Community, Housing Department, Fingal County Council, Civic Offices, Grove Road, Blanchardstown, Dublin 15.

The notice, plans and particulars describing the nature and extent of the proposed development which were made available for inspection, are included in Table A. The period during which submissions or observations in respect of the proposed development may be made to the Local Authority has expired.

31 submissions and/or observations were received during the statutory timeframe, and they have been considered in the preparation of this report.

This report is being submitted to the Council in accordance with the requirements of Section 179(3) of the Planning and Development Act 2000, as amended which states that a report shall:

(i) Provide a description of the nature and extent of the proposed development and the principal features thereof, including an appropriate plan of the development and appropriate map of the relevant area.

(ii) "Evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation".

(iii) ***"List the persons or bodies who made submissions or observations with respect to the proposed development in accordance with the regulations under Sub-Section 2"***

(iv) ***"Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development will be situated, raised in any such submissions or observations and give the response of the Manager thereto"***

(v) ***"Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with as the case may be"***

REPORT

(i) Provide a description of the nature and extent of the proposed development and the principal features thereof, including an appropriate plan of the development and appropriate map of the relevant area.

Site description:

The proposed development is within a brownfield site on the Malahide Road, at Montgorry, Swords, Co. Dublin. The site A measures 0.57 hectares and is bounded by Clifford's Lane to the east, public open space to the Foxwood Estate to the south, a private house to the west and Malahide Road to the north.

The site is roughly rectangular in shape and is presently occupied by a single cottage, tennis court and some outbuildings. It is proposed to demolish and remove these structures as part of this development, given their central location and size prohibits the development potential of the site. The topography is relatively level across the site, with some falls to Clifford's Lane in the south east corner. There are existing mature trees and hedgerows on site. It is proposed to retain a number of the significant trees along the R106 to the north of the site and also to the east of the site. There is a small section of narrow footpath in front of the existing cottage, while the rest of the road frontage is bounded by an overgrown hedge.

Planning context:

In the Fingal Development Plan 2023 to 2029, the sites are zoned RS – Residential, with a stated objective to 'Provide for residential development and protect and improve residential amenity'.

There is a specific objective to Protect & Preserve Trees, Woodlands and Hedgerows on the site.

The GDA Cycle Network Plan is shown along Malahide Road.

The sites are not within the 'Architectural Conservation Area'.

The development proposal:

- A total of 34 no. dwellings, representing a density of 60 dwellings/hectare for the site, including: • 24 no. apartments arranged within a four storey high block (9 no. 1-beds, 15 no. 2-beds) • 10no. two-storey dwelling houses including 5 no. semi-detached 3-bed houses, 4no. terraced 2-bed houses and 1no. semi-detached 2-bed house.
- A New site access to Swords Road with carriageways designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2013)
- Landscaping works including the provision of communal open space of c. 230sq.m, Class 2 Open Space of c. 861sq.m to the east of the site, natural play areas and a new pedestrian connections to the proposed open space from Clifford's Lane;
- A total of 19 no. on-street car parking spaces and 2 no. motorcycle parking spaces
- A total of 120 no. bicycle parking long term and short term spaces, including 17 no. short term visitor spaces and 1 no. external bike store. Secure Parking for bicycles in the front gardens of the mid-terrace dwellings. Bicycle Parking to the gardens of the end of terrace houses. Secure individual bicycle storage lockers within the apartment building.
- Associated site and infrastructural works including the provision of water services, foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems including permeable paving, greens roofs and attenuation basin.
- The proposed application includes for all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.
- The site will be serviced by Irish Water, ESB, EIR, GNI, VM utilities which are all available.
- Public lighting to pavements adjacent to and within the site will be designed and installed to the standards of the Public Lighting Section in Fingal County Council Operations Department.
- Private open space is provided to all houses in the form of back gardens, and apartments in the form of private balconies / terraces.

- Space standards within dwellings and provision of private amenity space meet the requirements stated in Fingal Development Plan 2023-2029, Quality Housing for Sustainable Communities; (DEHLG, 2007) and Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG 2009) and Design Manual for Quality Housing (DoHLGH, 2022).

Architectural Design Statement:

The houses are arranged such that the three-bed houses are located at the end of the terraces, with active frontages to provide passive supervision over the existing open space to the east and west. Two-bed houses are located towards the middle of the terraces. The apartments are a four storey building located to the east of the site, orientated such that apartments face east or west and avoiding any north facing units. 50% of the apartment units are dual aspect. Balconies are staggered so as to maximise daylight penetration. Any area of communal open space is located to the centre of the site, overlooked by both the houses and the apartments. Public open space is located to the east of the site, retaining as many trees as practicable.

As part of the SuDS strategy the street parking spaces shall have a permeable build-up. Swept path analysis has been carried out to confirm that large vehicles (refuse vehicles and fire tenders) can move without issue. An attenuation pond is proposed in the public open space to the east of the site as part of the SuDS strategy for the development.

The front walls of the dwellings are set back from the public footpath to provide a privacy strip.

The end of terrace three-bed houses are provided with private amenity space to the rear which is accessible via a side passage. Bicycle and bin storage shall be provided in the rear gardens.

The two-bed terraced houses are provided with a secure bicycle store and bin space to the front. Private amenity space to the rear is accessed through the houses.

The apartments are provided with a communal bin store attached to the main apartment building. Each apartment is provided with a lockable storage unit in the secure bicycle store. Both the bin and bicycle stores can be accessed directly from the external footpath or from within the central corridor of the building.

The gardens will be separated by post and panel walls at least 1.8m in height. A quality palette of materials is proposed which is in keeping with similar developments in the vicinity i.e. brick cladding and smooth render to external walls, slate roofs and aluclad windows/doors.

The following mix of unit types is included in the proposal:

Houses	
2 bed (4 person) houses:	2
2 bed (4 person) UD houses:	3
3 bed (5 person) houses:	5
Apartments	
1 bed (2 person) apartments:	9
2 bed (4 person) apartments:	7
2 bed (3 person) UD apartments:	8
Total no. of dwellings:	**34**

Please refer to the PARTXI/006/24 Architectural Report prepared by Fingal County Council Architects Department for more details on the Housing Quality Assessment, including space standards, sustainable community proofing, biodiversity, private, communal and public amenity space, parking and bicycle storage provisions, accessibility and age friendly design and other design standards. Please also refer to the Engineering Report by MPA Consulting Engineers for details on the proposed drainage & civil works.

Landscape design:

The overall design aims to incorporate and retain as much of the existing vegetation as possible. Several of the existing larger, quality existing trees will be retained within the open space areas of the scheme.

The site will be accessible for pedestrians from the R106 and from Clifford's Lane. The vehicular entrance is on the northern side of the site off the R106. On the eastern side of the site, an apartment block is proposed; this block will overlook an area of public open space to the west. The public open space allows for the retention of two notable Pine Trees and two semi mature Lime trees. The space will incorporate an informal natural play area and a grassed detention basin for stormwater attenuation. The side slopes of the basin are gentle and the basin will be available as a kickabout and games area outside of extreme rainfall events. The stone filled infiltration pit and detention basin is designed for full attenuation of a 1:100 plus 20% climate change storm event. The public open space will have a pedestrian access off Clifford's Lane; providing good permeability for pedestrians on their way to Swords town centre, schools and bus stops.

The own door dwellings located on the western side of the site have private rear gardens. In the front, each unit will have a small semi-private space which includes a small area of planting and bicycle storage unit. There will be several on street parking bays which will be for general use.

A proposed public path will run adjacent to the R106. A planting strip including proposed new trees will provide good separation between the road and the path and a safer and more enjoyable route for pedestrians. An area of communal open space is located inside the northern boundary of the site.

EIA and AA: An Environmental Impact Assessment (EIA) Screening Report, Ecological Impact Assessment Report and a Screening for Appropriate Assessment (AA) Report were prepared.

The EIA Screening Report concluded that the proposed development would not be likely to have significant negative effects on the environment and allowed Fingal County Council to reach a screening determination that there is no real likelihood of significant effects arising as a result of the proposed development; and, therefore, that environmental impact

assessment and the preparation of an environmental impact assessment report is not required.

Fingal County Council examined, analysed and evaluated the content of the proposed housing development at Woodside, Swords, Co. Dublin, including the information and assessments presented in the AA Screening Statement prepared by CAAS, the Ecological Impact Assessment and Construction Management Plan and are in agreement with the conclusion of the AA Screening Statement with respect to the potential for the proposed project to have a likely significant effect on any the Qualifying Interests of any European sites, in light of their Conservation Objectives.

Fingal County Council have determined that, in light of best scientific knowledge, including in particular the nature of the predicted impacts that may arise from the project, and in the absence of any measures intended to avoid or reduce any harmful effects on European sites, that the project is not likely to have a significant effect on the Qualifying Interests of any European sites in light of their Conservation Objectives, either alone or in combination with other plans or projects.

Details relating to the plans and particulars which were made available for inspection during the Public Consultation Period, are included in **Appendix A.**

(ii) "evaluate whether or not the proposed development would be consistent with the proper planning and sustainable development of the area to which the development relates, having regard to the provisions of the development plan and giving the reasons and the considerations for the evaluation".

An assessment of the proposed development was undertaken at the initiation of procedure pursuant to Part XI of the Planning and Development Acts 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and reviewed in light of the submissions and observations received, to determine if the proposal would be consistent with proper planning and sustainable development of the area to which the development relates.

Please refer to the Preliminary Planning and Strategic Infrastructure Department Report Part XI/006/24 dated 21/11/24 in **Appendix B**

The original Report of 6th November included a number of recommendations.

The Planning and Strategic Infrastructure Department have examined the response to the issues raised in the recommendations and are satisfied the recommendations have been addressed.

The report concluded that the Project has completed all of the requirements of the internal consultation process and the Proposing Department can proceed to place the Project on public display and commence the Public Consultation process.

(iii) "List the persons or bodies who made submissions or observations with respect to the proposed development in accordance with the regulations under Sub-Section 2:

A total of 31 submissions or observations with respect to the proposed development were received during the statutory consultation period. The persons or bodies who made the submissions or observations are:

- Ronan Kelly
- Paddy Lynch
- Unsigned Swords Resident
- Elizabeth & David Glanville
- Carol Doyle
- Susan Graham
- Claire Quaid
- Gerry & Anne McMahon
- Barbara Burke
- Michael Meagher
- Liz Kenny
- Jane Edgeworth
- Susan Graham
- Rita Pangoniene
- Janet Martin
- Siobhan McGuirk
- Eileen Reilly
- Stephen O Chonoráin
- David McCormack
- Geraldine Cronin
- Shirley O'Brien
- Michael & Denise Crowe
- Anne James
- The Coleman Family
- Alex Innes
- Eoin & Andrea Ward
- Dean Mulligan
- Seamount View
- Bernadette Freeney
- Darren Clarke
- The Harrison Family

(iv) "Summarise the issues, with respect to the proper planning and sustainable development of the area in which the proposed development will be situated, raised in any such submissions or observations and give the response of the Manager thereto"

A summary of the Issues Raised in the submissions can be categorised as follows:

1. Parking
2. Site Boundaries / Connection to Foxwoods
3. Tree Protection
4. Biodiversity
5. Traffic Management, Connectivity & Footpaths
6. Climate Action / Renewable Energy
7. Heights, Overshadowing & Overlooking, Visualisations
8. Drainage / Utility Connections
9. Public Lighting
10. Open Space Provision
11. Development Plan Zoning & Community Infrastructure
12. Allocation of Units

1. Parking Provision

Concern regarding impact on surrounding areas due to under provision.

In many submissions, issue is tied to concern with possible pedestrian connection from the site to Foxwood.

CE's response:

In terms of car parking, the proposed development is located within 500m of a proposed metro station, and circa 1.2km to the proposed Swords to City Centre Bus Connects Core Bus Corridor which would place it in 'zone 1'. The maximum car parking permitted under the current Fingal Development Plan in 'zone 1' for 1&2-bed units is 0.5 spaces, and for 3-bed units is 1 space, which equates to 19.5 spaces. 19 car parking spaces are proposed in total for the scheme with two motorcycle spaces also provided for. The report received from the Transportation Planning Section notes that the proposed carparking aligns with the standards of the Fingal Development Plan and the 'Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities'.

Regarding possible pedestrian connection, see below under point 2.

2. Site Boundaries and Connection to Foxwood Green

Concerns regarding open boundary and connectivity between Foxwood Green and Woodside site, with security & anti-social behaviour concerns, and overspill parking.

CE's response:

A significant number of submissions commented on the lack of a boundary between Foxwoods and the proposed development site, citing child security and anti-social behaviour concerns.

A solid wall is proposed to the rear of the houses backing on to the open space, while a 1.8m high railing is proposed to the south east boundary of the site with the green. No connections are shown in the drawings or opening up of the green space at Foxwoods.

The internal FCC Transport Department suggested a possible connection and the Architectural Report stated "There is potential for a connection to the open space associated with Foxwood's and the public open space proposed at the east of the site."

In light of the submissions, a connection to Foxwoods Green Area will not be provided as part of this development.

The existing hedge on Foxwood side is to be retained and will not be disrupted as part of the development.

3. Tree Protection

Concerns regarding adequate protection of trees on site.

CE's response:

There is a specific Planning Objective for the site to Protect & Preserve Trees, Woodlands and Hedgerows.

An arboricultural report has been prepared by Charles McCorkell Arboricultural Consultancy which has assessed the trees on site, and made recommendations for trees to be retained. The Arborist has been involved in the design development of the proposal and set back distances and tree protection methods have been reviewed as part of the design proposal.

The overall design aims to incorporate and retain as much of the existing vegetation as possible. Several of the larger and better quality existing trees will be retained within the open space areas of the scheme.

The footpath has been carefully designed to step behind the existing trees along the Malahide Road to allow for their retention.

The Parks and Green Infrastructure Section have reviewed the proposed development and note the Tree Survey and Constraints Plan, and Arboricultural Report dated October 2024 is acceptable in principle.

It was recommended that prior to the commencement of works on site, a site meeting shall be held with the site arborist and the Parks and Green Infrastructure

Division to agree on Tree Protection and programme of tree works including site supervision.

4. Biodiversity

Queries were raised regarding wildlife protection measures and biodiversity, particularly along existing hedgerows.

CE's response:

An Ecological Impact Assessment Report was prepared as part of this planning documentation which included an assessment of flora and fauna on site and proposed mitigation measures. The report concludes that *"with the application of tailored mitigation measures… there will be no residual effects for bats, birds or habitats."*

Refer to response no.3 in relation to protection and retention of trees & hedges.

In addition, a green roof has been proposed to the apartment building.

5. Traffic Management, Connectivity & Footpaths

Ensure the impact of the R132 connectivity project have been taken into consideration for this plan. Queries regarding pedestrian safety, footpaths, and requirement for traffic impact assessment.

CE's response:

The transport planning section have reviewed the proposal and made the below comments:

"The upgrade of the Swords-Malahide Road (R106) is included as a 'Road Proposal' in the FDP Map Sheet 8, and is included in 'Table 6.3: Transportation Schemes' where it is named as the 'R106 Malahide–Swords Road Upgrade'. The GDA Cycle Network Plan also includes a 'primary radial' cycle route along the Malahide Road.

The Transportation Planning Section, considers that the 'absolute minimum' overall

dimension required for a future upgraded road reservation at this location, i.e. retrofitting in an urban area with 50km speed limit, is 14.3m, and in this particular case, given that there is a relatively large verge/open space on the opposite side of the road, we would accept that the proposed development should only need to demonstrate that there is a minimum 4m (i.e. for a future 2m footpath plus 2m cycle track) undeveloped reservation measured from the existing adjacent road carriageway edge, which has been demonstrated on the site layout plan."

The report notes that *"The transportation Planning Section has generally no objection to the proposed road layout" and "The proposed development is below the threshold for triggering the requirement for a Traffic Impact Assessment."*

A Road Safety Audit will be prepared during the detailed design of the scheme prior to construction as agreed with Planning and Strategic Infrastructure.

6. Climate Action and Renewable Energy Provision

Clarify the proposal, one submission raised unspecified shortcomings.

CE's response:

A Climate Action Energy Statement and Life Cycle Analysis Report have been prepared in support of the proposal.

Part L of the Building Regulations encourages the use of renewable energy sources to meet a portion of a building's energy demand (20%). This can include the installation of solar panels, heat pumps, biomass boilers, and other sources onsite or nearby, the design and specification of which will be developed further at Detail Design Stage.

The current proposal is for Exhaust Air Heat pumps within the apartments, and Air-to-Water Heat pumps for the houses. These proposals will be developed further at Detail Design Stage. Solar Panels will be considered for the communal / landlord areas within the apartment building.

7. Heights, Overshadowing & Overlooking

Issues raised with proposed four storey apartment block, and proximity of houses on western boundary.

CE's response:

The development proposes 2 storey houses to the west of the site, arranged in short terraces with pitched roofs to create a village character. The houses on to the west step down the height of the proposal adjacent to existing houses in the area.

A four-storey apartment block is proposed to the east of the site. The apartment block is more than 37m from the nearest dwellings to the east and north-east, 47m to the north, and greater than 50m from Foxwoods to the south.

The apartment building is arranged north-south. This avoids any north facing apartments, providing east or west aspect, and minimises the presentation along the road. The east-west aspect means the apartments do not directly overlook either Foxwoods to the south or the houses to the north of Malahide Road. This arrangement also allows for the retaining as many existing mature trees on site as possible, which screens the existing houses to the east and north-east.

Regarding the houses to the western boundary, particularly the terrace of four houses, the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities note when considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows above ground floor level at the rear or side of houses, duplex units and apartment units, shall be maintained.

Separation distances below 16m may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable

privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.

The proposed houses are 15.35m to 15.85m from the existing one storey house at the closest points and the existing dwelling opposing gable has no windows therefore the proposal meets these requirements.

The existing significant hedgerow along the western boundary is proposed to be protected and retained.

A Daylight Sunlight & overshadowing report has been prepared by 3D Design Bureau in support of the application.
A specific query was raised in regards to the cottage the south-east corner of Clifford's Lane and Malahide Road.
The report concludes that none of the surrounding properties are considered likely to be significantly affected, and no further assessment is required.

A Full set of elevations and a number of 3D views were provided as part of the planning submission package in order to assess the visual impact of the proposed development.

8. Drainage & Utility Connections

Concerns raised due to ponding issues on Clifford's Lane and queries regarding power capacity.

CE's response:

The FCC Water Services division have reviewed the proposal and noted in their report they have no objection in relation to surface water drainage, subject to no surface water / rainwater discharging into the foul water system, and compliance of the proposal with the Greater Dublin Regional Code of Practice for Drainage Works.

The surface water drainage proposal contains a number of SUDS features and the discharge into the public system is controlled to the greenfield (i.e. undeveloped) runoff rate. There is no overland flow from the site being discharged into the lane which could contribute to ponding on the Lane.

A detention basin has been provided to the east of the site. The side slopes of the basin are gentle and the basin will be available as a kickabout and games area outside of extreme rainfall 1 in 100y ear storm events and will drain in 24hrs when this occurs.
The stone filled infiltration pit and detention basin is designed for full attenuation of a 1:100 plus 20% climate change storm event.

A Pre-Connection Enquiry was submitted to Uisce Eireann during the design process. Uisce Eireann noted the following:

- Water Connection - Feasible without infrastructure upgrade by Irish Water
- Wastewater Connection - Feasible without infrastructure upgrade by Irish Water

An allowance has been made for an ESB substation on site if required as part of the planning documentation. This will be confirmed during the detailed design of the proposal.

9. Public Lighting

Consideration of height of lighting to open space to east of site. Issues with existing street lights.

CE's response:

Street lighting is important to outdoor spaces to ensure that these spaces are safe and secure at all times of day. Public lighting within the site will be designed and installed to the standards of the Public Lighting Section of Fingal County Council

Operations Department. Care will be taken to ensure lighting does not direct onto existing residents.

Works outside the site boundary are outside the scope of this project.

Any proposed rearrangement of street lighting on the surrounding roads will need to be taken account as part of any future upgrade of the Swords-Malahide Road (R106).

10. Open Space Provision

Enhance usability and connectivity by consolidating public open space

CE's response:

The site contains an area of public open space to the east side of the site. The area of circa 1100sq.m. equates to 19% of the overall site area which is in excess of the 15% minimum requirement in Table 14.12 of FDP 2023-2029.

861m2 of Public Open Space is Required to be provided, while 111m2 is being provided on the eastern side of the site, an overprovision of 250m2 or nearly 30%.

This will be an asset and amenity space not just of residents of the development but for the wider community that has not been available to date due to its previous use as a private garden.

The site contains an area of communal open space to the centre of the site. This is accessible to all residents and is not connected to the main public open space on the site. An Area of 230m2 is required and 237m2 has been provided. This is split between a large area of approximately 200m2 and a smaller area to the north of the apartment block of approx. 37m2, allowing for a variation of the uses of these areas.

11. Zoning, Community Infrastructure Provision

One Submission questioned principle of compliance with zoning, while another mentioned lack of community infrastructure.

CE's response:

The preliminary planning report has considered the proposal under the heading "Zoning of Site & Principle of development" and stated the following:

"The proposed scheme is located on lands zoned under Objective 'RS- Residential',

with an objective to "Provide for residential development and protect and improve residential amenity.'

The vision is to "Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity".

"The proposed development for 34 residential units on this brownfield underutilised site is considered acceptable and appropriate within this zoning. "

With regards to community infrastructure, The Architects Report considered the proposal under the heading *"Sustainable Community Proofing"* and noted the below:

"The site is on the outskirts of Swords with a large variety of education, shopping, entertainment, sports, employment and transport facilities within the generally accepted 400-800m (5-10 minute walk) 'pedshed' - a suitable distance from which residents should be able to access local services and convenience shopping.

Given its proximity to a variety of retail, educational, recreational, and healthcare facilities located close-by and to public transport, the development of the site for social housing would contribute to the creation of sustainable mixed communities in accordance with national and local statutory planning policy and raises no concerns as to sustainable community proofing."

12. Allocation of Units

Query on tenure and allocation of units.

CE's response:

The proposal is for a social housing scheme. Allocations will be made on the basis of the housing waiting lists for the area. The exact mix will be confirmed closer to final handover of constructed units. It is not the intention to make units will be available for affordable purchase or cost rental at this time.

(v) "Recommend whether or not the proposed development should be proceeded with as proposed, or as varied or modified as recommended in the report, or should not be proceeded with as the case may be"

The proposing department have reviewed the submissions and observations, and are of the opinion that the matters raised have been addressed adequately in the proposed design.

No recommendations or alterations to the proposal design arise from the representations received as outlined in Section 179 of the Planning & Development Act.

It is recommended that the Council proceeds with the proposed development as described in the plans and particulars contained and listed in Appendix A and subject to the recommendations contained within the Planning and Strategic Infrastructure Department Report included in Appendix B and the undertakings detailed in this report.

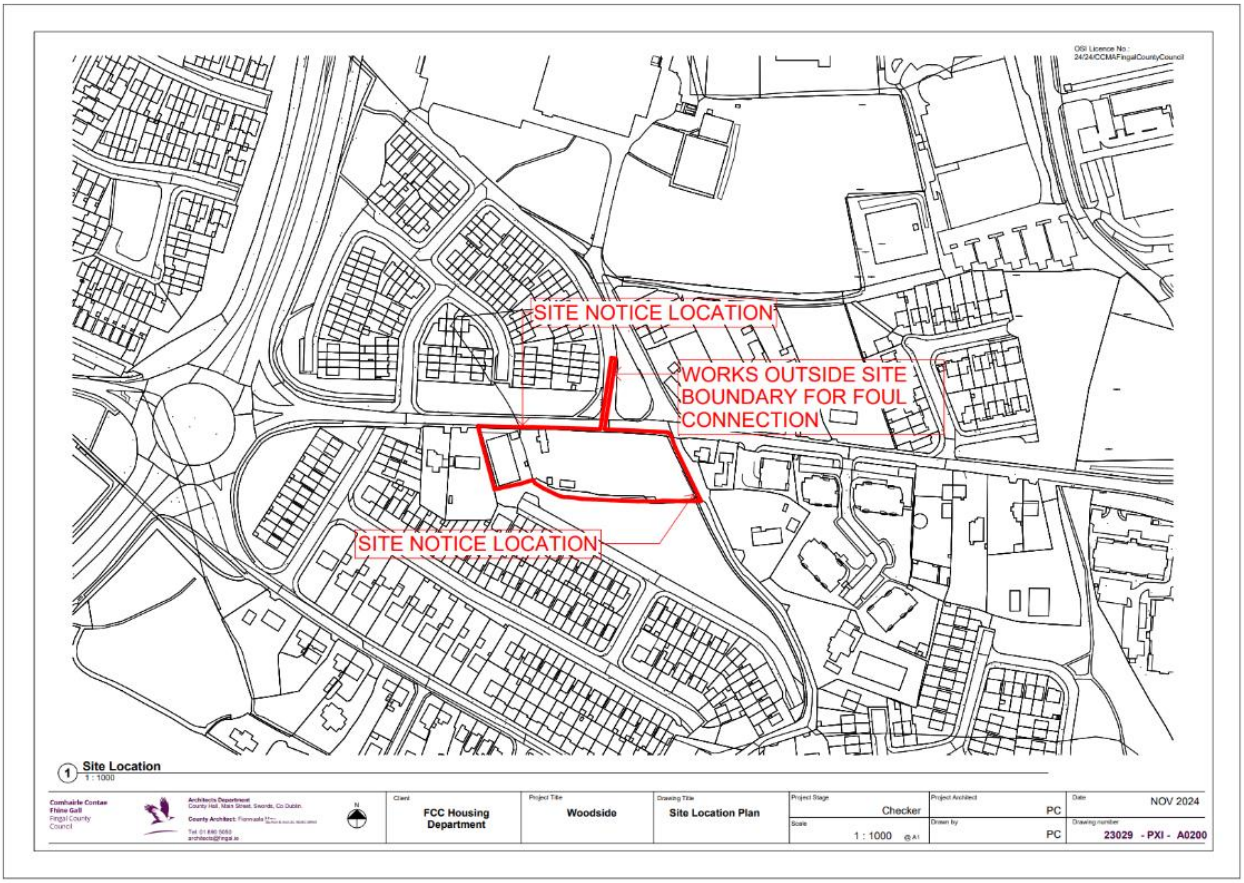
APPENDIX A:

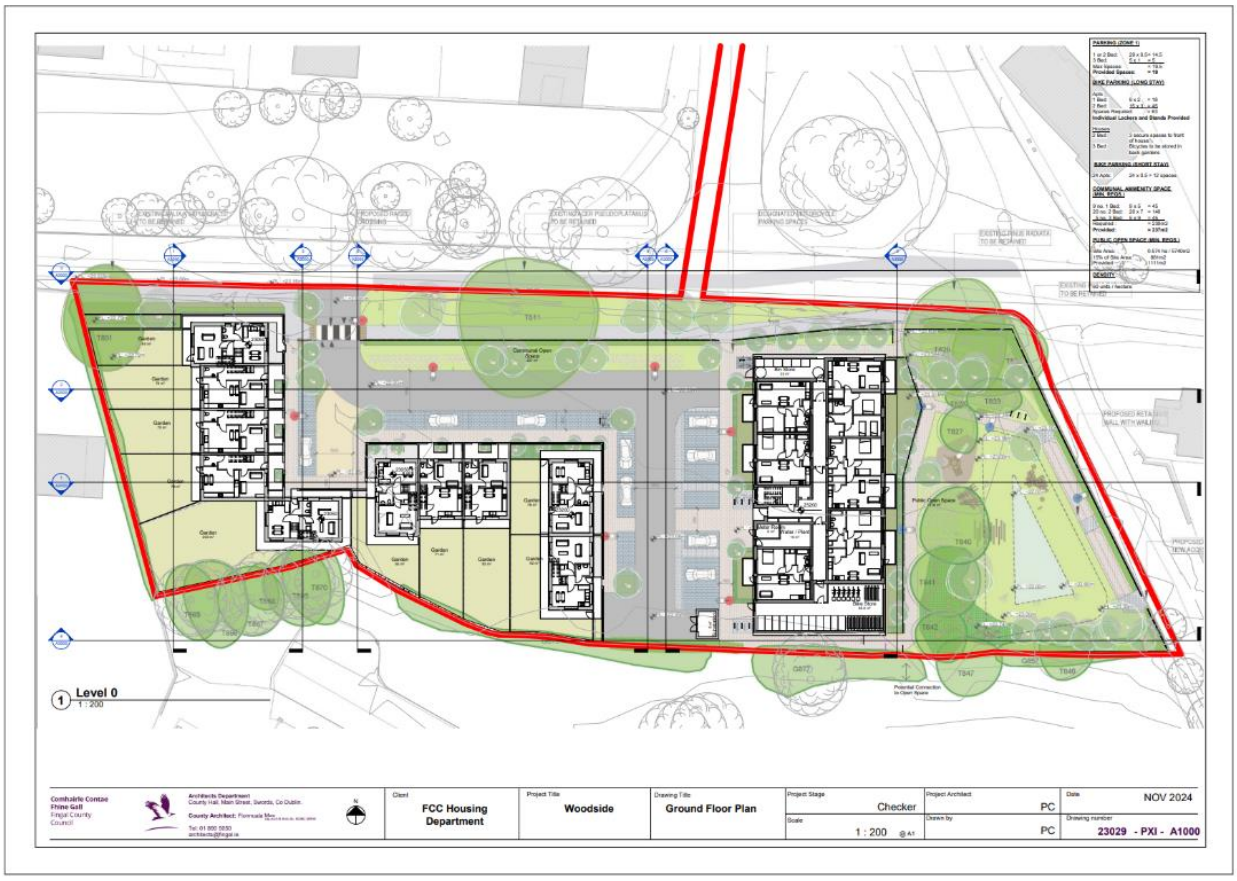
The Notice of the Proposed Development and the Plans and Particulars describing the nature, extent and principal features thereof, was made available for inspection during Public Consultation. This included:

List of Documents for Inspection		
No	Title	Reference
	Preliminary Planning Report	Part XI/006/24
00	Notice of Proposed Development	
	Newspaper Notice	
	Site Notice	
01	Architectural	
	Existing Site Plan	23029-PXI-A0001
	Demolition & Removal Plan	23029-PXI-A0100
	Site Location Plan	23029-PXI-A0200
	Site Location Plan – OS Map	23029-PXI-A0201
	Site Layout Plan	23029-PXI-A0210
	Ground Floor Plan	23029-PXI-A1000
	First Floor Plan	23029-PXI-A1001
	Second Floor Plan	23029-PXI-A1002
	Third Floor Plan	23029-PXI-A1003
	Fourth Floor Plan	23029-PXI-A1004
	Site Sections	23029-PXI-A2000
	Site Elevations	23029-PXI-A3000
	3D Views	23029-PXI-A3100
	Diagrams	23029-PXI-A3500
	Plans – Apartments Sheet 01	23029-PXI-A4000
	Plans – Apartments Sheet 02	23029-PXI-A4001
	Plans – Apartments Sheet 03	23029-PXI-A4002
	Plans – Apartment Types	23029-PXI-A4100
	Sections – Apartments	23029-PXI-A4200
	Elevations – Apartments	23029-PXI-A4300
	2 Bed 4 Person UD House	23029-PXI-A5000
	3 Bed House Type 00	23029-PXI-A5100
	3 Bed House Type 01	23029-PXI-A5101
	2 Bed 4 Person House	23029-PXI-A5200
	Woodside Architectural Report	

	Woodside Life Cycle Analysis Report	
02	**Civil & Structural Engineering**	
	Uisce Eireann Confirmation of Feasibility	
	Proposed Site Layout	231047/C/100
	Proposed Sightlines & Entrance Details	231047/C/101
	Proposed Swepth Path Analysis	231047/C/102
	Proposed Wastewater & Watermain Layout	231047/C/110
	Proposed Storm Water & SUDs Layout	231047/C/111
	Proposed Wastewater Longitudinal Sections	231047/C/210
	Proposed Storm Water Longitudinal Sections	231047/C/211
	Proposed Road Longitudinal & Cross Sections	231047/C/212
	Proposed Detail Sheet 1 of 2	231047/C/300
	Proposed Detail Sheet 2 of 2	231047/C/301
	Engineering Services Design Report	231047-ESDR
	Resource and Waste Management Plan	231047-TN01-RWMP
	Construction Management Plan	231047-CMP
	Irish Water Confirmation of Feasibility	
03	**Landscape**	
	Landscape Plan	23FG10-DR-0200
	Landscape Plan with Utilities & Services	23FG10-DR-0201
	Landscape Section	23FG10-DR-0401
	Landscape Boundary Treatments 1 of 2	23FG10-DR-0402
	Landscape Boundary Treatments 2 of 2	23FG10-DR-0403
	Landscape Report	
04	**Mechanical & Electrical Engineering**	
	Woodside Climate Action Energy Statement & Sustainability Report	2640
	Woodside Pl1 Site Lighting	2640
	Woddside Public Lighting Design Report	2640
05	**Screening Reports**	
	Appropriate Assessment Screening Report	(AASR)
	Environmental Impact Assessment Screening Report	(EIASR)
	Ecological Impact Assessment Screening Report	(EcIASR)
	Appropriate Assessment (AA) Screening Determination	
	Alterations confirmation AASR EcIA.Woodside.Nov 24	
	Environmental Impact Assessment (EIA) Screening Determination	

	CE Order.PartXI.006.24.EIA	
	CE Order.PartXI.006.24.AA	
06	Other Reports	
	Arboricultural Report	231009-PD-11
	Tree Protection Plan	231009-P-12
	Tree Removals Plan	231009-P-11
	Tree Survey Plan	231009-P-10
	Archaeological Impact Assessment (AIA)	AIA 24E0374
	Daylight And Sunlight Assessment Report	24148_Res Dev Swords, Co. Dublin_RevA_LR
	Woodside Operations Waste Management Plan	237501.0677 WMR01
	Woodside WSA sizing V1.1	




1 Level 0
1 : 200
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Tel: 01 890 5890
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Client
FCC Housing Department
Project Title
Woodside
Drawing Title
Ground Floor Plan
Project Stage
Checker
Project Architect
PC
Date
NOV 2024
Scale
1 : 200 @ A1
Drawn by
PC
Drawing number
23029 - PXI - A1000


3 Elevation_North
1 : 200
4 Elevation_South
1 : 200
1 Elevation_West
1 : 200
2 Elevation_East
1 : 200
5 Elevation_West Internal
1 : 200
Comhairle Contae Fhine Gall
Fingal County Council
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County Hall, Main Street, Swords, Co Dublin.
Client
FCC Housing Department
Project Title
Woodside
Drawing Title
Site Elevations
Project Stage
Checker
Project Architect
PC
Date
NOV 2024
Scale
1 : 200 @ A1
Drawn by
PC
Drawing number
23029 - PXI - A3000

APPENDIX B:

Fingal County Council – Preliminary Planning & Strategic Infrastructure Department Report (21/11/2024)

PartXI/006/24

FINGAL COUNTY COUNCIL

PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT PRELIMINARY PLANNING REPORT

Register Reference:	PartXI-006-24
Proposed development:	Development of 24 no. Apartments, 10 Houses & associated site works at Woodside, Swords, Co. Dublin.
Location:	Woodside, Swords, Co. Dublin
Proposing department:	Architect Department
Application type:	Section 179A of the Planning and Development Act 2000, as amended

Nature of Development

The Architect's Department is the proposing department for a development by Fingal County Council of 34 dwellings, 24 apartments and 10 houses at Woodside, Swords.

Site Location

The subject site is located on the southern side of the Malahide Road, R106 at Montgorry, Swords, Co. Dublin. The site which has a site area of 0.57Ha is bounded by Clifford's Lane to the east, public open space to the Foxwood Estate to the south, a private house to the west and Malahide Road to the north.

The subject brownfield site, which is rectangular in shape, is currently occupied by a cottage, tennis court and some outbuildings. The topography of the site is relatively level with some falls to Clifford's Lane in the southeast corner. There is a small section of narrow footpath to the front of the existing cottage while the remainder of the road frontage is bound by overgrown hedging.

Proposed Development

The proposed development consists of the following:

▪ A total of 34 no. dwellings, representing a density of 60 dwellings/hectare for the site, including:

- 24 no. apartments arranged within a four-storey high block (9 no. 1-beds, 15 no. 2-beds)
- 10no. two-storey dwelling houses including 5 no. semi-detached 3-bed houses, 4no. terraced 2-bed houses and 1no. semi-detached 2-bed house.

▪ A New site access to Swords Road with carriageways designed to the standards as set out in Design Manual for Urban Roads and Streets (DMURS 2013)
▪ Landscaping works including the provision of communal open space of c. 230sq.m, Class 2 Open Space of c. 861sq.m to the east of the site, natural play areas and a new pedestrian connections to the proposed open space from Clifford's Lane;
▪ A total of 19 no. on-street car parking spaces and 2 no. motorcycle parking spaces
▪ A total of 120 no. bicycle parking long term and short term spaces, including 17 no. short term visitor spaces and 1 no. external bike store. Secure Parking for bicycles in the front gardens of the mid-terrace dwellings. Bicycle Parking to the gardens of the end of terrace houses. Secure individual bicycle storage lockers within the apartment building.
▪ Associated site and infrastructural works including the provision of water services, foul and surface water drainage and associated connections, Sustainable Urban Drainage Systems including permeable paving, greens roofs and attenuation basin.
▪ The proposed application includes for all site enabling and development works, landscaping works, plant, PV panels, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.
▪ The site will be serviced by Irish Water, ESB, EIR, GNI, VM utilities which are all available.
▪ Public lighting to pavements adjacent to and within the site will be designed and installed to the standards of the Public Lighting Section in Fingal County Council Operations Department.
▪ Private open space is provided to all houses in the form of back gardens, and apartments in the form of private balconies / terraces.
▪ Space standards within dwellings and provision of private amenity space meet the requirements stated in Fingal Development Plan 2023-2029, Quality Housing for Sustainable Communities; (DEHLG, 2007) and Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (DEHLG 2009) and Design Manual for Quality Housing (DoHLGH, 2022).

Planning History
No relevant planning history associated with site.

Pre-Application Consultations
Pre application discussions were undertaken with the Architects department in January 2024.

Department Reports
Transportation- Proposal generally acceptable with some recommendations provided for the proposal.

Environment (Waste Enforcement & Regulation)- Recommendation to prepare a Construction and Demolition Resource Waste Management Plan.

Parks & Green Infrastructure– Recommend an onsite meeting prior to works on site between the arborist and Parks division to agree on tree protection and programme of works. In addition, a final detailed landscape plan shall be agreed with the Parks & Green Infrastructure division.

Water services – No objection in relation to surface water drainage and flood risk.

Archaeologist- No objections, given the results of the desktop assessment and test-excavation which concluded that the potential impact of the proposed development on potential buried archaeological sites and features is low.

Relevant Guidelines & Policies
Section 28 Guidelines

Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2023).

Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities, (2024).

Fingal Development Plan 2023-2029
Zoning Objective
The subject site is located within land-use zoning objective RS, 'Residential' in the Fingal Development Plan 2023-2029, the objective of which seeks to '*Provide for residential development and protect and improve residential amenity. '*
The vision is to "*Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity".*

-The application site is located within Noise Zone D associated with Dublin Airport.
-There is a specific objective to Protect & Preserve Trees, Woodlands and Hedgerows on the site.
-The GDA Cycle Network Plan is shown along Malahide Road.

Objective SPQHO42 – Development of Underutilised Infill, Corner and Backland Sites Encourage and promote the development of underutilised infill, corner and backland sites in existing residential areas subject to the character of the area and environment being protected.

Section 14.5 Consolidation of the Built Form: Design Parameters

Table 14.4: Infill Development

Infill Development Infill Development presents unique opportunities to provide bespoke architectural solutions to gap sites and plays a key role in achieving sustainable consolidation and enhancing public realms. Proposals for infill development will be required at a minimum to:

- Provide a high-quality design response to the context of the infill site, taking cognisance of architectural form, site coverage, building heights, building line, grain, and plot width.
- Examine and address within the overall design response issues in relation to over-bearance, overlooking and overshadowing.
- Respect and compliment the character of the surrounding area having due regard to the prevailing scale, mass, and architectural form of buildings in the immediate vicinity of the site.
- Provide a positive contribution to the streetscape including active frontage, ensuring that the impacts of ancillary services such as waste management, parking and services are minimised.
- Promote active street frontages having regard to the design and relationship between the public realm and shopfronts of adjacent properties.

Policy CSP27 – Key Sites for Regeneration

Support objectives to achieve a minimum of 30% of housing in the Key Town of Swords by way of compact growth through the identification of key sites for regeneration.

Objective SPQHO1 – Sustainable Communities

Ensure that proposed residential development contributes to the creation of sustainable communities and accords with the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG 2009 (and any superseding document) and companion Urban Design Manual – A Best Practice Guide, DEHLG 2009 and the Design Manual for Urban Roads and Streets (DMURS) (as revised).

Objective SPQHO2 – Key Principles: Support development which enhances the quality of the built environment, promotes public health, and supports the development of sustainable, resilient communities. In particular development which supports the following key principles will be supported:

- Demonstrates compliance with the Guiding Principles for the creation of healthy and attractive places as set out in Healthy Placemaking, Regional Spatial and Economic Strategy 2019–2031.
- Promotes the development of healthy and attractive places to live, work, socialise and recreate through the delivery of high-quality public realms and open spaces which encourage physical activity and support wellbeing.
- Is inclusive of all members of society, all genders, non-binary or none, irrespective of age, or levels of mobility.
- Advocates a universal design approach and is socially inclusive.
- Prioritises sustainable active transport modes.
- Encourages the development of car free neighbourhoods and streets, where appropriate.
- Contributes to our climate goals.

Policy SPQHP35 – Quality of Residential Development
Promote a high quality of design and layout in new residential developments at appropriate densities across Fingal, ensuring high-quality living environments for all residents in terms of the standard of individual dwelling units and the overall layout and appearance of developments. Residential developments must accord with the standards set out in the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, DEHLG 2009 and the accompanying Urban Design Manual – A Best Practice Guide and the Sustainable Urban Housing; Design Standards for New Apartments (DHLGH as updated 2020) and the policies and objectives contained within the Urban Development and Building Heights Guidelines (December, 2018). Developments should be consistent with standards outlined in Chapter 14 Development Management Standards

Objective DMSO20 – Schedule of Accommodation
All planning applications for residential development shall be accompanied by a Schedule of Accommodation to demonstrate compliance with housing and apartment standards.

Objective DMSO24 – Apartment Development
All applications for apartment development are required to comply with the Specific Planning Policy Requirements (SPPRs), the standards set out under Appendix 1 and general contents of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2020 (or updated guidance as may be in place at the time of lodgement of the planning application).

Objective DMSO52 - Public Open Space Provision
Public open space shall be provided in accordance with Table 14.12.

- Objective SPQHO5 – Universal Design Approach
- Objective SPQHO9 – New residential development
- Objective SPQHO11 – Fingal Settlement Strategy
- Objective SPQH022- Accessible Housing
- Policy SPQHP35 – Quality of Residential Development
- Objective SPQHO30 – Variety of Housing Types
- Objective SPQHO32 – New Residential Development and Energy Efficiency

- Policy SPQHP35 – Private and Semi-Private Open Space
- Policy SPQHP36 – Open Space Hierarchy
- Objective SPQHO34 – Private Open Space
- Objective DMSO5 – Design Statement
- Objective DMS019 – New Residential Development
- Objective DMSO20 – Schedule of Accommodation
- Objective DMSO21 – Floor Plans for Residential Development
- Objective DMSO22 – Daylight and Sunlight Analysis
- Objective DMSO23 – Separation Distance
- Objective DMS024- Apartment Development
- Objective DMSO26 – Separation Distance between Side Walls of Units

- Objective DMSO31 – Refuse Storage Areas
- Objective DMSO37 – Age Friendly Housing
- Objective DMSO71 – Overshadowing of Private Open Space
- Objective DMSO72 – Boundary Treatment to Private Open Space

Objective SPQHO6 – Universal Design Approach
Promote and facilitate a Universal Design for all developments.

Objective SPQHO38 – Residential Development at Sustainable Densities
Promote residential development at sustainable densities throughout Fingal in accordance with the Core Strategy, particularly on vacant and/or under-utilised sites having regard to the need to ensure high standards of urban design, architectural quality and integration with the character of the surrounding area.

Table 14.12: Recommended Quantitative Standards (Sustainable Residential Developments and Compact Settlements, Guidelines for Planning Authorities 2024)

Objective DMSO125 – Management of Trees and Hedgerows
Protect, preserve and ensure the effective management of trees and groups of trees and hedgerows.

Objective DMSO126 – Protection of Trees and Hedgerows during Development
Ensure during the course of development, trees and hedgerows that are conditioned for retention are fully protected in accordance with BS5837 2012 Trees in relation to the

Design, Demolition and Construction – Recommendations or as may be updated and are monitored by the appointed arboriculture consultant.

Objective DMSO128 – Demarcation of Townland Boundaries
Ensure trees, hedgerows and other features which demarcate townland boundaries are preserved and incorporated where appropriate into the design of developments.

Objective DMSO172 – Protection of Historic Townland Boundaries
Avoid detrimental impacts on historic townland boundaries. Should an historic townland boundary or section thereof be impacted a survey and photographic record should be undertaken prior to removal.

Assessment

The proposed scheme has been considered in light of the following issues:

- Zoning of site and principle of development
- Design and layout
- Integration and Impact on the visual amenities of the area
- Water, drainage and Flood risk
- Transportation
- Parks
- Archaeology
- EIAR and AA

Zoning of Site & Principle of development

The proposed scheme is located on lands zoned under Objective 'RS- Residential', with an objective to "*Provide for residential development and protect and improve residential amenity. '*
The vision is to "*Ensure that any new development in existing areas would have a minimal impact on and enhance existing residential amenity".*

The proposed development for 34 residential units on this brownfield underutilised site is considered acceptable and appropriate within this zoning.

Design and Layout

The proposed development of 34 units which include 24 apartments, and 10 houses will replace an existing single cottage with associated outbuildings and tennis court on a site area of 0.57Ha.

The development comprises a four-storey apartment block in the east of the site with the building orientated north-south. Two storey houses are proposed to the west and middle of the site, arranged in short terraces with pitched roofs to create a village character. The

ten houses comprise of three two beds (4 person- Universal design), five three bed (5 person) and two two-bed (4 person).

The following mix of unit types is included in the proposal:
Houses
2 bed (4 person) houses: 2
2 bed (4 person) UD houses: 3
3 bed (5 person) houses: 5

Apartments
1 bed (2 person) apartments: 9
2 bed (4 person) apartments: 7
2 bed (3 person) UD apartments: 8

Total no. of dwellings: 34

Unit Type	Quantity	Percentage %
1 bed	9	26
2 bed	20	59
3 bed	5	15
Total	34	100

A Housing Quality Assessment (HQA) has been prepared which accords with Objective DMS020 of the Fingal Development Plan 2023-2029, and following review of the development against the relevant SPPRs as they relate to the applicants HQA is as follows;

SPPR (Sustainable Residential Development and Compact Settlements, 2024)

SPPR1- Separation Distances
The development meets the minimum separation distances as set out.

SPPR2- Private Open Space
Following review, the houses and apartments proposed meet the minimum floor areas for private amenity space.

SPPR3-Car Parking
The proposed carparking would align with the standard of the Fingal Development Plan 2023-2027 and the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities and is acceptable to the Transportation Section.

SPPR3-Cycle Parking and Storage
The quantity and locations of bicycle parking proposed is in accordance with the Fingal Development Plan Standards and is acceptable.

SPPR (Design Standards for New Apartments, 2023)

SPPR1
The unit mix is acceptable with one and two bed units being proposed.

SPPR2
Not applicable

SPPR3
The proposed apartment units meet the minimum apartment floor areas.

SPPR4
Given that this area is considered an urban location, the applicant shall generally provide a minimum of 50% dual aspect apartments and the scheme provides 50% of the apartments as dual aspect.

SPPR5
This SPPR relates to the requirement to provide a floor to ceiling height of c. 2.7m at ground floor level, which is provided.

SPPR6
This is complied with.

Overall, from assessment of the HQA and corresponding floor plans for both the houses and apartment building, the Planning Authority is reasonably satisfied that the proposed development will provide for an adequate level of residential amenity for any future potential residents.
The proposal complies with Objective DMS019 whereby the required minimum standards are achieved. The proposed have the minimum requirements with regard to private amenity space.
By virtue of the overall floor area, the proposed units would suggest a quality internal amenity space.

Objective SPQH022 of the Fingal Development Plan 2023-2029 recognises the importance of social inclusion and aims to make 30% of social housing should be fully accessible and built with a universal design approach which will mean that the property will be flexible and changed as needed over the course of the occupant's lifetime. In this instance the Architectural Design statement references universal design and age friendly housing with 8 of the apartment units and three of the houses being of universal design which represents over 30% of the proposal.

Integration and impact on the visual and residential amenities of the area
The proposed development will replace an existing vacant single dwelling with associated outbuildings and as such will comply with Objective SPQHO42, whereby the proposed development will encourage the development of an underutilised infill corner site in an established residential area on the outskirts of Swords.
The proposed layout of the 34 units on this infill site is a density of 60 units per hectare which is acceptable at this location adjacent to a range of facilities and public transport.
The proposed finish to the development comprises a palette of simple robust and low maintenance materials including brick and render facades with green roofs to the apartment building and permeable paving to the out of curtilage parking areas. The proposed buildings are set back from the public footpath fronting the site.

The proposed houses in the scheme are dual aspect with some having fenestration on three elevations and twelve of the twenty-four (50%) apartments are dual aspect.
A daylight and sunlight assessment were carried out by 3D Design Bureau as part of the proposal which concluded that no windows serving habitable rooms in the proposed development fall under the criteria for an impact assessment and therefore is unlikely to cause any impact to daylight and sunlight of the surrounding properties. There is a single storey dwelling west of the site and Foxwood housing development south of the site with separation distance of 15m from the dwellings on the west of the proposed development to the side elevation of the adjacent dwelling to the west. The nearest dwelling in Foxwood is 26m to the south with the area of open space serving Foxwood immediately south of the subject site.

The daylighting report has evaluated a number of different scenarios for the site: No trees, winter Trees and summer trees. The apartment building is fully compliant, and all areas meet the requirements in the no trees Scenario.
There is some non-compliance noted in the winter and summer tree scenarios. This is primarily based on the existing mature trees to be retained, both on the site and outside the site boundary in the open space to the south. As there is a specific objective to retain and protect trees on site, there is a balance to be sought between retaining trees, provision of a pleasant, biodiverse public realm, and the daylighting within the apartments.
It is noted that neither the British Standard, European Standard, British Annex to the European Standard nor the BRE Guide set out rigid standards or limits. They are all considered advisory documents. To determine the properties to be included in the impact assessment, the decision chart taken from the BRE Guidelines was followed. All properties within a distance of three times the height of the proposed development, were considered for impact assessment and none of the surrounding properties are considered likely to be affected so no further assessment was required.
The report concluded that the scheme performance from both daylight and sunlight can be deemed favourable.

It is considered given the foregoing; the proposed development would not impact upon the residential amenities of the area nor the visual amenity of the area.

Water and Drainage (including flood risk)
Report received from Water Services note no objection to the proposed development and that no surface water/rainwater is to discharge into the foul water system and the surface water drainage must be in compliance with the Greater Dublin Regional Code of Practice for Drainage Works.

Transportation
The proposed development is located in an urban residential area with a 50km/hr speed limit.
In terms of car parking, the proposed development is located within 500m of a proposed metro station, and circa 1.2km to the proposed Swords to City Centre Bus Connects Core Bus Corridor which would place it in 'zone 1'. The maximum car parking permitted in 'zone 1' for 1&2-bed units is 0.5 spaces, and for 3-bed units is 1 space. 19 car parking spaces are proposed in total for the scheme and two motorcycle spaces also and the report received from Transportation notes that the proposed carparking aligns with the standards of the Fingal Development Plan and the 'Sustainable Residential Development and Compact Settlement Guidelines for Local Authorities',
The submitted engineering proposed site layout drawing indicates that 20% of the on-street/communal carparking spaces would have EV charging, and this aligns with the requirements of Section 14.17.10 of the Fingal Development Plan 2023-2029.

The proposed bicycle parking for the proposed housing units is acceptable with bike lockers proposed to the front of the terraced houses and in the rear gardens of the other dwelling types. In terms of the apartment building, the approach proposed is generally acceptable to the Transportation Planning Section, however a couple of finer details in relation to the proposed storeroom and bike lockers needs to be agreed with prior to development on site.
It is recommended to carry out a Road Safety Audit in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

The upgrade of the Swords-Malahide Road (R106) is included as a 'Road Proposal' in the FDP Map Sheet 8, and is included in 'Table 6.3: Transportation Schemes' where it is named as the 'R106 Malahide–Swords Road Upgrade'. The GDA Cycle Network Plan also includes a 'primary radial' cycle route along the Malahide Road.
The Transportation Planning Section, considers that the 'absolute minimum' overall dimension required for a future upgraded road reservation at this location, i.e. retrofitting in an urban area with 50km speed limit, is 14.3m, and in this particular case, given that there is a relatively large verge/open space on the opposite side of the road, we would accept that the proposed development should only need to demonstrate that there is a minimum 4m (i.e. for a future 2m footpath plus 2m cycle track) undeveloped

reservation measured from the existing adjacent road carriageway edge, which has been demonstrated on the site layout plan.

Parks and Green Infrastructure

The Parks and Green Infrastructure Section have reviewed the proposed development and note the Tree Survey and Constraints Plan drawing no: 231009-P-10 and Tree schedule table no: 231009-PD-10 prepared by Charles McCorkell, dated November 2023 submitted. The Arboricultural Report dated October 2024 is acceptable in principle, however it is recommended that prior to the commencement of works on site, a site meeting shall be held with the site arborist and the Parks and Green Infrastructure Division to agree on Tree Protection and programme of tree works including site supervision.

The Landscape Report, prepared by áit urbanism & landscape along with the detailed drawings: DR-0200 Landscape Plan, DR-0401 Landscape Sections, DR-0402 Boundary Treatments 01, DR-0403 Boundary Treatments 02 are noted, and it is recommended prior to any development taking place, that a final detailed landscape plan is agreed with the P & GI section.

Public open space (19% of the overall site area) is proposed in the eastern side of the site adjacent to Clifford's Lane with accessibility through this space onto Clifford's Lane and up to the proposed communal open space which is a strip along the northern boundary of the site south of the public footpath. The proposed new footpath along the R106 will step into the site to allow for the provision of a future cycle path.

Archaeology

An archaeological Impact Assessment report was prepared and concluded that the potential impact of the proposal on potential buried archaeological sites and features is low and the community archaeologist concurred with same.

EIAR

An Environmental Impact Assessment Screening report has been prepared by CAAS and was reviewed by FCC Ecologist. The proposed development is below the thresholds for mandatory EIA set out in the Planning and Development Regulations 2001, as amended. The Screening Report concludes that the proposed development would not be likely to have significant effects on the environment and that EIA and the preparation of an Environmental Impact Assessment Report is not required.

A determination has been made by Fingal County Council that an EIA is not required.

In making this determination Fingal have taken into consideration the nature and scale of the proposed development, the duration of construction which is likely to generate localised and short-term noise, dust and traffic. Mitigation measures are included in the submitted Construction Management Plan to minimise potential impacts. Other factors taken into consideration during determination was the location of the proposed housing

development in a developed urban location, the nature of the proposed construction works and of the proposed housing development itself, which relate to minor demolition works of the existing house, sheds and tennis courts and construction works that are typical and not unusual in the urban context of the existing environment, the availability of surface water services to serve the proposed housing development that do not require in-stream works and the availability of existing foul sewer connection to Swords WWTP which has been confirmed to have capacity to meet the demands of the proposed housing development by Uisce Eireann.

Fingal County Council therefore accept the conclusions of the EIA Screening Report that the proposed housing development would not be likely to have significant effects on the environment and that the preparation and submission of an environmental impact report is not therefore required.

Appropriate Assessment

An Appropriate Assessment Screening report and Ecological Impact Statement were prepared by CAAS and reviewed by FCC Ecologist.

Fingal County Council have examined, analysed and evaluated the content of the proposed housing development at Woodside, Swords, Co. Dublin, including the information and assessments presented in the AA Screening Statement prepared by CAAS, the Ecological Impact Assessment and Construction Management Plan and are in agreement with the conclusion of the AA Screening Statement with respect to the potential for the proposed project to have a likely significant effect on any the Qualifying Interests of any European sites, in light of their Conservation Objectives.
Fingal County Council have determined that, in light of best scientific knowledge, including in particular the nature of the predicted impacts that may arise from the project, and in the absence of any measures intended to avoid or reduce any harmful effects on European sites, that the project is not likely to have a significant effect on the Qualifying Interests of any European sites in light of their Conservation Objectives, either alone or in combination with other plans or projects.

In reaching this determination, consideration has been given to the small scale of the works occurring largely within an existing residential development site, the distance and lack of direct hydrological links to any Designated Sites, the use of existing surface water and foul water network for the offsite disposal or water and foul and considering the evidence provided within the AA Screening Statement, as well as available bird studies referenced herein, to demonstrate the site or nearby sites are not utilised by SCI that may be significantly affected by the proposal.

RECOMMENDATION

The final design and construction stage of the development should have regard to the issues already highlighted in the report including the following recommendations:

1. The 'Public Lighting Section' of the Council should be consulted to comment on public streetlighting requirements. There appears to be scope to improve the public lighting provision along the public road (R106).
2. The proposed development and in particular the proposed house on the western side of the site shall be a minimum 4m south of the road, measured from the existing adjacent road carriageway edge to provide an undeveloped reservation (for a future 2m wide footpath plus 2m wide cycle track).
3. A Stage 1 Road Safety Audit shall be completed in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.
   Following on from any grant of planning permission, a Stage 2 and a Stage 3 Road Safety Audit should be completed at the relevant stages of development, in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'
4. The Taking in Charge Section shall be consulted, and proposals and details submitted to same.
5. The applicant shall satisfy themselves that the access requirements for firefighting operations is provided as per Building Regulations Technical Guidance Document B Section 5.2, which sets out the access requirements for firefighting operations.
6. The exact details of the proposed bicycle parking provision for the proposed apartments shall be agreed with the Transportation Planning Section.
7. Prior to any development on site, an on-site meeting shall be held with the site arborist and the Parks and Green Infrastructure Division to agree on Tree Protection and programme of tree works including site supervision.
8. A final Landscape Plan shall be agreed with the Parks and Green Infrastructure Division to include details outlined in Parks report.
9. Include a Construction and Demolition Resource Waste Management Plan.

Jennifer Casserly
Planning Officer
6th November 2024

FINGAL COUNTY COUNCIL

PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT PRELIMINARY PLANNING REPORT

Register Reference: PartXI-006-24

Proposed development: Development of 24 no. Apartments, 10 Houses & associated site works at Woodside, Swords, Co. Dublin.

Location: Woodside, Swords, Co. Dublin

Proposing department: Architect Department

Application type: Section 179A of the Planning and Development Act 2000, as amended

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In response to the planning officer's recommendation dated 6th November 2024, the sponsoring department have addressed the recommendations of the planning report as follows:

10. The 'Public Lighting Section' of the Council should be consulted to comment on public streetlighting requirements. There appears to be scope to improve the public lighting provision along the public road (R106).

Response

Public Lighting layout was reviewed by FCC Electrical inspector during the design process and comments were incorporated in the proposed design.

Comment

This is considered acceptable.

11. The proposed development and in particular the proposed house on the western side of the site shall be a minimum 4m south of the road, measured from the existing adjacent road carriageway edge to provide an undeveloped reservation (for a future 2m wide footpath plus 2m wide cycle track).

Response

The Houses on west side of the site were relocated south by approx. 150mm to allow for 4m reservation along the road.

Comment

This is considered acceptable.

12. A Stage 1 Road Safety Audit shall be completed in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

Following on from any grant of planning permission, a Stage 2 and a Stage 3 Road Safety Audit should be completed at the relevant stages of development, in compliance with the TII Publication 'Road Safety Audit GE-STY-01024'.

Response

A Road Safety Audit of the scheme will be carried out during the detailed design of the project.

Comment
This is considered acceptable.

13. The Taking in Charge Section shall be consulted, and proposals and details submitted to same.

Response

The transport planning section was consulted, and the proposed Shared Surface (Road Surface 2) was changed from entrained concrete to asphalt as per their comments and Taking in Charge standards.

Comment
This is considered acceptable.

14. The applicant shall satisfy themselves that the access requirements for firefighting operations is provided as per Building Regulations Technical Guidance Document B Section 5.2, which sets out the access requirements for firefighting operations.

Response

The applicant is satisfied that access requirements are achieved on the site.

Comment
This is considered acceptable.

15. The exact details of the proposed bicycle parking provision for the proposed apartments shall be agreed with the Transportation Planning Section.

Response

The transport planning department was consulted, and the drawings were updated to show layout of bicycle store within apartment building. This was accepted.

Comment

This is considered acceptable.

16. Prior to any development on site, an on-site meeting shall be held with the site arborist and the Parks and Green Infrastructure Division to agree on Tree Protection and programme of tree works including site supervision.

Response

To be confirmed prior to construction.

Comment

This is considered acceptable.

17. A final Landscape Plan shall be agreed with the Parks and Green Infrastructure Division to include details outlined in Parks report.

Response

To be confirmed prior to construction.

Comment

This is considered acceptable.

18. Include a Construction and Demolition Resource Waste Management Plan.

Response

A Construction Management Plan, and Resource Waste Management Plan were included in the planning documentation.

Comment
This is considered acceptable.

The planning and Strategic Infrastructure Department have examined the response to the issues raised in the recommendations and are satisfied the recommendations have been addressed.

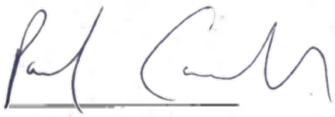
Jennifer Casserly
Planning Officer
20.11.2024

The undersigned agree that this Project has completed all of the requirements of the internal consultation process and the Proposing Department can proceed to place the Project on public display and commence the Public Consultation process.



Carmel Brennan
Project Leader
Senior Architect

21st November 2024
Date



Paul Carroll
Interim Director of Services
Proposing Department

21st November 2024
Date



Colm McCoy
Senior Planner
Planning & Strategic Infrastructure Department

21st November 2024
Date

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 10th MARCH 2025

ITEM NO. 31

STREETSCAPE FUNDING GRANTS

The Town Regeneration Office launched a Streetscape Enhancement Scheme to assist owners or occupiers of commercial and community owned premises to upgrade, enhance and improve the facades of their premises which will make their locations a more attractive place to live, work, visit or do business. The scheme will be funded by Fingal County Council.

Grant funding can be provided up to a maximum of 75% of the projected costs of the improvement works. A maximum ceiling of support of €1,500 applies per property. Retrospective payments will be made once all works are completed and satisfactory evidence of completion of payments has been provided.

The scheme applies to commercial and community owned premises in eligible locations designated as “Major Town Centre” or “Town and District Centre”, “Local Centre” or “Rural Village” in the Fingal County Development Plan 2023 - 2029.

The following grants satisfy the conditions of the scheme, were approved at the **Balbriggan/Rush-Lusk/Swords Area Committee Meeting (Services B - Strategic & General Matters)** on 13 February 2025, and are presented for approval at this meeting:

	Applicant:	**Proposed Grant Amount:**
1	Village Inn (O’Connors), Ballyboughal: (Green Enhancement)	€1,500
2	The Forgotten Laneway Project, Lusk: (Installation of new gates, Painting and Green Enhancement)	€1335.38

3	Ballyboughal Tidy Towns: (Painting and Green Enhancement around the village).	€1,430.40
4	Ballyboughal Community Council: (Painting and Green Enhancement of the exterior of the village hall).	€1,500
5	1 George's Square, Balbriggan: (Painting of exterior of property).	€1,500
6	Hidden Brows, Balbriggan (Steacy Kessie): (Shopfront Repair and Painting of the exterior of the property).	€937.50
7	The Grill House, Swords (Makarem Mazalim): (Painting of the exterior of the property).	€1,500
8	Lusk Tidy Towns: (Green Enhancement of the entrance to St. MacCullin's Community Centre).	€1,432
9	Gerald McGown Solicitors, The Square, Balbriggan: (Painting and Green Enhancement of the exterior of the property).	€1,500
	Total	€12,635.28

Comhairle Contae Fhine Gall
Fingal County Council

Chief Executive's Management Report

10th March 2025
Item No. 32

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Chief Executive's Foreword

Fingal County Council has again been recognised for our projects and initiatives at the LAMA All-Ireland Community and Council Awards, which were held at the Rochestown Park Hotel in Cork on February 22nd. 14 of our projects were short listed and from that, we received a very impressive five awards as well as the coveted Grand Prix award. This is the second year in a row that we were awarded the Grand Prix prize which recognises the most successful council on the night. The five awards were; Best Housing Regeneration and Urban Planning Award for the Portrane Avenue project at St Ita's Hospital, the Biodiversity Improvements at St Ita's wetlands won in the Large Section in the Best Environmental / Ecological Project, Project Eco Core won the award for the Best CSR Project in a Community, The Great Places and Spaces Map, where the Council partnered with Thrive Balbriggan, won the award for the Best Mental Health Initiative and, finally, the award for Best Micro Start-up went to PRM Assist. In further recognition of our work, the Council also received Certificates of Merit for nine projects in categories including Best Green Sustainable Initiative, Most Inclusive Project, Best Trail / Waterways in Ireland and Community Volunteer of the Year which recognised John Coleman from Skerries Cycling Without Age Group. I was very proud to attend the awards ceremony with the Mayor of Fingal, Cllr Brian McDonagh, councillors and colleagues from Fingal County Council. It was a tremendous honour to receive such recognition amidst such prestigious competition and I congratulate our teams involved with the shortlisted and winning entries.

Seachtain na Gaeilge is in full swing and in keeping with the aim of this international Irish Language festival we are encouraging everyone use whatever Irish they have – Bain Triail Aisti. Council events are taking place in County Hall Swords, Local Libraries, Ardgillan Demesne and the Seamus Ennis Centre, with many other events being organised by Irish language groups throughout the County. With support from The Seamus Ennis Arts Centre on Wednesday 12th March in the Atrium County Hall Swords, we present a Seachtain na Gaeilge celebration with Ceol, Craic and Gaeilge from 7pm to 9pm. The entertainment will be provided by four very accomplished musicians: Bernadette Nic Gabhann is from Co. Meath & has travelled the world as a fiddle player, Caitlín Nic Gabhann is a concertina player, performer, teacher, composer and percussive dancer, a former recipient of TG4 Young Musician of the Year, fiddle player Ciarán Ó Maonaigh hails from the Gaoth Dobhair Gaeltacht in Co. Donegal while Seán McElwain is a scholar, educator and award-winning musician. This annual event, which welcomes Irish language enthusiasts from the county to join Fingal staff, is always very popular and audience participation is encouraged so if you would like to join in with a song on the night please do. Other events planned include music by Antaine Ó Faracháin and Nollaig Mac Carthaigh in Malahide Library on 12 March at 6.30pm - 7.30pm and a Pop Up Gaeltacht in the Seamus Ennis Centre on March 20 at 6pm followed by a singing session. I am very pleased that Six Fingal Staff members are involved with An Chomhairle Chraiceáilte, a project which was showcased on March 4th in City Hall at Féile na bhFéidearthachtaí aimed at greatly increasing the number of opportunities for the public to use the Irish language. In January we hosted Oíche Líonraithe Gaeilge – an Irish Language Networking event in County Hall. The Gaeltacht Scholarship scheme announced on the night proved hugely popular with almost 400 applications and the 10 successful applicants have been informed and have been invited to attend our Seachtain na Gaeilge celebration in County Hall on March 12th. As we enjoy the events that Seachtain na Gaeilge has to offer, it is worth remembering this reminder from Bernie Kelly, Irish Language Officer, "a language lives by being spoken – Beatha Teanga í a Labhairt!"

As soon as March approaches, the excitement begins to build for our highly anticipated St. Patrick's Day Parades. This year, there will be seven vibrant local family-friendly parades for people to come together and celebrate Ireland's patron saint's day by painting Fingal green! It is hoped that attendance will exceed 100,000 this year so I encourage all of you to go to your local parade and soak up the jovial atmosphere and celebrate the day. Information on the parades can be found here. In addition to the parades, our local libraries and community spaces are hosting an exciting lineup of St. Patrick's week activities. You'll find arts and crafts workshops, traditional Irish music, sing-alongs, quizzes, and more, perfect for all ages. Find out more here: https://www.fingal.ie/spring-fingal-libraries-2025 However you choose to celebrate, I wish you all a very Happy and fun filled St. Patrick's Day.

Best wishes,

AnnMarie Farrelly
Chief Executive

PEOPLE, CORPORATE AND DIGITAL SERVICES

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Customer Services
CRM
Communications
Building Facilities

People Services

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Recruitment Programme 2025	
Total Recruitment Campaigns	41
Interviews Held to date	240
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Number of Current Job Offers	76

Learning & Development Update

Learning & Development	Year to date
Number of courses	54
Number of Attendees	499
Number of Training Days	473

Courses will be delivered in the areas of Eco Driving Training, Ignite Staff Development Programme, Managing Aggressive Behaviour (School Wardens) and many more.

Wellbeing Update

The Wellbeing Team continues to support and deliver impactful wellbeing initiatives for all staff members across the organisation. These initiatives are designed to enhance employee health and satisfaction, focusing on four core pillars of the Wellbeing Strategy:

- Mental Wellbeing
- Physical Wellbeing
- Social Wellbeing
- Financial Wellbeing

HSU – Health & Safety Unit

The month of February 2025 saw 1 interaction with the HAS. The HSU continued through February with 69 site safety audits and inspections, 24 incident investigations and 45 VDU assessments to date. Assistance was given to the Training Section where Abrasive Wheel training was completely reviewed with new battery-operated cutting / grinding portable equipment introduced, course content and presentation of Abrasive Wheels training reviewed, and specific training rolled out to Operational and Water Services staff. The HSU continued their collaboration with Uisce Eireann on resolving safety issues raised by Fingal staff working for that organisation. The HSU reviewed the HSA's short guide on occupational health surveillance and edited an article for The Raven magazine

Customer Services

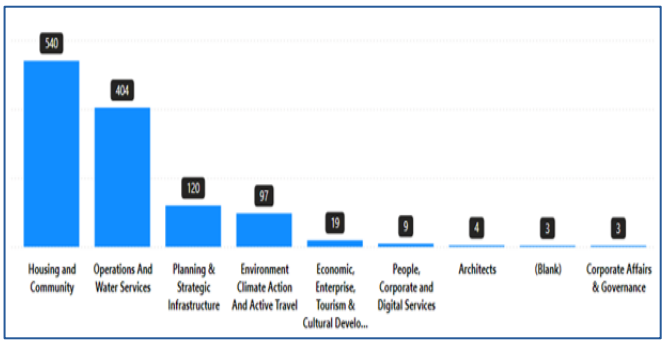
Customer Care Unit Statistics – January 2025

Total No. of Calls dealt with by CCU	Total No. of Emails dealt with by CCU	Presenting In Person
10,792	**1,714**	**2,608**

CRM

Staff continue to work on the Customer Relationship Management System (CRM) and issue responses to representations from Elected Members (Councillors, TDs and Senators) and complaints submitted by the public. The total number of Elected Members' representations for February 532.

The table below shows the total number of Elected Members' representations assigned to each Department to date in 2025.



Communications

Digital Statistics

The number of visitors to the finagl.ie website in February was 120,574. Although this figure was down on January's total and the same month last year, the website has seen an increase in visitors of 12,572 for the first two months of 2025 compared to the same period in 2024.

The number of page views also dropped, from 306,775 in January to 283,749 in February and were down on the same month last year.

Affordable housing pages were among the most popular along with pages on planning applications and pitch playability.

The number of Facebook followers rose by 407 to 38,562 and there were over 4,000 interactions and 9,600 link clicks from 1.4m views.

Instagram now has 12,845 followers having seen a 5% rise in the past month. It had 290,182 views and 2.445 interactions during February.

The number of LinkedIn followers is now 11,016. The engagement rate of February was 1.5% from 42,667 impressions.

The number of followers on X is now 23,500 which is a reduction of 37 on January. The channel had an engagement rate of 2.7% from 129,816 impressions.

The growth of WhatsApp continued with a 29% increase in followers over the month to 2,563 followers.

The numbers currently following the other corporate channels are Threads (1,247), TikTok (926) and Bluesky (357).



Eight videos were added to the Council's You Tube Channel which saw the number of subscribers grow to 1,640. Videos posted include another on the work of the Dublin Rural LEADER programme as well as one on the Festival of Light in Balbriggan and another on the launch of the Fingal Skills Strategy. Videos can be viewed at https://www.youtube.com/@FingalCountyCouncilVideo/videos.

The Communications Unit continues to look at adding other channels in order to maximise reach. The total number of followers across the nine social media channels is 92,166.

Press Releases

Twelve press releases were issued during February. Topics included Donabate Library, St Patrick's Day Parades, Seachtain na Gaeilge, LAMA Awards and Fingal Enterprise Awards.

Media Queries

The Communications Unit received 27 media queries during February, Among the topics were XL Bully Dogs, Travellers, Clonsilla Village Framework Plan, Affordable Housing, Outdoor Saunas, Tennant-in-Situ and Planning.

Seachtain na Gaeilge 2025

Seachtain na Gaeilge 2025 is running from 1-17 March. In keeping with the aim of this international Irish Language festival we are encouraging everyone use whatever Irish they have – Bain Triail Aisti. Council events are taking place in County Hall Swords, Local Libraries, Ardgillan Demesne and the Seamus Ennis Centre, with many other events being organised by Irish language groups throughout the County.

For further information see https://www.fingal.ie/seachtain-na-gaeilge-2025.

LAMA Awards

For the second successive year Fingal County Council won the Grand Prix at the LAMA All-Ireland Community and Council Awards after winning five awards and 11 Certificates of Merit. The Council retained the Best Housing Regeneration and Urban Planning Award as well as winning in the Best Micro Start-up, Best Environment / Ecological Project, Best CSR Project and Best Mental Health Initiative categories.



Digital Services

Dynamics 365 and Councillors' Portal

The migration and re-development of the Council's old CRM system to the new Dynamics 365 platform has been completed. The Dynamics 365 Case Management system went live for Fingal staff on Monday 24th February 2025. The new re-designed Councillors' Portal also went live on the same date. There has been excellent engagement and feedback from both staff and Elected Members, facilitated by support structures that were put in place both before and after systems implementation. This project was a very significant undertaking by Digital Services and positions the Council very well for the future in terms of a modern workplace and digitalization of services.

Design your Future Fingal

Fingal County Council in cooperation with Academy of the Near Future, Trinity CONNECT and Smart Balbriggan held a design your Future Fingal week in Balbriggan for Transition Year (TY) students. TY students from around Fingal had the opportunity to sign up for the week when they attended the TY Xplore event in the Helix last October.



The programme challenged students to tackle real-world urban issues, applying their knowledge to develop creative, technology-driven solutions.



By the end of the week, teams had conceptualised and pitched ground-breaking ideas, such as 'Assisted Living PAL', 'FreeBikey', 'Care Compressant', and 'Litterbug Project' – addressing key challenges in accessibility, sustainable transport, and waste management. More importantly, it encouraged young people to see themselves as active participants in shaping their own communities, rather than passive recipients of change.



Chief Executive Innovation Fund 2025

The Chief Executive Innovation Fund recipients for 2025 have been announced, as follows:

- Making Climate Action Accessible
- Climate Action Department
- Mobile Creative Unit
- Libraries Department
- Rainwater Model
- Planning Department
- STEAM Skills for Library Staff
- Libraries Department
- Staff Choir
- People Services Department
- Chess Club
- Libraries Department

The Chief Executive Innovation Fund aims to drive and support a culture of collaboration and innovation in the workplace. Staff are encouraged to apply for funding to support and trial their innovative project or idea.

New Smart Benches

Digital Services in cooperation with Economic Development received a Community Recognition Fund (CRF) to install digital devices across FCC. This project was completed last week with the installation of six smart benches across Fingal. The benches enable members of the public to charge their phones and help to extend our free Wi-Fi services. Five of the new benches replaced existing benches that were damaged and unrepairable at the following locations:

- Balbriggan, St. Georges Square, outside library (see photo below)



- Rush Main Street upper, outside Eurospar, at seating area.
- Malahide Castle, outside Avoca at the coach car park
- Blanchardstown Village, outside Supervalu.
- Howth Harbour Road, opposite Howth Dart Station.
- The sixth bench was installed in a new location in Swords at Millers Glen play park.



LAW DEPARTMENT

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Kimpton Vale Limited -v- an Bord Pleanala and Fingal County Council High Court Record No. 2022/390 JR
Joan Reynolds and Edel McDonough -v- Fingal County Council High Court Record No 2023/372 JR
MKN Properties Limited and another -v- Fingal County Council High Court Record No. 2023/373 JR
daa plc -v- Fingal County Council High Court Record No 2023/383 JR
daa plc -v- Fingal County Council and the Irish Aviation Authority High Court Record No. 2023/916 JR
Friends of the Irish Environment CLG and SMTW Environmental DAC-v- the Minister for Housing Local Government and Heritage, Ireland and the Attorney General and the Office of Planning Regulator and Fingal County Council High Court Record No 2023/1047 JR
Niall O'Connor and Geraldine Kiernan -v- An Bord Pleanala and Fingal County Council High Court Record No 2023/1122JR
Erigo Limited and Joseph Flood -v- Fingal County Council and others High Court Record No 2023/1233 JR
Timothy Fitzgerald and James Fitzgerald -v- Fingal County Council Record No 2023/1236 JR
Ailsa Sexton -v- An Bord Pleanala and Fingal County Council High Court Record Number 2024/690JR
Noel Murphy v An Board Pleanala, Fingal County Council and Kilshane Energy Limited. High court Record No. H;JR;2024/883
Jane Phelan Walsh v An Bord Pleanala and Fingal County Council High Court No. 2024/1038JR
Nicola Byrne v Fingal County Council, An Bord Pleanála, the Minister for Housing, Planning and Local Government, Ireland, and the Attorney General, High Court Record Number 2024/342 JR

Friends of the Irish Environment CLG v Fingal County Council, Simon Coyle & Tom O'Brien (Joint Statutory Receivers for The Shoreline Partnership) and The Shoreline Partnership High Court Record Number 2024.0001590 JR
AAI Baneshane Ltd v An Bord Pleanála; Notice Party:- Fingal County Council High Court Record Number 2025.0000042 JR
AAI Baneshane Ltd v An Bord Pleanála: Notice Party:- Fingal County Council High Court Record Number 2025/0000041 JR
Portmarnock Real Estate Development Limited and St. Marnock's II DAC v An Bord Pleanála and Fingal County Council The High Court Record No. H.JR.2024.1464

ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT

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TOURISM DEVELOPMENT

2024 Tourism Trends

Figures published by the CSO on inbound tourists for December confirm that 2024 was a challenging year for the sector. In the final quarter of 2024 visitor numbers to the state were down 12%.



It is also evident that nationally tourism spend is down somewhat, and that the duration of stay has shortened to an average of under 10 nights. Key national policy changes are underway to improve matters in 2025. Tourism Ireland replaced its marketing and advertising outreach in the key 13 overseas markets from where visitors to the island originate.

In these plans regions and counties will have unique destination plans, with a particular focus on festivals and events coming to the fore, as well as sustainable tourism taking centre stage.

Fingal Tourism Strategy

Fingal Tourism Strategy and Fingal Food Policy 2024-2029 progress apace. The associated implementation plan aligns both governing documents to ensure their effective and efficient delivery and the first of half of 2025 will focus on four key deliverables and six short term implementation projects aligned primarily to the strategic objectives of dispersed growth, product and experience development, branding, marketing and promotion, collaboration and partnerships.

The strategy advisory group will meet on the 11th of March in Swords to review, an update will be delivered to EETD SPC the same week, and an update on the resultant outcomes will be included in the March report.

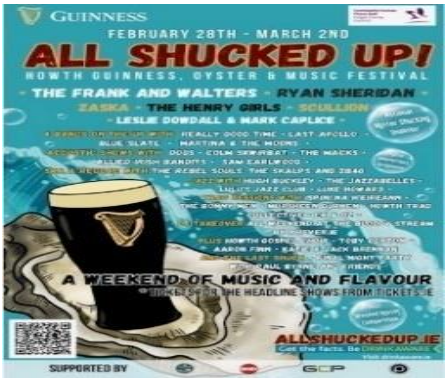
Fingal Food Network



An information and networking event took place at Carnegie Library on 3rd March to recruit new members to the Fingal Food and Drink Network. The event was a great opportunity for all food and drink related businesses to learn about the opportunities and benefits of being part of the network. The event was very well attended, and attendees were able to hear about the plans to expand the network in the coming months, including upcoming events, promotional and collaboration opportunities.

Members of the EETCD Tourism Development team visited Sligo in early March to meet Sligo Food Network, Food Trail and Council, share local food network best practice and discuss their contribution to destination marketing. tourism and economic development.

All Shucked Up Festival, Howth



A new Oyster and Guinness weekend festival took place from 28th February to 2nd March in Howth involving many of the local bars and restaurants. Designed to encourage greater number of visitors in the tourism low season, the event was supported by the Council. This mainly free event attracted many visitors across the weekend and those who attended were able to sample oysters, enjoy the live music and take part in various competitions and fun activities including a treasure hunt and best dressed oyster.

EVENTS



Festival & Events Funding

Fingal County Council announced in February that 101 applications have been successfully awarded funding through the Programme for 2025. This funding will support a wide variety of events across the county, including arts, community, sports, and cultural festivals, ensuring vibrant and engaging experiences for residents and visitors alike.

We look forward to another fantastic year of celebrations that bring people together and showcase the best of Fingal including recent and upcoming events such as:

- The Great Orchestra of Christmas, Bremore Castle.
- Fingal Old IRA Roadshow Tour, Garristown.
- 13th Slovak Ball, Malahide.
- "All Shucked Up" Festival, Howth.
- Saints and Scholars Festival, Lusk.
- St Patrick's Day Parade, Lusk, Rush and Skerries.
- 10km Race Festival, Skerries
- St Brigid's GAA Mothers & Others Ladies Handball Anniversary Event, Castleknock.
- Mental Health Heritage Evening, Skerries.
- Grand Opening Community Hall, Ballyboghal.
- The Windmill Run, Garristown.

St. Brigid's Day



Monday February 3rd saw a full house for a magical celebration of St Brigid with Leah Barniville & The Blue Belles in St. Brigid's Church, Blanchardstown.

St. Patrick's Day

Fingal is home to **7 St. Patrick's Day parades**, bringing communities together in a vibrant celebration of Irish culture and creativity. Each year, up to **100,000 spectators** enjoy and participate in these fantastic events, making them one of the biggest highlights in the county's event calendar.

From lively music and colourful floats to community performances, Fingal's parades showcase the best of local talent and Irish heritage.



HERITAGE PROPERTIES

Conservation Plans

EETCD have engaged an editing company called Type who are progressing the drafts of the conservation plans for two heritage property sites at Ardgillan Castle and Shackleton Mills.

These drafts will be conservation led, ensuring that both buildings are preserved and enabled to adapt to their future uses. It is anticipated that both plans can be launched in the Autumn of 2025.





Newbridge House & Farm Courtyard Kitchen



The success of the recently launched Courtyard Kitchen at Newbridge House and Farm is expanding based on visitor feedback to additional spaces now with refurbishments by the operator in the north range of the courtyard area. This will allow visitors to the demonstration kitchen to sample their delicious food prepared there in a more comfortable setting.

Malahide Castle & Gardens Excellence in Public Sector Award 2025



Malahide Castle & Gardens has been recognised as Destination of the Year 2025 by The Public Sector Magazine following on from their award last year as Visitor Attraction of the Year in 2024. This is an incredible honour and reflects the dedication and hard work of the operator in transforming Malahide Castle as the number one destination to visit for tourism and heritage.

Swords Castle Food Market



Preparation is well underway for a new monthly food market to be held on the third Saturday of each month from Spring to Autumn in the grounds of Swords Castle, with Saturday 19th April earmarked for launch. This new addition to the food and drink calendar in Fingal will benefit Fingal food and drink traders and the community. while acting as a pilot for other markets across the county. It will operate in partnership with the Fingal Food Network and a markets expert with a wealth of experience in other successful markets across Dublin, and it is intended that branding will be finalised shortly so promotion can then begin in earnest.

CULTURAL DEVELOPMENT

Arts

Amharc Fine Ghall



The First Draft, a new exhibition from photographer Rich Gilligan for the 13th edition of Amharc Fhine Gall, an annual platform for Fingal-based visual artists funded by the County Council and presented with Draíocht since 2004, launched at Draíocht on February 19th. *The First Draft* is an artistic homecoming, bringing internationally influenced work back to the roots of Gilligan's creative journey and offers a contemplative look at the themes of belonging, identity and coming of age in suburbia. The exhibition will be accompanied by an education programme and publication launch.

Creative Places Balbriggan

Creative Places Cumas Ceantar

Creative Places Balbriggan is a 3-year Arts Council-funded programme to increase community participation in the Arts from 2025 – 2027. Co-ordinator Cormac McDonagh began work in January 2025 as part of the FCC Arts Office team.

Extensive Stakeholder engagement is underway in Balbriggan Community with community groups, local artists and service providers.
An advisory committee will be formed in Q2 of 2025 as well as wider stakeholder community group. The programme strategy will have community-led approach. Creative Places will work closely with Balbriggan Library, Our Balbriggan and the local Community Officer. The co-ordinator has also linked with some of the other 18 Creative places in the nationwide network, attending a symposium on Socially Engaged Arts Practices, hosted by Creative Places Darndale in February.

Youth & Education

Space Crafts, STEAM initiative



Space Crafts welcomed children from Pelletstown Educate Together National School to DIAS Dunsink this month to engage in science and art workshops, fostering a deeper connection with space research, the observatory's scientific heritage and art practice. Pupils explored planetary composition and the physics of light, culminating in the creation of their own planetary paintings. The artwork from both workshops is displayed at the observatory during public events, allowing the community to appreciate the children's creativity. Additional workshops are planned for the spring with other schools.

Music Generation Fingal

Music Generation Fingal
Fhine Gall

Music Generation Fingal is building connections this month with the Alternative Learning Programmes in Balbriggan and Swords, which will include a 5-week pilot drumming program. We are also collaborating with a newly formed UBU Roma Group in Balbriggan on a 6-week pilot, where children aged 11-15 yrs will develop practical music skills and receive instruments they can take home to practice with. Additionally, a songwriting and recording program will be offered at the Blanchardstown Foróige Clubhouse, providing opportunities for young people, including those in residential care, to get involved in music making.

Public Art

Public Art – John Kindness Quay Street & Harry Reynolds Road

Site visits in Balbriggan with project teams for Harry Reynolds Road and Quay Street to assist artist John Kindness in the development of the new public artworks for these quay sites.The proposed works will make a significant contribution to the town.





Public Art & Private Development

John Conway has been commissioned with funding allocated through the ESB to deliver a new public artwork with the Corduff Community, John is currently engaged in a series of workshops at the Corduff Community Centre.

Arts Services

Fingal Artists' Support Scheme

The annual Fingal Artist's Support Scheme opened to applications on 6th January 2025.
Now in its 10th year, this scheme offers professional artists the opportunity to apply for up to €5,000 to support travel and professional development opportunities, a residency, or towards the development of work.
To support artists through the application process, the Arts Office delivered two funding clinics; an in-person clinic in Ardgillan Castle and online clinic with Annette Moloney, curator and commissioner, on 6th February. The online clinic was recorded and was made available on the FCC YouTube channel directly after the session. Over two weeks it received 197 views.

The application window closed on Friday 21st February and received 303 eligible applications. Applications are now being assessed by an independent panel of external assessors and recommendations will be approved at the April council meeting.

Carnegie Library

Chris Forrester at Seen & Heard Festival

Carnegie Library TU recent graduate in residence, Chris Forrester, is presenting a new performance art project developed during his residency as part of Seen & Heard Festival in Smoke Alley Theatre.

Seen & Heard is a festival of works in development and provides artists a platform to engage with audiences directly.

Draíocht

Our first Exhibition of 2025, 'First Draft', by Blanchardstown native, Rich Gilligan, was opened on Wednesday 19th February by Cllr Mary McCamley (deputising on behalf of the Mayor). This Exhibition is presented in partnership with the Fingal Arts Office and is the 13th Edition of the Amharc Fhine Gall series which supports a Fingal artists' work and practice. It is an exceptional exhibition, and the Opening was packed to capacity.
Our work with Rich continues with the Outreach project with Sarah Beirne, Draíocht's Children's/Youth Arts Office as well as working with Fingal Arts Office to facilitate a practice Development Day for Third Level colleges



We are into another full and busy year with a full programme of performance, children/youth arts and visual art exhibitions as well as artists mentoring and residency opportunities.
Programmes for Festivals such as Dublin Theatre Festival are being finalised and 2025 will see us present two shows for children in same.
Our Dance Artist in Residence programme continues with artist, Matt Szczerek, and his collaborator, Alessio Motta, going back into D15 schools in March.
2025 also sees the first year of Draíocht hosting Sarah Ward's, (a D15 artist and researcher) 4-year PHD at TU Dublin as part of the ARISE Scholarship programme, to examine the relationship between artists, galleries and the public.
Full details are available on www.draiocht.ie

Seamus Ennis Arts Centre

Music

- Traditional Slow Session returned for the new year with 15 in person and 32 online
- Our Traditional Singing Session on 20th February welcomes Eabha McMahon as the guest singer with currently 16 booked in person and 15 online

Cinema

- Bird – 47 attended this gritty Barry Keoghan film, with 21 availing of the meal deal with the café.
- The Teacher, set in Palestine, will show on 27th February – to date 12 are booked in

Workshops and Other Events

- The Pop-Up Gaeltacht is a free event we run every month, and for the event on Thursday 20th we have 26 booked in. One of our regular attendees and members spoke to Raidio Ni Life about the event and how it has given her the opportunity to speak Irish while meeting new people.
- The Céilí Beag started back for the year with 16 parents and 16 toddlers in attendance.
- A Lampshade Making workshop takes place on February 23rd and is sold out

Comedy

- Sharondipity, Sharon Mannion's solo show played to 39 attendees on the 8th of February.
- Anne Gildea's Further Adventures in Womaning is scheduled for February 28th and currently has 74 booked



Theatre

- The Murder of Michael Collins is part historical drama, part musical theatre and plays on 21st February to a sold-out audience.
- Entangled showed on 15th February and was a romantic comedy performed by a Cavan theatre group. We had an audience of 60.

Libraries

Ireland Reads Day





To celebrate Ireland Reads Day on Saturday 22nd February, Balbriggan Library was delighted to welcome international bestselling novelist Cecelia Ahern. Cecelia chatted to journalist Sarah-Jayne Tobin about her life, the importance of readers and reading, and shared information about her new novel due this Autumn. There was an engaging and interactive Questions and Answers session after the talk and Cecelia kindly shared her writing tips and advice with the very enthusiastic audience. Ireland Reads Day was also celebrated at Skerries Library with children's author and illustrator Tarsila Krüse and at Donabate Library with author and illustrator Alan Nolan

LAMA Awards

Fingal Libraries was shortlisted for two Local Authority Members Association Community and Council Awards. Balbriggan Library of Sanctuary was shortlisted under the Most Inclusive Project category, and Made in Swords, a creative collaboration between a local school and an artist/children's author was shortlisted for Best CSR (Corporate Social Responsibility) Project. The award ceremony was held in Cork on 22nd February and although neither project won an award, the project teams were delighted to be shortlisted.

Creative Fingal

Creative Fingal welcomes Prosper Fingal to Malahide Library in March for a four-week painting tuition course with artist John Carpenter. Participants will have the opportunity to develop their skills in a welcoming social space.

As part of Fingal's Shared Island Project, two dementia-inclusive choirs from both sides of our island, The Forget-Me-Nots and This is Me, will perform together to celebrate the St. Patrick's Festival on 15th March in the Hugh Lane Gallery and on 16th March in Bewley's Café, Grafton Street. This collaborative venture, 'Sharing Songs - Unforgettable Voices', fosters cultural understanding and unity through song and shared experiences.

International Women's Day



Fingal Libraries will celebrate International Women's Day on 8th March. Dr. Elaine Farrell and Dr. Leanne McCormick, the historians behind the 'Bad Bridget' podcast, will speak in Blanchardstown Library about the untold stories of generations of Irish women who emigrated to America.

Donabate Library will host bestselling novelist, Ciara Geraghty who will talk about her writing life. Author and educator Melatu Uche Okorie will discuss arts practice in Ireland in Balbriggan Library with the spotlight on female and ethnic minority artists.

The Fingal World Book Tour 2025

To celebrate World Book Day Ireland 2025, authors Muireann Ní Chíobháin, Tarsila Krüse, Padraig Kenny, Alan Nolan, and Aoife Dooley will visit libraries and schools across Fingal between 3rd - 7th March. This is the third year of the Fingal Libraries World Book Tour, which gives primary school children a fun opportunity to meet some of their favourite authors and receive a gift of the author's book.

Seachtain na Gaeilge

Seachtain na Gaeilge takes place from 1st – 17th March. Fingal Libraries programme of events includes a fun, family 'pop-up Gaeltacht' event in Blanchardstown Library where children play games to practice their cúpla focal. This event is facilitated by comedian Áine Gallagher, who is also facilitating workshops to help students prepare for their Leaving Certificate Irish oral examination. Singer Antaine Ó Faracháin and piper Nollaig Mac Cárthaigh will perform Irish music and songs in Malahide Library. Irish language story time takes place in a number of library branches, and there will also be comic book drawing workshops as gaeilge.

Family Literacy Project

Parents and children selected by Scoil Mhuire in Blakestown will work with literacy experts Stephen Brett and Colm O'Donovan as part of Blanchardstown Library's Family Literacy Project in March. The mobile library service will visit the school, as will children's author and illustrator Alan Nolan. Stephen Brett will also give a series of talks in Blanchardstown Libraryfor all parents of primary school children from junior infants to sixth class on effective strategies to support their child's reading development.

Engineers' Week

To celebrate Engineers Week (Saturday, 1st – Friday, 7th March) classes from local primary schools are invited to libraries for STEM (Science, Technology, Engineering, Maths) workshops where students will get an opportunity to build a mechanical hand, learn about bioplastics and design a kite.

Sensory-Friendly Events for Children

Sensory-friendly events for children are ongoing in all libraries. These include workshops where children learn though play, active Lego sessions, and musical sessions.

Skills for Life

As part of Fingal Libraries' Skills for Life and Age-Friendly programmes, Sabine McKenna will deliver a course on getting to know your smartphone in Rush Library. In these practical sessions, participants are guided through their phone's basic features and most widely used apps.

Irish Astronomy Week

Fingal Libraries has organised events to celebrate Irish Astronomy Week which takes place between 1st –8th March. The events include talks on the birth, life and death of our solar system from the President of the Irish Astronomical Society, and on astrophotography - the art of taking deep sky photographs.

Economic Development

Fingal Skills Strategy

FUTURE FINGAL: FINGAL Skills STRATEGY
IDEAS COLLABORATION ACTION

The Future Fingal: Fingal Skills Strategy 2024 - 2029 was adopted by the Council on 11th November 2024. An official launch event was held on the 26th of February at Baldoyle Training Centre, with more than 70 guests in attendance, including MEP's, TD's, Elected Members, representatives from the education/training and private business sectors, members of the Skills Strategy Implementation Group (SSIG) and Sectoral Skills Sub-Groups.



The Mayor of Fingal launched the new Strategy, with addresses given by John Quinlivan, Director of Economic, Enterprise, Tourism & Cultural Development, a presentation was given by Grant Thornton Consultants on the Strategy and a panel discussion on the future of the Fingal Skills Strategy and the current skills ecosystem featuring John Quinlivan for FCCC, Natasha Kinsella of Dublin Regional Skills Forum and Lorcan Blake and Andrew Webb of Grant Thornton Consultants.





The Sectoral Sub-groups of Construction, Green Skills, Services and Transport & Logistics all meet to review progress on action plans and the next Implementation Group meeting is scheduled for 4th March. The Council continues to participate in the Dublin Regional Skills Forum and input into plans for improving engagement with SME's on skills provision.

Xplore Your Future Fingal TY Skills Expo 2025

The 2025 Xplore Your Future Skills Expo which is open to all TY students in Fingal secondary schools is scheduled to take place in the Helix, DCU on the 14th of October 2025 building on the success of the last two expo events.



Skyla Project

The Fingal SKYLA Project Team attended a number of virtual bilateral meetings with project partners to examine and explore future synergies relation to good practises:

Meeting with Malmo Sweden in relation to their good practice - the AMK Franchise system (located in 10 regions and encompassing 90 municipalities, engaging with students at secondary level on labour market intelligence to inform career choices)

Meeting with Sofia, Bulgaria in relation to their good practice (TUES – Technological School of Electronic Systems https://elsys-bg.org/ which involves engagement with students at secondary level on STEM)



Good practice bilateral exchange meetings were held with partners in Italy, Lithuania and Poland on dual apprenticeship models for the twin transition which was also attended by a representative of DDLETB from Baldoyle Training Centre.

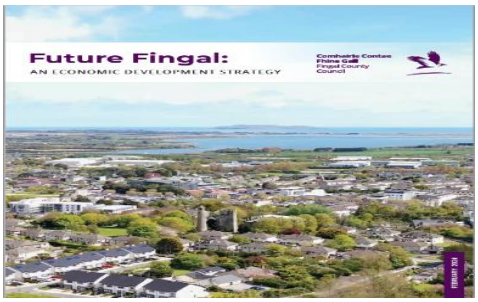
The Fingal team submitted the STEM internship programme run by DCU as a further good practice in Project SKYLA and a presentation was given to partners in a bi-lateral exchange meeting. STEM Teacher Internship Programme (STint)

Further meetings with project partners are being scheduled for the coming months.

The SKYLA mid-term review took place in February to check progress towards the project objectives. There will be a funding call relating to Skills pilot actions issuing in Q1 2025 and the Council has prepared a proposal for a pilot action which would enable the delivery of a key action under Theme 2: Increasing Awareness of Future Fingal: Fingal Skills Strategy



Economic Development Strategy





The Economic Development team is progressing the implementation of actions, including the development of a Marketing Plan under the Economic Development Strategy. Work has commenced on developing a Sustainable Fingal Strategy to promote sustainability measures for business and planning has commenced with Fingal Chamber on a series of Sustainability Briefings for Businesses during Climate Action Week in May 2025.



URBACT–EcoCore

The EcoCore Project

Fingal County Council continues to lead the URBACT EcoCore Project which comprises a network of 9 small cities/towns in Europe focussing on challenges and opportunities for green growth and sustainable economic development along transport corridors.

A transnational project meeting was held in Ormoz, Slovenia at the beginning of February 2025 with a focus on peer reviews of each partner's Integrated Action Plans (IAP's).

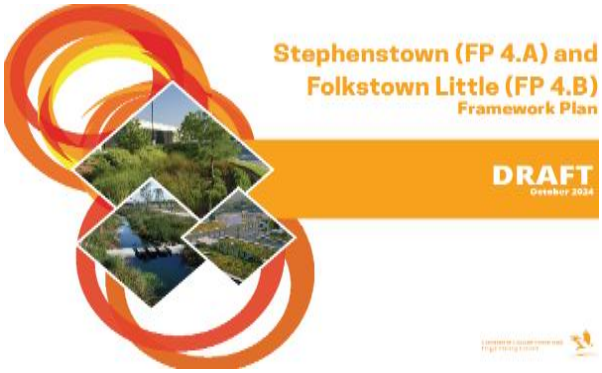
ALL IRELAND COMMUNITY & COUNCIL AWARDS
IPB INSURANCE AND LAMA

Project EcoCore won the "Best CSR Project in a Community Award" at the recent LAMA 2025 All-Ireland Community & Council Awards, held at the Rochestown Park Hotel in Cork.

The award is recognises the collaborative efforts of the EcoCore Project Team and the Urbact Local Group members in driving sustainability actions and the circular economy in the EcoCore Project in Balbriggan and the wider European network of partners.



Stephenstown and Folkstown Little Framework Plans



The Draft Stephenstown (FP 4.A) & Folkstown Little (FP 4.B) Framework Plan was on public display from 17th October to 15th November 2024.

Following the Framework Plan out on public display, submissions were received, and these are currently being reviewed so that the Chief Executive's report can be prepared for the consideration of the Elected Members in the coming weeks.

Sustainable Fingal

The EETCD Department continue to liaise with representatives from DCU and DAA to explore a work programme for 2025 to progress potential collaborative sustainable projects. Work is ongoing to explore opportunities between both organisations for synergies in the area of biodiversity and circular economy projects and to identify potential funding streams.



Dublin Belfast Economic Corridor Summit 2025 was held on 27th February 2025, this highly successful event highlighted DBEC's ambition to shape and influence policy to enable a higher performing cross border economy. Attendees heard from the policy makers, leaders, including the Mayor of Fingal as co-chair of DBEC's Political Advisory Group, and key private sector partners from along the corridor.



A panel of business leaders focused on cross border trade and the importance of DBEC in bolstering the island economy.



The event had more than 500 attendees and brought DBEC to the market, creating a greater understanding of the importance of the corridor in respect of cross border trade, connectivity, net zero ambitions and leveraging the corridor to maximise its global reach.

LOCAL AND RURAL DEVELOPMENT

LCDC
Coiste um Fhorbairt Pobail Áitiúil Fhine Gall
Fingal Local Community Development Committee

Fingal Local Community Development Committee

The Fingal LCDC continues to oversee and administer the key areas of LEADER and SICAP and the various Local Development and Community Development funding programmes under its remit. The LCDC also manages the Healthy Ireland Initiative and the implementation of the community element and review of economic elements of the Fingal Local Economic & Community Plan.

The next meeting of the LCDC will take place on 4th March 2025.

SICAP

The annual SICAP budget for 2024 was €2,036,355.06 which included a separate funding provision for new arrivals.

SICAP
Social Inclusion & Community Activation Programme

The 2025 budget allocations are outlined below in respect of the delivery of the Social Inclusion Community Activation Programme (SICAP):

- **SICAP Budget 2025 -** €1,568,717.00
- **New Arrivals Budget 2025 -** €375,372.00

Empower, as the SICAP Programme Implementer, have submitted the 2025 SICAP Annual Plan & reporting for 2024 has been reviewed. Formal approval of the 2025 Annual Plan and the 2024 Annual Performance Review will take place at the LCDC meeting on 4th March.

Dublin Rural LEADER
Growth, Sustainability & Inclusion
Ár dTodhchaí Tuaithe
Our Rural Future

LEADER Programme

Fingal LCDC and Fingal LEADER Partnership are responsible for the LEADER Programme 2023 – 2027 in the Dublin rural area. The Dublin Rural LEADER (LAG) includes rural areas in the administrative areas of Fingal, Dun Laoghaire Rathdown and South Dublin.

The Dublin Rural LAG met on 12th December 2024 and approved 3 Projects for funding. The next Dublin Rural LAG meeting is scheduled for the 29th April 2025.

LEADER continues to seek applications from Individuals, Farm Families, Rural Businesses, Community & Voluntary Groups and Social Enterprises. Help is available to guide applicants through the process.

More details: www.dublinruralleader.ie

Dublin Rural LEADER launched a target call on 26th February 2025 for Funding Opportunities for Female & Young Entrepreneurs (18-40) in Rural Dublin with a deadline for expressions of interest of the 28th March 2025.



To learn more please contact rdinfo@fingalleaderpartnership.ie

EETCD, in collaboration with Fingal Communications Department and Dublin Rural LEADER, produced a series of videos to promote the LEADER Programme. These videos showcase the types of projects possible with LEADER funding to support rural development, create jobs, and enhance community services. The videos are being promoted across all social media channels to maximise reach and engagement.



Local Enhancement Programme 2025

The Local Enhancement Programme 2025 launched on 3rd December 2024.

Community and Voluntary Groups in Fingal applied for funding under the Local Enhancement Programme (LEP) 2025. The Programme is designed to provide both capital and current funding support to a wide and diverse range of local groups. Funding is available to support small capital works/improvements, the purchase of equipment for community use; tables and chairs, tools and signage, laptops and printers, lawnmowers, canopies and training equipment etc., as well as capital costs; electricity costs, refuse charges, heating charges, rental/lease costs, insurance bills.



Fingal County Council had been allocated a total of €268,827 in funding for Groups across the county €230,423 in Capital Funding and €38,404 in Current Funding.

The Evaluation Committee Meeting for the Current Funding Scheme was held on 27th January 2025, followed by the Evaluation Committee Meeting for the Capital Funding Scheme on 28th January 2025.

All proposed funding has now been submitted to the Department of Rural & Community Development (DRCD) for final approval and notifications will be issued to all applicants when allocations are approved by DRCD.

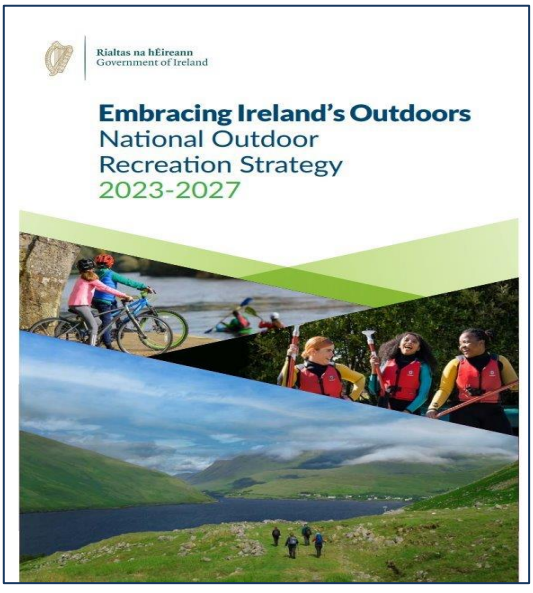
Outdoor Recreation Infrastructure Scheme (ORIS)

The Council has appointed a consultant to assist in preparing the County Outdoor Recreation Plan (CORP) under the guidance of the County Outdoor Recreation Committee. Consultation with stakeholders and the public has been completed.

The 2024/2025 Outdoor Recreation Infrastructure Scheme (ORIS) funded by the Department of Rural & Community Development launched for Expressions of Interest on 9th December 2024.

The focus of ORIS is to support outdoor recreational infrastructure in countryside areas across Ireland that not only provides an outlet for the communities in which they are situated but also delivers added value from a tourism perspective.

Projects typically funded by ORIS include walkways, cycleways, blueways, water and cycle trails, bridleways and open water amenities at rivers and beaches, including tidal pools.



The 2024/25 Outdoor Recreation Infrastructure Scheme (ORIS) includes the following measures, each offering funding at a 90% rate of aid:

Measure 1:
Purpose: Small-scale repair, development, promotion, and marketing. Funding: Up to €40,000.

Measure 2:
Purpose: Medium-scale repair, upgrades, and new trail/amenity development. Funding: Up to €200,000.

Measure 3:
Purpose: Large-scale repair, upgrades, and strategic trail/amenity development. Funding: Up to €500,000.



Project Development Measure:
Purpose: Prepare projects to a standard suitable for application under Measure 2 or Measure 3. Funding: Up to €50,000.

Completed Expression of Interest forms were required to be sent via email to LCDC@Fingal.ie.

The closing dates for submitting Expressions of Interest for projects have closed and applications are under evaluation for submission to DRCD in accordance with deadlines in March 2025.

An Roinn Forbartha Tuaithe agus Pobail
Department of Rural and Community Development
Tionscadal Éireann Project Ireland 2040
Ár dTodhchaí Tuaithe Our Rural Future
hi Healthy Ireland
Healthy Fingal

Empowering Communities Through Exercise and Well-Being

ExWell Medical runs supervised exercise rehabilitation programs in Mulhuddart, the Naul, and Swords, supporting 197 active members with chronic illnesses. Participants attended 385 weekly visits during January 2025 as a result of the support of Healthy Fingal & the Sports Office. These community-based sessions are tailored to individual needs, promoting physical and mental well-being. Participants improve fitness, manage conditions, and enhance their quality of life through expert guidance and peer support. By fostering an active lifestyle, ExWell empowers members to build confidence, achieve long-term health benefits, and strengthen community connections across Fingal.



Disability Information Sessions

Healthy Fingal in collaboration with the Sports Office and North Dublin Drugs Task Force are facilitating information sessions for parents of young people with disabilities through the CRC Balbriggan. These sessions will focus on warning signs of usage and supports around drugs and alcohol. We'll also be providing sports/physical activity participation opportunities in the region. These sessions will also be used to look at gaps in services and look at potential opportunities for 2025 and beyond.



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Community Recognition Fund 2023

The Community Recognition Fund (CRF) 2023, funded by the Department of Rural and Community Development, approved the Council's project proposals in March 2023. Fingal County Council has received an allocation of €1,813,912 for 26 projects across Fingal with €1.4 million claimed to date.

Projects were required to be completed by 18th October 2024; however, a number of projects have been granted extensions by the DRCD. Several projects have been completed with some in the process of closing and the Council continues to submit drawdown claims as the projects reach completion.

Community Recognition Fund (CRF) 2024

The Council received an allocation of €1,538,573 in respect of the Community Recognition Fund (CRF) 2024. The funding will support capital projects which will be delivered over the time period 2025/2026. The fund is targeted to invest in those communities, villages and towns where the highest level of new arrivals is located and where a clear need for investment is identified.
The funding is allocated across 3 application windows as outlined below:

Application Window 1: 8 community projects in Fingal received funding of c. €630,000 in August 2024:

- Castleknock Community Centre Association CLG for demolition and rebuilding of the old credit union building
- Accessible Transport Project CLG-Locallink Louth Meath Fingal for the purchase of a community bus
- O'Dwyers GAA Club for the provision of wheelchair access and development of facilities (
- Hartstown Community Centre for the installation of new windows
- Foroige - Coastal North Dublin for purchase of a mini-bus
- Trinity Gaels GAA Club for pitch enhancement including drainage and surfacing
- Phoenix Football Club for development of equipment storage facilities
- Skerries Harps GAA and Camogie Club for LED floodlighting installation

Application Window 2:

On February 24th, Minister for Rural and Community Development and the Gaeltacht, Dara Calleary TD, announced over €14 million in funding for 185 community projects nationwide under the Community Recognition Fund 2024.
In Window 2 7 projects in Fingal received funding of c. €596,000 in February 2025:

- Donabate Portrane Community Centre - Safety and Accessibility Works
- St Margaret's GAA Club Astroturf Installation
- Baldoyle Forum - Fire Safety Upgrades
- Corduff Resource Centre Fire Safety Upgrades
- Blanchardstown Centre for Independent Living Electric Wheelchair Accessible Van
- Phibblestown Community Centre Astroturf Resurfacing (€50,000)
- O'Dwyers GAA Club, Balbriggan - Supply and Installation of Perimeter Fencing



Application Window 3:

The third and final public call for applications under this funding stream was announced in November with a deadline in December 2024.

Project proposals have been evaluated and submitted to the Department of Rural and Community Development (DRCD) for approval on 28th February 2025.



ENTERPRISE CENTRES

Following an agreement by the Boards of Directors of BASE, Beat and Drinan Enterprise Centres to consolidate the management of all three centres, the Council has now formed a new legal entity "Innovate Fingal" to drive innovation and focus on the strategic development of the 3 Enterprise Centres.

The Board of Innovate Fingal had their inaugural board meeting on the 10th of January with agreement reached on a new brand/logo identify for Innovate Fingal.

Innovate Fingal's Enterprise Centres continue to participate in ConnectedHubs.ie a one-stop-shop for remote working hubs throughout Ireland.



All three Enterprise Centres have space available to start-up businesses and businesses/individuals who wish to avail of remote working options and facilities. Bespoke options or generic office fitouts can be considered. Occupancy rates at the Council's three enterprise centres are all over 90%. The three Enterprise Centres currently support 65 businesses and over 320 direct jobs.

TOWN REGENERATION OFFICE

Our Balbriggan 2019 – 2030 Rejuvenation Plan – A Socio-Economic Strategy



The Our Balbriggan Programme Office continues to support the local Leadership Group, in the stewardship and oversight of the implementation of the Balbriggan Socio-Economic plan 2024 – 2030. A review completed in June 2024 resulted in four newly constituted multi-stakeholder Pillar structures focusing on progressing opportunities around Economic Development, Education, Skills & Employment, Community Development and Sustainability, Climate Action and Bio-diversity Pillar, the Public Realm Pillar remains current.

The review process confirmed the extension of the Rejuvenation programme until 2030, bringing it in line with the funding horizon for the Urban Regeneration Development Fund (URDF) supported by the Department of Housing, Heritage and Local Government.

The Balbriggan Leadership Group, independently chaired by Dr. David Begg, is scheduled to meet next on March 19th to adopt new Pillar Action Workplans for the period 2025 - 2029. Pillar Groups continue to meet to refine draft workplans before presenting them for consideration to the Leadership Group.

The Council have appointed contractor John Craddock Ltd and work is progressing on schedule, on the redevelopment of the Quay Street, Harbour & Environs area which is due to be substantially completed by December 2025. Work continues to progress well across key elements of the Quay Street & Harbour site.



Phase 1 Works have been completed to include the completion of improvements at the Town Car Park and works to the River Walls and Riverbed. The Town Car Park has now re-opened, with Electrical Vehicle Chargers due to be installed Q2 2025. Phase 2 has commenced with the heritage restoration of the RNLI Boathouse building for commercial use, foundations for new public toilets, new harbour building and kiosks. Phase 3 will incorporate the construction of 2 pedestrian bridges, with substantial completion of the Toilet Block & Kiosk and Harbour Buildings.

The Our Balbriggan Programme Office continues to provide regular updates on the project through social media Channels and includes detailed information on frequently asked questions. Up to date information on the project is available on Balbriggan.ie







Tender pack documents for 2 – 4 Dublin Street are currently under review. 2-4 Dublin Street is to be transformed into a new Creative Hub with 8 workspaces at 2 Dublin Street and an ancillary connected space at 4 Dublin Street which will support STEAM education, training and enterprise activities supported by Fingal Arts Office & SMART Balbriggan. Planning permission was granted at Council in October 2023.



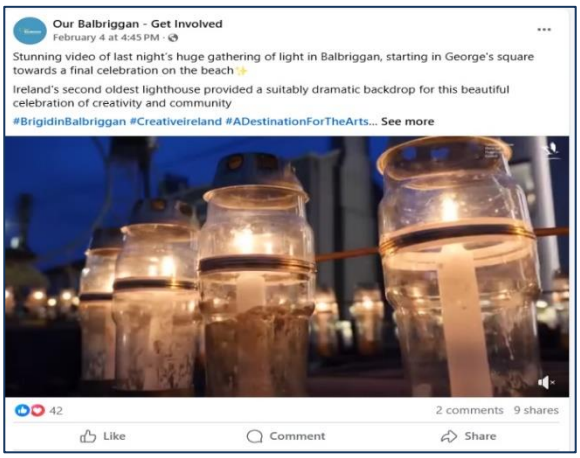
An Integrated Design Team has been appointed for the DeBruns and are progressing work on a design based on best possible uses and option inline with site constraints. Stakeholder engagement sessions with local community, civic and business groups, and neighbouring properties have been completed. Insights gained will be incorporated into the pre-design report which is due to submitted to FCC shortly for review.

The Programme Office is currently engaging in a feasibility study to examine options for a sea swim platform in Balbriggan. Feasibility report for this project is due shortly.

An Internal Project Team has been established from the Town Regeneration Office, Our Balbriggan and FCC Architects to progress the Boathouse and Bathhouse project. Enabling works have now been completed. Engineers have been appointed to the project, which is set to be substantially completed by end Q1 2026.



The Our Balbriggan Office continues to generate regular and unique content across all social media channels, Facebook, Twitter, Instagram, LinkedIn with over 12,904 followers across all 4 social channels.



Lár Bailte ar dTús
Town Centre First

Town Centre First – Lusk

Following the completion of the Lusk for Life Plan, two applications for Project Development Measure funding were submitted to the Department of Rural and Community Development for their consideration and both projects have now been approved for funding.

Both projects were identified in the Lusk Town Centre First Plan and include measures to develop appropriate facilities in Lusk's Central Parks and the feasibility of a farmers' market.

A consultant has been appointed to produce a feasibility study for the farmers market project, and preparatory work is ongoing regarding the Lusk Central Parks project.



A meeting of the Lusk town team was held on February 13th during which both projects were discussed, it was also agreed to amend the composition of the town team.

Town Centre First – Balrothery

A visit to Blessington, Co. Wicklow was held on February 6th with members of the Town Regeneration Office and the Balrothery town team as part of the capacity building measures. The visit was a huge success, with many key insights gained regarding successful projects undertaken by the Wicklow Town Team, and how elements of these projects could be replicated in Balrothery.



Town Centre First – Ballyboughal

A visit by the town team in Ballyboughal to a host village of a similar size is currently being planned, allowing the group to observe successful projects in a similarly sized village. A designation for this is being finalised.

An output report from the capacity building process which was undertaken by the Town Regeneration Office over the past number of months is being finalised and will be presented to the Ballyboughal group shortly.



Town Centre First – Donabate

A further capacity building meeting took place in Donabate on 28th January where further progress was made regarding identifying key objectives and projects to be included in the output report.



Town Centre First – Rush

The inaugural Town Centre First meeting for Rush took place on 21st February which included a presentation by the appointed consultant and discussions on how the process will proceed. A further meeting is planned for March 2025.



Town & Village Renewal Schemes

The Town Regeneration Office is currently facilitating two recently approved projects under this scheme from 2023. A Phase 4 development of Floraville Park in Skerries (€55,800) and upgrades to the Rush Community Centre (€64,350) have been approved by the Department of Rural and Community Development. Both projects are on schedule to be completed by October 2025.



Streetscape Enhancement Scheme 2024

A second Streetscape Enhancement Scheme for 2024 was launched in November and a number of expressions of interest were received by the closing date for applications of 29 November. Under the new scheme, up to 75% of the cost of improvements, up to a maximum grant amount of €1,500 per eligible property, is available, subject to terms and conditions. Nine applications have been approved for funding totalling €12,635.28 for a variety of works including painting, green enhancement, and signage enhancement. These works will be carried out over the coming months.



Outdoor Recreation Infrastructure Scheme Project

One project has been approved under the Outdoor Recreation Infrastructure Scheme for 2024, "Sea Swimming at Skerries Springers".

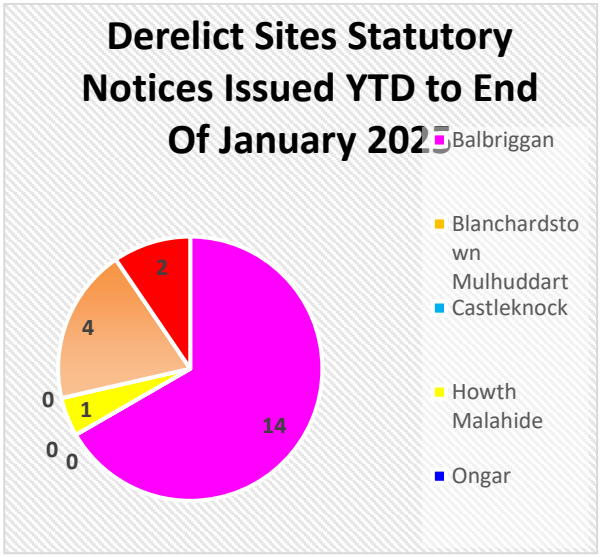
A progress report has been received from the appointed consultant, which confirms that the study is due to be completed on schedule.

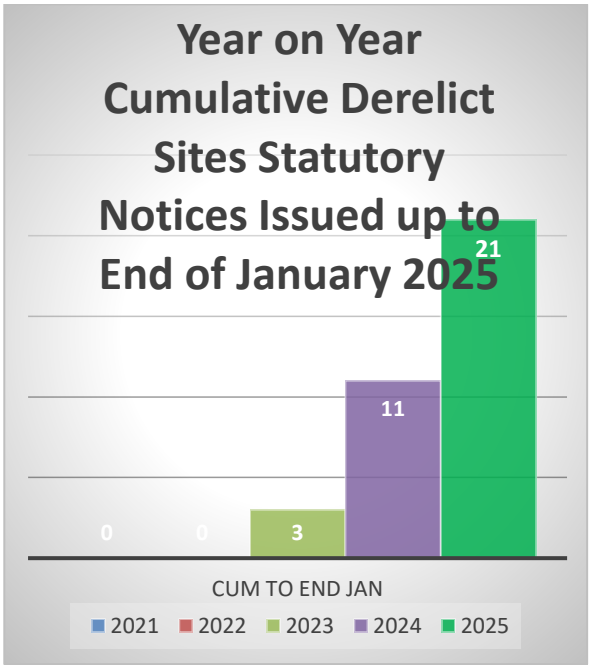
Derelict Sites

21 statutory notices have issued to owners of Derelict properties to the end of January 2025. This compares to a total of 11 at this point in time in 2024.

The properties listed on the Derelict Sites Register on the 1st January 2025 with a market value of €7,132,100.00 have been issued with levy demands at the statutory rate of 7%, as specified under the Derelict Sites Act 1990 (as amended). These levies amount to €499,247. 00

The Derelict Sites team continue to focus on engagement with the owners of these existing derelict sites and will continue identifying further derelict sites across the county.





The Town Regeneration Office actively encourages the reporting of potential derelict sites. Referrals can be made by accessing the Report Form on Fingal County Council's public website and emailing the completed form to derelictsites@fingal.ie

Oifig Fiontair Áitiúil
Local Enterprise Office

LEO Fingal provides a broad suite of support services to stimulate enterprise and enable small businesses to succeed. Some of the LEO highlights for February 2025 are as follows:

Local Enterprise Week 2025



Local Enterprise Week kicks off from 3rd to 7th March 2025, with a packed schedule of events, including the Fingal Startup Bootcamp, networking events with Balbriggan Chamber and Fingal Chamber, the Fingal Enterprise Awards, and the Fingal Enterprising Women Network event. We're seeing steady numbers enrolling, and we are actively promoting LEW to ensure a strong turnout. There will also be a host of events both in person and online, covering areas such as food business, digital, productivity, and sustainability.

Fingal Local Enterprise Awards 2025



The Fingal Enterprise Awards competition is organised annually by the Local Enterprise Office to acknowledge the achievements of small businesses. This is part of a national competition in which one overall winner from each of the 31 Local Enterprise Office areas will compete for the National awards. This year, six businesses were short-listed from the applications received, all of which have been assessed by the Fingal LEO independent panel of judges. Following their visit to the Fingal dragon's den, the six applicants take centre-stage at the Fingal Enterprise Awards final which takes place during Local Enterprise Week 4th March. The Fingal prize fund this year is €10,000. The overall winner will scoop the top prize of €5,000 investment in their business. The winner will also progress to represent Fingal at the National Enterprise Awards final in the Mansion House in May 2025.

The six finalists are:

- The Good Trading & Sourcing Co Ltd, T/A Jack Murphy Clothing - Sarah Murphy (Skerries)
- Cozmotec CG Consulting Ltd - Cuty Gupta (Swords)
- Gigi Supplements Ltd - Jennie Haire (Santry)
- Mizz Rio Bridal - Mags Morgan (Ballyboughal)
- Vistona Ltd - Dave Byrne (Rush)
- Anyscor Ltd - Colin Deering (Skerries)

Fingal Business Supports Briefing



The first two Business Supports Briefings of the year have seen huge numbers in attendance, with over 200 people booked in across both events which took place in Riasc Centre, Kinsealy.

The audience were delighted to hear about the supports for small businesses from LEO Fingal. The LEO team outlined the Training and Events, Business Advice and Mentorship, Grant Funding and other supports on offer. There was a lively questions and answers session with many Owner / Managers staying on for one-to-one consultations with LEO staff. As a result of this high level of interest, the Business Advice Clinics, Start Your Own Business Courses and Grant Application Workshops run by LEO Fingal have seen a large uptake in numbers.

Student Enterprise Programme



21 second level schools across Fingal have signed up for this year's Student Enterprise Programme (SEP) which involves setting-up and running a real-life enterprise over the course of the academic year.

Fingal schools and students have a strong track record in the competition, encouraged and incentivised by a significant prize fund that includes an international educational trip to Barcelona for the students and teachers of "Senior category" winners. Most importantly, the programme offers an exciting opportunity for students to learn the ropes of creating a successful business, whilst competing at local and national level. Each year the Fingal winning projects go on to the National Final, where they battle it out with other entrepreneurial students from throughout Ireland. The Fingal final takes place on March 13th in Crowne Plaza Hotel, Blanchardstown.

Food Sectoral Supports

LEO Fingal hosts a Regional event for Food Producers in Local Enterprise Week in the Castleknock Hotel where we will hear from Stephen Carr from Pizza Sorrento and Ciaran Fitzpatrick from Cookie Dó, two Dublin-based food producers who have overcome challenges to build world-class businesses. Laura Harper Trading Director Marks & Spencer will join our producers to give her perspective and provide an overview of M&S Ireland.

Evaluations and Approvals Committee

The Evaluation and Approvals Committee (EVAC) approved €129,055 across 8 Business Feasibility, Priming and Expansion Grants to date in 2025. Seventeen Digital for Business consultancy programmes amounting to €38,700 have also been approved YTD. The next EVAC meeting will be held online on the 26th of March 2025.

Management Development

The Leadership for Accelerated Growth programme kicks off on the 12th of March 2025 in the Carlton Hotel Dublin Airport. The programme facilitates established businesses within the Dublin area to grow their businesses and expand.

The programme allows owners time to plan and build a strategy which will carry them through the next 3 years while building their network and learning new skills in the areas of business management, finance and marketing.

Energy Efficiency Grant Scheme



The Local Enterprise Office (LEO) Energy Efficiency Grant was recently revamped and relaunched with several significant changes, the main one being its increase from €5,000 to €10,000 and a change from match funding to now covering up to 75% of eligible costs. The Energy Efficiency Grant is an excellent opportunity for small businesses to continue their business more sustainably and efficiently, which will benefit them in the long run. To apply, businesses need to be solvent and operating within Fingal for at least six months. Seven companies in Fingal have so far qualified for this grant. So far this year there has been a very strong level of interest in this scheme with enquiries coming from restaurants, pubs and coffee shops. Three companies have been approved so far and many more are currently going through the approval process.

Trading Online Voucher Scheme



An initiative under the Government's National Digital Strategy, the Trading Online Voucher (TOV) scheme supported small businesses by allowing them to enhance their online offering by providing a grant of up to €2,500 for ecommerce and digital marketing activities, as well as giving businesses a better understanding of how they can exploit E-Commerce opportunities for their business. The last TOV webinar took place on 5th December 2024. A total of 37 applications have been approved in the amount of €84,438.00 year to date. The Trading Online Voucher scheme has now closed and only applications received on or before 13th December 2024 are being considered for approval in 2025. An enhanced "Grow Digital" initiative will take its place (featuring grant value €5k plus digital consultancy assignments).

Business Advice Clinics and Mentoring



LEO Fingal provides one to one business support services through Business Advice Clinics and a Mentoring programme, both online and in person. These services are provided free of charge to small businesses. The Fingal mentor panel consists of a variety of skilled and experienced mentors from a range of business backgrounds. In 2025 so far 111 clients availed of one-to-one appointments in Business Advice Clinics, with consistently high demand for this service among Fingal businesses. And 48 clients have so far signed up for business mentoring. A new Mentor panel has been procured and Mentors are currently on-boarding. A Mentor Induction meeting will be held shortly and LEO Staff will present an overview of the LEO portfolio, following this there will be regular meetings to keep mentors informed and provide a platform for knowledge sharing

Microfinance Ireland Loans

LEO Fingal provides a loan scheme through its partnership with Microfinance Ireland, with loans from €5,000 up to €50,000 per approved applicant. LEO Fingal is actively promoting the availability of loans from businesses that have difficulty raising finance from their bank. Applications are processed and assessed by LEO Fingal and submitted to MFI (Microfinance Ireland). Applications submitted through LEO Fingal are eligible for a 1% reduced interest rate of 5.5% APR if submitted through the Local Enterprise Office.

A record-breaking number of loan applications for Microfinance funding were received during 2024, with 45 Fingal applications processed.

Four MFI loan applications have been processed in January 2025. LEO Fingal supports MFI applicants with a Mentor who assists with the application process to maximise their prospects of approval.

Training and Events

Training from LEO Fingal for small business owners has had a strong start to the year with 504 participants year to date. There have been two Start Your Own Business courses with 24 participants. LEO Fingal continues to see buoyant demand for courses in 2025.

Internationalisation and Export Development

The new "Market Explorer Grant" has replaced the TAME Grant from 1 January 2025. The grant is available to small enterprises in the manufacturing and international trading sectors (with up to 50 employees). The amount of the grant is to a maximum of €10,000 or 50% of eligible costs. The object of the financial offer is to support the development of export-oriented businesses by incentivising support to research and explore activities in new markets.

Support for the grant applies when eligible companies seek to explore either a new geographic market for an existing product/service or an existing geographic market for a new product/service.

LEO Fingal has just approved their first application for this grant in the amount of €9,520.



The Export Development programme "Get Exporting" is continuing throughout all 31 LEOs, Get Exporting is designed to support companies at every stage of their journey to achieve new export sales. Through the Export Development Pathway, the aim is to simplify the export journey for businesses and help build the knowledge, confidence and strategies needed to succeed in global markets. Get Exporting is a collaborative effort between the Local Enterprise Offices, Enterprise Ireland, and delivery partner OCO Global.

Following recommendation based on an export readiness assessment 11 Fingal businesses are among the 120 nationally, currently progressing through the programme. On 10 February LEO staff were briefed by EI on progress of the programme and businesses.

Grow Digital Voucher

Grow Digital

A Digital Tool for every Business

The new Grow Digital Voucher offers SMEs with up to 50 employees financial support to embrace digital technology. A digital for business project report must be completed within the previous two years.

LEO Fingal have approved their first eligible application and are working to increase awareness of this support with businesses throughout Fingal.

LEO Fingal have launched a Digital Boost Webinar to educate prospective applicants about the Digital Supports available including Digital for Business and Grow Digital.

LAMA Awards



Fingal Enterprise Awards 2024 winner PRM Assist won the Best Micro Start Up Award at the recent LAMA - All Ireland Community and Council Awards. PRM Assist based in Dublin Airport is a global leader in innovative Passenger with Reduced Mobility (PRM) services within airport environments.

OPERATIONS

Contents

Area Business
Works Programmes
Car Parking Services
Burial Grounds Services
Traffic Operations County-wide
Fleet Management & Plant Hire Unit
Public Lighting
Recycling Centres Update
Licenses
Surface Water

Area Business January 2024 to December 2024

Area	Public CRM's	Rep CRM's	Area Questions	Area Motions	Headed Items
Balbriggan/Swords	675	96	33	11	2
Castleknock/Mulhuddart	487	125	10	4	1
Howth/Malahide	317	29	13	4	3
Total	**1,479**	**250**	**56**	**19**	**6**

Works Programme

Balbriggan/Rush-Lusk/Swords Area

Balbriggan/Rush-Lusk/Swords Area - Parks

Upgrade works to the surrounds of the tennis courts at Glebe Park, Balrothery.



The new EcoFill bottle refill station installed in Portrane adjacent to the Calisthenics area.







Amendments made to the existing pedestrian barrier layout by Operations staff at Holywell crescent North and South. New barriers were installed to obstruct the direct line from the green areas onto the R125, and close up gaps created by desire lines on approach to the road crossing, as per previous local and Cllr requests received.









Area Roads and General Maintenance Programme

Drainage works Knocknaggin Lane, Balbriggan.



As part of the National Speed Limit the crews replaced affected signage across Local Rural Roads. Across the Balbriggan / Swords Operational Area there was 105 60km/h signs installed.



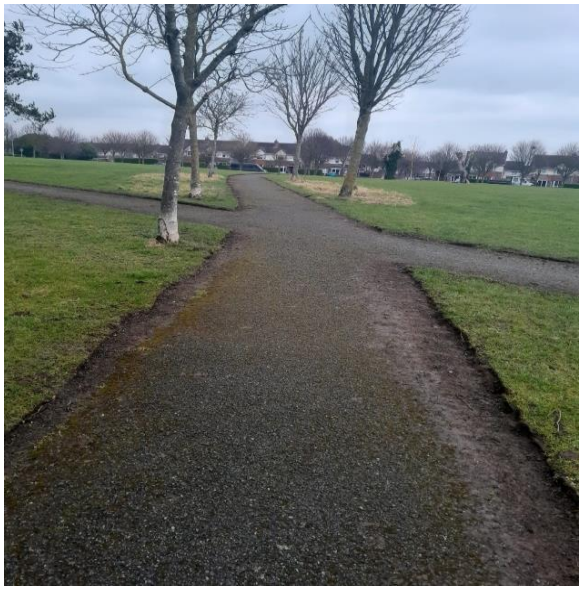


Edging of footpaths in Ridgewood Park:









Path edging works, Lusk.



Fingal County Council crews assisting the ESB in Co. Monaghan following damage caused by Storm Éowyn.



Howth Malahide Area

Roads

Kinsealy Lane







Installation of new footpath along Kinsealy Lane.

Gaybrook Malahide





Replacement of footpaths in Gaybrook Malahide.

St Laurence's Howth





Road patching in St. Laurence's Howth

Ardilaun Portmarnock







Footpath bay replacement in Ardilaun Estate, Portmarnock.

Burial Grounds and Beaches



Fly tipping at our clothes banks which is a regular issue daily Howth-Malahide.



Ongoing fly tipping on Moyne Road daily clean ups by Howth-Malahide cleansing section.



Watery lane teleporter upgrade.



Delivery of new mini digger to Balgriffin Fingal burial grounds



Our cycle lane sweeper clearing and sweeping cycle lanes Howth Malahide.

Portmarnock Beach



Recent damage to the dune protection fencing Portmarnock Beach.



Damage at Portmarnock Beach walkway.



Access to Portmarnock Beach-Before works carried out



Access to Portmarnock Beach-After works carried out



Upgrading of paths Portmarnock



Exterior snag works commenced at Malahide Howth new toilet units

Bayside Basketball Courts





New back boards for the basketball courts installed at Bayside train station to replace broken and missing boards.

Malahide Demesne



Fire being dealt with in Avoca's lockup unit on grounds of Malahide Castle



New overlay being carried out at the Back Road car park before and after photos.















New surface from Lime Kiln to McAlister's Gate





Reduction of Poplars at rear of Depot in Malahide Demesne



Talbot Botanic Gardens



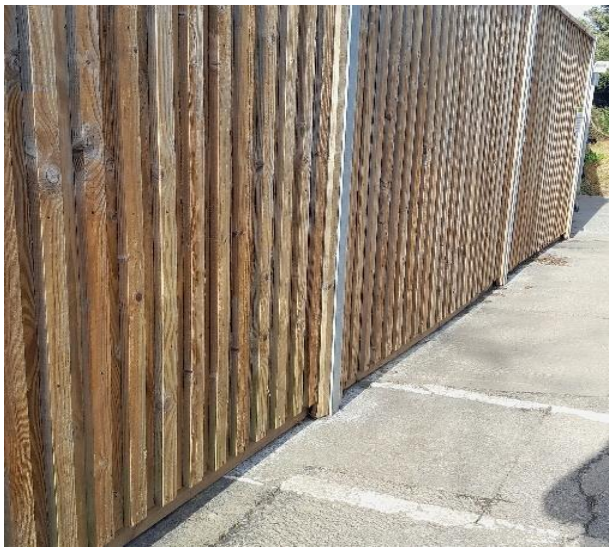
Hedge cutting in Walled Garden



Correa Marian's Marvel (Australian Fuchsia) in flower since last November in Walled Garden.

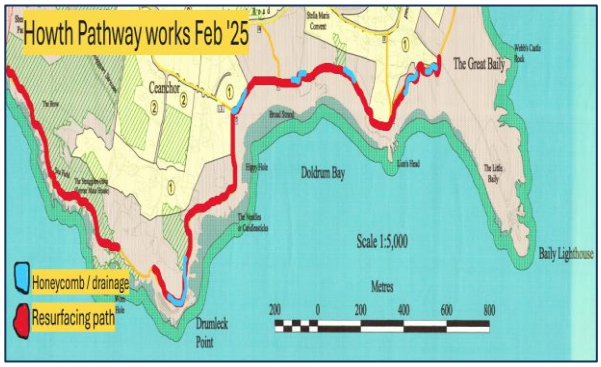


Timber fencing before cleaning.



Timber fence after cleaning and painting

Howth Pathways



Bog of frog upgrade to the pathways –

Work was required to be carried out following Sport Ireland's recommendations from the 2024 Inspection Report. Some works involved resurfacing with Greywack and Ballylusk stone (Red lines on map) and areas with heavy water retention. Drainage solutions and honeycomb tiles installed (blue areas).









Upgrading the footpath on purple loop S.A.A.O Pathways



Windfall tree Howth Pathways – before removal



Howth Pathway – after removal.



Redirecting walkers while the Bog of Frogs works are ongoing.

Castleknock Mulhuddart Operations





Planting which took place along walls in Laraghcon and Rokerby Park near Lucan, planted along these walls was native hollies and Pyracantha.



Before & after photos of road overlay at Black Avenue Road St Catherines Park, overlay upgrade of 270m as well as drainage works carried out.





Manhole repairs and manhole replacement in Porterstown Park at the clubhouse.





Fence line of the dog run in Millennium Park, there was approx. 1200 whips planted along fence line





Hedge planting works carried out in St Catherine's Park along fence at carpark





Upgrade of pathways in St Catherine's Park along with a new fence and Native Holly Hedge Planted







New sensory play equipment installed at Waterville Park.





Night works, Blanchardstown Shopping Centre.







Footpath cleaning Snugborough Road

Car Parking Services

Review of Parking Control Bye-Laws

The Operations Department is in the process of reviewing the Fingal Parking Control Bye-Laws 2020.

A presentation on the proposed amendments and timeline for review will be given to the Public Realm, Transportation/Mobility Management Strategic Policy Committee Meeting on the 4th March 2025.

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January 2025

There was a total of 1212 parking tickets issued during January 2025.

Breakdown of Parking Offences

Top 10 Offences

Offence	Main Ticketing Offences - January 2025
9A - A VEHICLE COMMITING AN OFFENCE CONTRARY TO PAY AND DISPLY/PERMIT PARKING	575
08A - PARKING A VEHICLE ON A FOOTPATH	152
04G - PARKING A PRIVATE VEHICLE IN A LOADING BAY	142
9D - PARKING A VEHICLE ON A DOUBLE YELLOW LINE	118
9A - A VEHICLE OUT OF TIME TICKET	113
07A - OBSTRUCTION TO OTHER ROAD USERS/PEDESTRIANS	27
9F - PARKING/STOPPING A VEHICLE IN A DISABLED PERSONS PARKING BAY	20
04C - PARKING A VEHICLE IN A TAXI BAY	19
9C - VEHICLE OUTSIDE BAY	12
08C - PARKING A VEHICLE ON A MEDIUM STRIP	7

Main Ticketing Locations:

Location	Main Ticket Locations January 2025
North Street - Swords	110
Bridgefield Car Park - Malahide	66
Main Street - Swords	56
The Green - Malahide	54
Harbour Road - Skerries	51
Drogheda Street - Balbriggan	48
Strand Street - Skerries	47
South Strand Skerries	46
Church Road - Malahide	45
Old Street - Malahide	35

Burial Ground Services

There were 138 Interments in Fingal Cemeteries during January 2025.

Kellystown Burial Ground

The Contractor is expected to mobilize to site before end of February with works expected to take to end of year to complete.

The cemetery is expected to be available for operation from Q1 2026.

This development will provide approx. 650 grave plots, structures for the storage of ashes including columbarium walls and memorial plots, a small services building, a carpark and extensive site infrastructure and landscaping.

Traffic Operations County-Wide
National Speed Limit Implementation

For Phase 1 over 133 signs and 122 poles were installed across Fingal County. This affected local rural roads only where the default speed limit of 80 km/h was lowered to 60 km/h. Work was carried out by the outdoor road crews in the Bal/Swords and Cas/Mul areas.

Balbriggan/Swords Area
Road Markings for Balbriggan-Swords





Swords – Milesian Avenue off Mountgorry Way – New Double Yellow Lines

Castleknock/Mulhuddart
Road Markings Castleknock/Mulhuddart



Repainted shark teeth on the Hollywoodrath Road.



SLOW markings associated yellow rumble strips repainted on Westmanstown Road.



KEEP CLEAR road marking applied to the junction of St. Mochtas Road and St. Mochtas Park

Howth Malahide Traffic POW 2025



Completion of civil and 95% of Electrical works of Toucan traffic Signals-Dublin Road by St Fintan's Secondary school.





Works ongoing for new pedestrian signals by Burrow National School –Howth Road.

Fleet Management & Plant Hire Unit

79 Plant Hires were put in place from 01/02/2025 to 21/02/2025, engaging 16 suppliers.

Fleet Management

Purchase of 2 Hyundai Rubber-Tracked Mini Excavators for Operations Department







Public Lighting

Works on the 2025 Public Lighting Programme of Works has commenced.

2025 POW Works jobs Completed to date:

- Village Road / Raheny Roundabout, Lusk



Village Road/Raheny Roundabout Lusk

2025 POW Works in Progress/Ongoing:

- Latchford Close to Old Hansfield Lane walkway beside playing pitches at Phibblestown Community Centre
- Dromheath Drive











Latchford Close to old Hansfield Road Walkway

Works on the public lighting column replacement programme have commenced.

Public Lighting Column Replacements in progress/ongoing:

- Dromheath Green, Mulhuddart

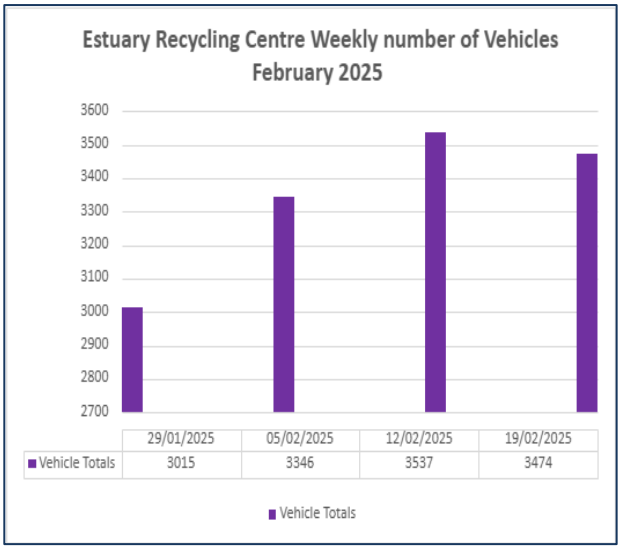
Other public lighting works completed:

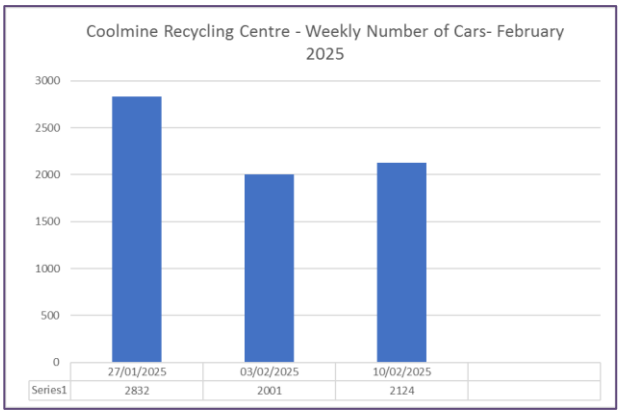
- Bi-Annual RCD testing of all Public Lighting metered supplies.
- Installation of public lighting on pedestrian walkway installed by Active Travel, at Dromheath Green.
- Installation of public lighting on pedestrian walkway in Waterville Park.
- Skerries Mills pathway lighting.

Recycling Centres Update

Provision was made in the 2025 Revenue Budget for Increases in charges which commenced on 1st January 2025.

The Council is currently in the process of recruitment of additional Recycling Centre Operators to commence the new opening hours at Coolmine



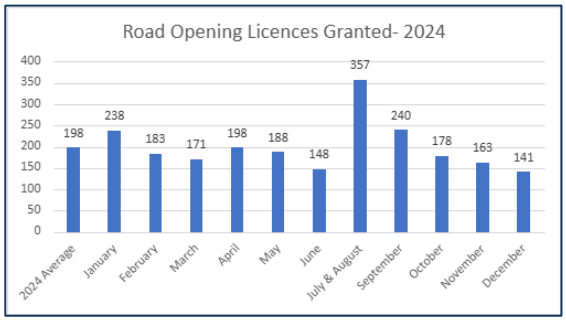


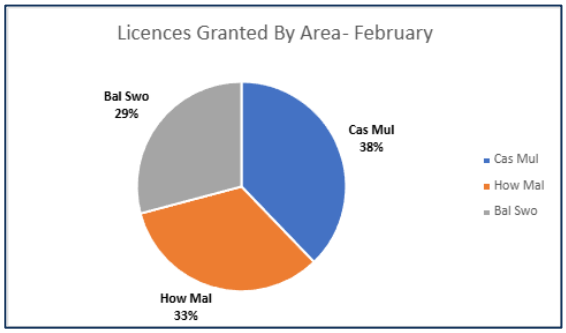
Licenses

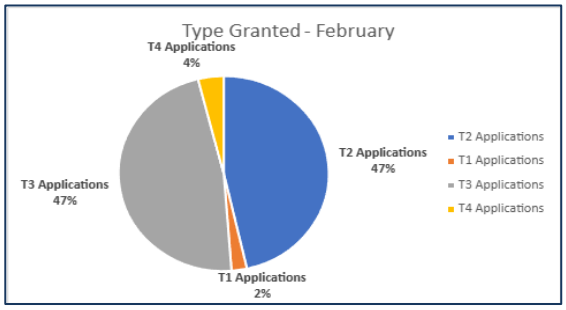
- Road Opening Licenses

The Licensing unit continues to process and manage the licensing system for the County. Applications are allocated by area for examination and conditioning which includes reviews of the existing carriageway, footpaths, cycleways, and grass verges. Applicants submit temporary traffic management plans for review to ensure all works are carried out safely within the public domain.

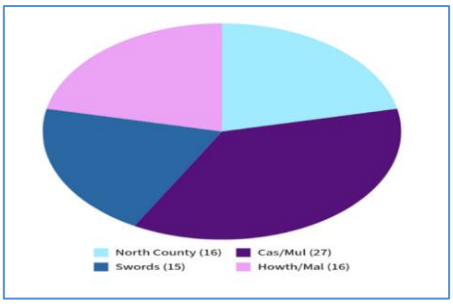
127 Licences were granted in the month of January**, 51% of which were granted by way of automation**. Clerk of Works in each area continue to carry out regular inspections following road opening works by Utilities.







Pitch Playability Applications 2024/25



See above Pie Chart outlining the number of Pitch Playability Applications received for the 2024/25 playing season, in total we have received 77 applications as outlined above including three from schools.
We have received a total of €64,160 as of the 27th of January in Grass Pitch Allocation Fees for the 2024/2025 playing season.

Casual Trading License

Fingal County Council have received a total of 32 renewal applications for the 2025/26 Trading period covering the trading of Hot Food, Tea & Coffee, Ice Cream and Flowers.
Currently Licences expire on the 28th of February 2025 & any remaining available pitches are being advertised, with applications for these pitches been accepted up until the 26th of February 2025.
The Operations Department is in regular communication with our traders and area inspectors continue to be carried out to assist in delivery of quality service and ensure compliance.

- Street Furniture Licences & remaining Parklets

A total of 20 Street Furniture Licences have been issued in 2025.
All 20 business have paid their licence fee & have been issued with their Licence, which must be displayed prominently in the front window of their business premises.
The Council is currently arranging the removal of all remaining parklets by the Council's contractor. Street Furniture Licences have not been issued to traders with a parklet.

For those businesses which had a parklet and have requested a footpath buildout, work will commence in February/March following the removal of the parklets. The areas have been assessed and any which have been deemed suitable will be progressed accordingly in each area taking into consideration drainage, adjoining trees, public lighting etc.



Surface Water

Stormwater Capital Programme 2025-2027

Fingal County Council are continuing to progress projects in the 2025-2027 Stormwater Capital Programme. The 3-year programme includes 16 projects estimated at €1.7 million. Below is a brief update in relation to the status of some of the projects.

Howth Stormwater Culvert

Optioneering and Investigation phases are complete for both Work packages A & B and a detailed design is currently being reviewed by Fingal County Council for WPB. Consultants working on the outstanding documentation for WPB. It is expected that works will commence on site to complete WPB in the summer months.

Burrow Beach

Placement of the anchor block units is scheduled for March. Works will be executed by FCC Direct Labour with technical assistance to be provided by design consultants, Malachy Walsh and Partners.



Ballyboughal Main St Storm water Extension

All pipework is now complete, several additional road gullies were also installed to assist Road Operations with an upcoming road overlay. Footpath and road reinstatement works will commence in early March.



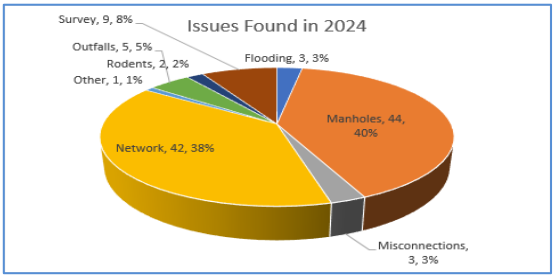
Lusk Network Remedial Works

Site investigation works took place and a final design completed. The works includes alterations to the existing network to remove localised restrictions. Footpath and road reinstatements have commenced and expected to be complete within programme.



Storm Water Maintenance

The types and volumes of issues reported are shown in the chart.



Storm Water Connections:

No new connection applications have been processed to date in 2025.

Networks

Swords

Continued investigation of blockages and overground flooding in Rivervalley, Swords, Hilltown, Forrest Avenue, Rathingle Rd, Cherry Garth and Rivervalley Lawns estates. Following completion of investigations, the condition of the network will be assessed, and the feasibility of follow-on works will be discussed. Assisting Roads Department with network surveys in **Brackenstown Park** for an upcoming project.

Malahide/Portmarnock

Chalfont repair/maintenance work anticipated to commence in March. A tender is being drafted for specialized underground works and dig and repair by Direct labour will be commenced in March.

Dublin 15

Investigation surveys were carried out in Edgewood Lawn, Grove Road, Mullhuddart and & Damastown. Remedial works will follow. A contractor has been procured for surveys in Grove Road, Mullhuddart and & Damastown to determine the condition of the networks in these areas and determine the cause of blockages and overground road flooding.

Assets

Ironworks Continue Stormwater manhole cover and frame replacement. Manhole and frame replacements were carried out at the Pavillions' roundabout in Swords and Park Road in Rush.

Underground Stormwater storage Assets

Continue Identification and recording of underground storm water management assets county wide.

Cappagh/N2/N3 Link Road SUDS

A contractor has surveyed and is cleaning of two tanks. To help determine future maintenance costs and challenges for SUDs devices of this type.

Water Quality

Lambourne Road

Investigations carried out in conjunction with Environment Dept.

The Environment department are following up with owners of properties misconnected to the surface water network.

PLANNING AND STRATEGIC INFRASTRUCTURE (PSI)

Contents

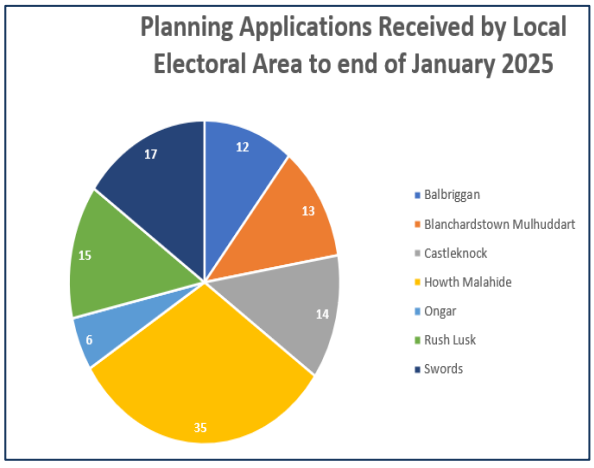
Planning Applications
Planning Decisions
Building Control Admin
Built Environment Division
Transportation Planning

Planning Applications

There have been 112 planning applications received from 1st January 2025 to 31st January 2025. This is including 88 E applications via the LGMA portal. 28 applications were invalid leaving a total of 84 valid applications. The volume of applications received by Local Electoral Area (LEA) are detailed in the table below.

There have been no Large-scale Residential Development (LRD) applications made to the Local Authority. From 1st January 2025 to 31st January 2025, 1 decision has been made on Large Scale Residential Developments.

An Bord Pleanála have not issued any decisions on SHD applications in the period from 1st January 2025 to 31st January 2025.



Planning Decisions

A total of 169 planning decisions have been issued from 1st January 2025 to 31st January 2025. There have been 96 decisions to grant permission and 27 refusals of permission.

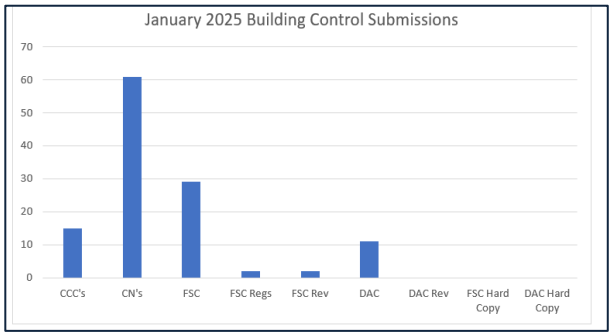
Building Control Admin

In January 2025, there were 120 building control submissions made via BCMS.

This was made up of 62 Commencement notices, 15 Compliance of Completion Certificates, 33 Fire Safety related Certificates and 11 Disability Access related Certificates.

Commencement notices and Compliance on Completion Certificates are submitted through the Projects module on BCMS. Fire Safety, Disability Access, Regularisation and Dispensation/Relaxation Certificate applications can be submitted online via the Applications module on BCMS and the Council accepts hard copy applications directly into the office. Most applications are now being submitted via the online system.

The Building Control Admin team processed 217 decisions in January 2025 relating to Fire Safety and Disability Access Certificates. This was made up of 80 decisions to grant and 137 extensions of time.



Strategic Policy Unit

Fingal Development Plan - Two Year Progress Report.

The Planning and Strategic Infrastructure Department has published the Two-Year Progress Report on the Fingal Development Plan 2023-2029. The Development Plan was adopted in February 2023 and the Report sets out the progress made in delivering the Objectives contained within the Plan across all Council Departments based on the themes/chapters set out in the Development Plan.

Local Area Plans, Masterplans and Framework Plans

The first round of Plans emanating from the Fingal Development Plan 2023-2029 continue to be progressed. The draft Clonsilla Framework Plan was published in January and a well-attended public consultation event was held on the 6th February in Blanchardstown library. The public consultation stage has now concluded, and the Department is reviewing the over 300 submissions received before finalising the Framework Plan.

Further preparatory background analysis is being undertaken in relation to a number of other plans/studies including advancement through the procurement process.

Residential Zoned Land Tax

The Residential Zoned Land Tax (RZLT) is a tax aimed at activating serviced and residentially zoned land for housing. Local authorities are responsible for identifying the land that is subject to RZLT.

On the 31st January 2025, Fingal Co. Co. published the annual RZLT map for 2025 followed on the 1st February 2025 by the publication of the draft annual map for 2026 identifying land currently in scope for the tax, land proposed to be removed from the current scope and land proposed to be included.

Consultation in relation to the annual 2025 RZLT map and draft 2026 RZLT map is open until the 1st of April 2025.

Built Environment Division

Building Control/Taking in Charge Section



Building Control

- Six building control inspections were carried out in February, covering 15 houses.
- One Section 11 request for further information was issued, with no Section 8 enforcement notices.

Taking in Charge

- Two housing estates were taken in charge in February 2025: Hamilton Park and Cruiserath (Dublin 15).
- Three housing estates are scheduled for taking in charge in April 2025: Hansfield Phase 1, Wilkinsons Brook, and Bellingsmore.
- There are 39 developments with formal Taking in Charge requests, and an additional 328 developments recorded in our system, of which 62 are expected to remain private.
- Our appointed contractor has commenced Taking in Charge works in Cianlea, Swords.
- Taking in Charge works have been completed in Cloch Choirneal, Balrothery, and the contractor will soon begin works in Hoar Rock, The Sanctuary, and Rockabill.
- We are currently evaluating Stage 1 of the competition for a single-party framework to appoint consulting engineers to project-manage Taking in Charge works for estates where bonds have been sequestered. Contract documents for Stage 2 of the competition will be published in March 2025.

Pictures



Inspecting door hinges on a fire door in Santry



Checking insulation and fire stopping on a house in Malahide

Transportation Planning

PSI 001 Snugborough Interchange upgrade

The contractor is continuing to carry out snagging at the interchange. The active travel route into Waterville Park opened during February.



PSI 002 Ongar Barnhill Road

Bam Civil Ltd. constructed most of the new bridge over the railway line during 2024. Road surfacing will continue during Q1 along the length of the scheme. Installation of surfacing, subbase, ducting, watermains, kerbs and footpaths will also continue during Q1. It is intended that traffic will be diverted onto some of the new Barberstown Lane South in Q1 2025 following surfacing works. There will be temporary traffic management on the R149 in Q1 at the junction with Barberstown Lane South while the new junction is being formed. The overall scheme is expected to be completed in Q3 2025. Updates for the scheme will be posted on www.fingal.ie/ongar-barnhill



PSI-039 – R132 Connectivity Project

Project summary

Consultation with the National Transport Authority (NTA) and with Transport Infrastructure Ireland (TII), regarding the connection with Metro Link is ongoing with Monthly Coordination/Progress meetings.

Detailed design stage is currently underway with information results received from all the surveys recently undertaken to make evidence based informed decisions on the design and this is progressing as programmed.

Meetings continue to be held with the various departments of Fingal County Council together.

PSI-005 Harry Reynolds Road Pedestrian and Cyclist Route

The Harry Reynolds Road Pedestrian and Cyclist Route for this key infrastructure project for Balbriggan consisting of 3km fully segregated Pedestrian and Cyclist Route connecting 6 schools in Balbriggan. This Project is now at substantial completion. The Contractor is currently working through the snagging list with the Design Team. The works to Millpond Park have been completed and all the additional tree planting carried out. The last of the planting for the civic space adjoining the Dublin Road Roundabout has been completed. The official opening will be held on the 28th of March 2025.





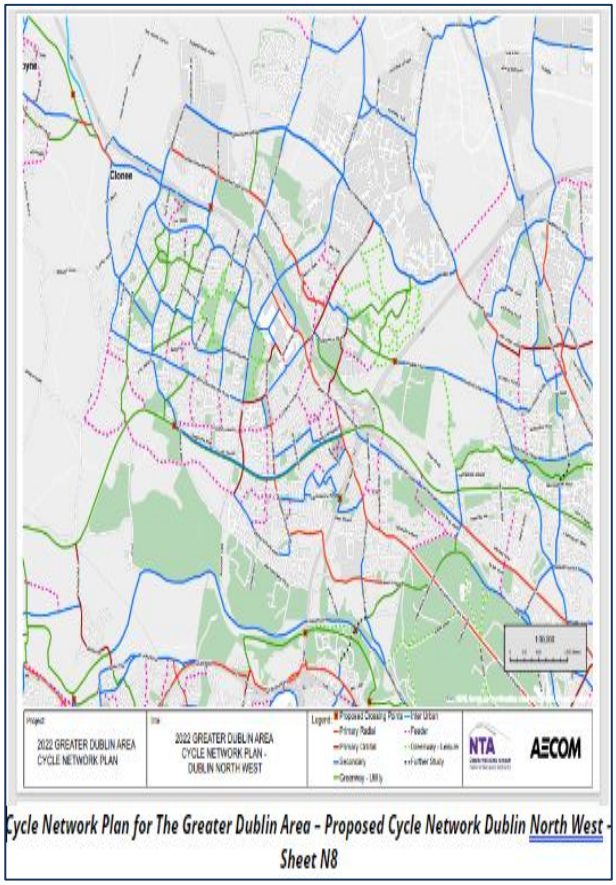




To assist with communication to the community a dedicated project website is setup which is updated throughout the project, highlighting the projects progression and key milestone stages; Harry Reynolds Road Pedestrian & Cycle Route | Fingal County Council. A video of the latest drone footage has been added to the website.

Consultancy Framework for Dublin 15 Walking and Cycling Projects

The Planning & Strategic Infrastructure Department recently signed a Single Party Framework for Engineering Consultancy Services for Pedestrian and Cycling Route Projects in the Dublin 15 Area.



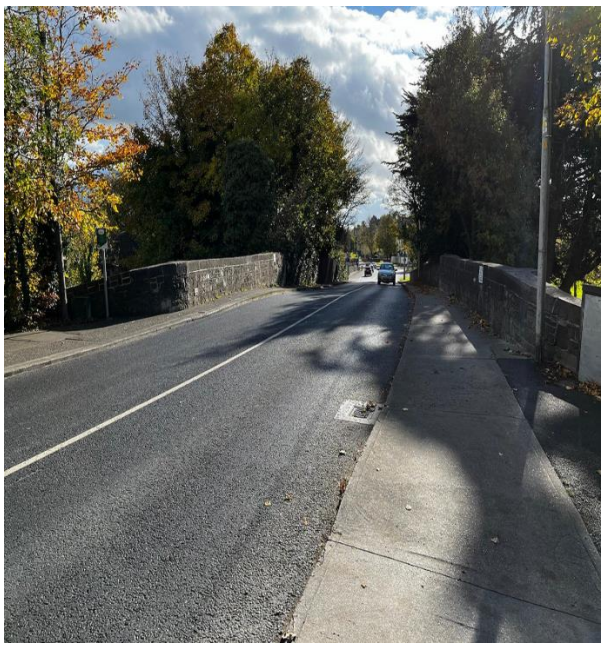
Cycle Network Plan for The Greater Dublin Area - Proposed Cycle Network Dublin North West - Sheet N8

RPS Engineers Consulting Ltd was appointed Fingal County Council Consultants for the Framework for Dublin 15 Walking and Cycling Projects.

PSI 063 – Pedestrian and Cycling Bridge at Granard Bridge Castleknock

The first contract as part of this framework will be to undertake phases 2 to 4 for a new Pedestrian and Cycling Bridge at Granard Bridge Castleknock Road which will cross the Dublin Maynooth railway and Royal Canal, parallel to the existing road bridges over the canal and railway, with access for pedestrians and cyclists only. This will form an integral part of the walking and cycling route for Blanchardstown to Phoenix Park which is a proposed route in the NTA's Greater Dublin Area Cycle Network Plan. This will also improve pedestrian and cycle safely at Granard Bridge and further promote the use of more sustainable travel patterns, in line with Government Policy and the cycle network plan for the greater Dublin area.

Monthly meetings between Fingal County Council and RPS consultants are taking place to progress the project, such as route options and possible constraints as shown by some photos below. Also, an ecological survey is planned to be carried out in March.


View of the Granard Bridge towards Castleknock

Page 56



View of the Granard Bridge and the existing underpass

The outline project programme for this project will be developed by the design team with the Concept Development and Options Selection phase 2 beginning first. Then moving onto phase 3 preliminary design before to phase 4 the statutory processes to obtain planning for the project. Throughout these phases there will be the requirement for regular consultation with all stakeholders including public representatives.

A meeting with Irish Rail / Dart+ West Team was held this month to discuss both projects and align them. Some important points and highlights were raised for further discussions.

This project design will allow for a much-needed Pedestrian and Cycling link from the new Bridge north to the Roselawn Road/Castleknock Road junction and south to the Laurel Lodge Road/Castleknock Road junction. No alternations are proposed to these existing junctions only to tie into the existing junction's infrastructure.

For more information and keep updated on the project, please see a recent set-up web page for the new Pedestrian and Cycling Bridge at Grange Bridge Castleknock Road.
Pedestrian & Cycling Bridge at Granard Bridge, Castleknock Road, Dublin 15 | Fingal County Council

PSI -036 Clonsilla-Damastown Cycle Route

Fingal County Council have been working on the Clonsilla-Damastown Cycle Route project brief and the tender documentation are now finalised for tender publication under the Single Party Framework for Engineering Consultancy Services for Pedestrian and Cycling Route Projects in the Dublin 15 Area.

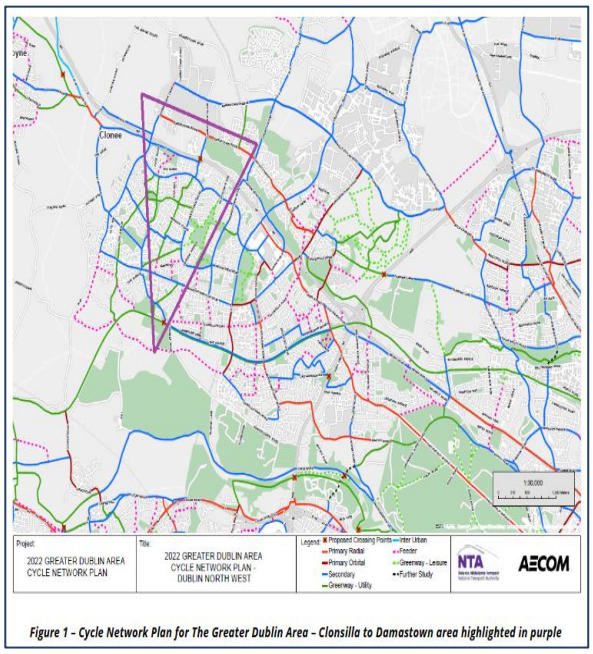


Figure 1 - Cycle Network Plan for The Greater Dublin Area - Clonsilla to Damastown area highlighted in purple

PSI – 004 Royal Canal Urban Greenway

Dialogue continues to be held with key stakeholders the National Transport Authority and Waterways Ireland along the route of the greenway to ensure a coordinated, high quality final design is achieved at interfaces between existing facilities and the proposed scheme.
The project is currently at preliminary design stage and requires the need to hold additional meetings with all the relevant key stakeholders to agree a revised design in line with the new National Cycling Manual. These meetings will continue over the coming month to ensure a coordinated, high quality final design which compiles with the new cycling manual is achieved at interfaces between existing facilities and the proposed scheme. Landowner searches and land referencing are ongoing also.

Following completion of the preliminary design, all the required documents including the Environmental Impact Assessment Report will be prepared for a planning application to An Bord Pleanála. Irish Rail have been contacted and the changes to the bridge crossings that form part of the permitted DART+ West project are being assessed with additional discussions to be held with Irish Rail consultants soon to determine their impact on the greenway and the design drawings which are being updated as required.

PSI – 065 Seamount Road Footpath Connectivity Project

Seamount Road Footpath Connectivity Project will provide for improved accessibility for all road users, in particular pedestrian users as there were no pedestrian footpaths along the eastern end of Seamount Road on the approach to the new development's entrance.

The route forms one of the local health walks (Sli Na Slainte) in the area tying into the coastal walk between Malahide and Portmarnock. The route also connects to the park lands at Robswall and Paddy's Hill. This public walk further increased the pedestrian movements along Seamount Road and through the development lands with direct link to and from the only local secondary school, Malahide Community School (MCS) - reducing a 4km route by bike or car to a c. 1.5km walk/cycle while simultaneously promoting active travel as a preferable way of getting to and from school and helping to reduce traffic volumes through the centre of the town.

Consultants from a newly formed framework will undertake this project. As part of the procurement process a project Brief and contract documentation was prepared and issued. An internal meeting has been held in relation to the preparation of landownership maps. The maps are now being reviewed, and the landowners have been identified.

The Tender for consultancy services to progress the project and take it through the Planning process was issued in Mid-December with closing date for submission for mid Jan 2025. The assessment of the tender is now underway, and the tender is being negotiated in line with the framework awarded under. Once the negotiations is completed before the end of the February the preparation of issuing the letter of intend will follow.



S2M Pedestrian and Cycle Scheme –

The preliminary design drawings have been reviewed by the NTA and a workshop has been held. The preliminary design is progressing. The recently published Cycle Design Manual has led to some improvements being incorporated into the overall scheme design including revised layouts for crossings and bus stops to comply with the new standards. Following this review the preliminary design will be frozen in Q1 2025.

Ground Investigation Works have been complete with final reinstatements completed in January 2025. Design for structures along the route is progressing using the findings from the Ground Investigations. Following the results from the ground investigation report, further localised testing is required. We are liaising with the works contractor and landowner to progress this additional work.

Following completion of the preliminary design, documents will be prepared for a planning application to An Bord Pleanála. This includes preparation of an Environmental Impact Statement, Natura Impact Statement and Compulsory Purchase Order documentation.

Engagement with potentially impacted property owners, businesses and stakeholders is ongoing. Meetings have been held with Irish Water to ensure coordination of the scheme with planned and existing assets. A search of unregistered lands is ongoing for production of the deposit maps for the land acquisition. On completion of the preliminary design, the project team will contact landowners to discuss the compulsory purchase order process and the scheme and acquisition requirements. Draft documents are being prepared for the submission to An Bord Pleanála.



Artist visual of the Sutton to Malahide Pedestrian and Cycle Route at Portmarnock

Swords Cultural Quarter Public Realm

The new proposed Public Realm is a key feature of the overall Swords Cultural Project. The pedestrian priority public spaces framed between the Castle, the SCC Building and Fingal offices (County Hall) will serve as a civic amenity space providing a place for festivals, events, markets as well as an everyday meeting place for the local community.

Swords Cultural Quarter Public Realm Enhancement



Above- visualisation of the Part 8 proposals for the SCQ public realm layout at North Street

The Planning & Strategic Infrastructure Department has procured a Multi-Disciplinary Consultancy team for the detailed design and construction supervision of the public realm at Swords Cultural Quarter. Consultants are now progressing with the detailed design phase for the Swords Cultural Quarter Public Realm.

Swords Main Street Transformation

Swords Main Street is a key recommendation from the Sustainable Swords Strategy. The project aims to enhance and transform Main Street, the heart of Swords into a destination, which encourages people to stay longer and enables a more attractive, people-friendly, diverse, and enjoyable town centre experience for local residents, businesses and visitors alike. At its core, this ambitious transformation seeks to reimagine Main Street as a hub of urban activity, with distinctive character and vitality while fostering a sense of community and connectivity through the provision of high-quality public realm to enhance the human experience of the place.

The Planning & Strategic Infrastructure Department has appointed a multi Disciplinary Engineering Consultancy for the Option Selection, Preliminary Design and preparation of the application for Planning Consent for Swords Main Street Transformation Project.

The commencement meeting occurred in January 2025. Preparation of tender documents for a tree survey, traffic and parking surveys and topographical and GPR surveys is underway. The consultant is also progressing with ecological and environmental walk over assessments. A stakeholder mapping workshop is planned for March 2025.

Kinsealy Walking and Cycling Routes

The Kinsealy Walking and Cycling scheme aims to provide a high-quality walking and cycling routes between Kinsealy and Portmarnock train station, and between Kinsealy and Malahide Castle and gardens. These two walking and cycling routes will form a link from Kinsealy to sustainable transport at Portmarnock and Malahide train stations.

A non-statutory public consultation concluded in January 2025, and this yielded more than 100 meaningful and helpful submissions on the proposed walking & cycling scheme from Kinsealy to Portmarnock train station. These submissions are now being categorised and analysed and they will be used to inform the process to progress from the Emerging Preferred Route stage to the Preferred Route stage.

Thereafter the preliminary design will commence with the accompanying environmental screening and closely followed by the statutory process required to deliver this part of the project.

The Malahide to Kinsealy part of the project will be brought forward as phase 2 of the project at a later date.



Artist visual of the greenway from Kinsealy to Portmarnock



Artist visual of the proposed upgrades to Station Road

Fingal Coastal Way

Preliminary design work is progressing along urban roads. Coordination continues with affected landowners to work towards finalising the position of the route in rural areas.

A coastal erosion study along parts of the route in the proximity of high coastal cliffs have concluded. This will inform the preferred location of the greenway in this area.
Liaison with Irish Rail, Gas Networks Ireland, Eirgrid, TFI and Dublin Bus continues to ensure coordination of the proposed scheme with existing infrastructure and utilities.

Broadmeadow Way Greenway

Various ecological surveys are ongoing. Progress on the detailed design phases of the other elements of this project continue.

The tender period for the SAQ to establish a framework for works contractors for the various landward works contracts is complete and evaluation to take place in March 2025. It is expected that the landward elements of the Broadmeadow Way in Donabate i.e. from Newbridge Demesne, through Kilcrea lands to the east side of Corballis railway underpass will be open for use once that works package is complete.

Construction of this environmentally and technically challenging project has been divided into different works packages which will be delivered in stages:

- Construction of the Broadmeadow Estuary Bridge took place in 2024. Works are complete.
- Construction of the greenway along the Northern Causeway will commence during the summer months of 2025.
- Construction of the greenway along the Southern Causeways will commence during the summer months of 2026.
- Construction of the Donabate landward works and the Malahide landward works will take place during 2025 and 2026.
- It is anticipated that the opening of Broadmeadow Way will be in 2026.
- However, because of the seasonal constraints of working within the estuary, along with the technical challenges of building on the Northern Causeway, works may push in to 2027.



New estuary bridge and ramps looking northwards towards Donabate

Church Fields Link Road

Works at the Church Fields Link Road and Cycle Network project, which includes the upgrade and reconfiguration of the existing Wellview Avenue, Damastown roundabout and the installation of 670m of high-quality pedestrian and cycling facilities through the eastern parklands linking up with existing networks and future proposed facilities in the vicinity, are substantially complete as of 11th October. There are snags to be addressed with is a normal part of any construction contract. A one-year defects period has commenced as of 11th October.



Southbound segregated cycle track and new ramp on Wellview Road

Portrane Road, Donabate

The Portrane Road Enhancement Project involves works to widen the existing narrow footpath on the northern side of the road in order to provide a suitably wide and safe footpath for pedestrians to use in the vicinity of two national schools (St. Patrick's Boys National School and Scoil Phádraic Cailíní). The project also involves works to provide safe pedestrian crossings and appropriate traffic calming facilities. Third-party lands are required to widen the path and in this regard, An Bord Pleanála approved the Council's application for a Compulsory Purchase Order (CPO) for the project so that the Council can acquire the necessary lands. However, an affected landowner has commenced Judicial Review proceedings against An Bord Pleanala's decision to approve the CPO. The Council's legal team have been successful in seeking to expedite the Judicial Review process, with the High Court confirming that a full hearing of the case will go ahead in June 2025.

Donabate Pedestrian and Cycle Bridge

Work is progressing well on site. Support structures to take the weight of the bridge have been constructed on either side of the railway. Bridge beams, spanning over the railway, were lifted into place under night-time railway possession at the start of January. The concrete deck of the bridge has been poured, and temporary working platforms and edge protection railings have been installed to allow works to be carried out on the bridge with the minimum number of further railway possessions. The steel frames for the permanent edge protection railings are currently being installed with ancillary work such as drainage, public lighting etc. to follow on thereafter. Work on the bridge is expected to be completed in March 2025.



Image of the bridge and works area east & west of the railway from the camera installed to capture the works



Image of the bridge over the railway (looking towards Malahide)



Image of the bridge over the railway (looking towards Donabate)



Image of the concrete bridge deck pouring works underway (aerial view looking straight down on the bridge)

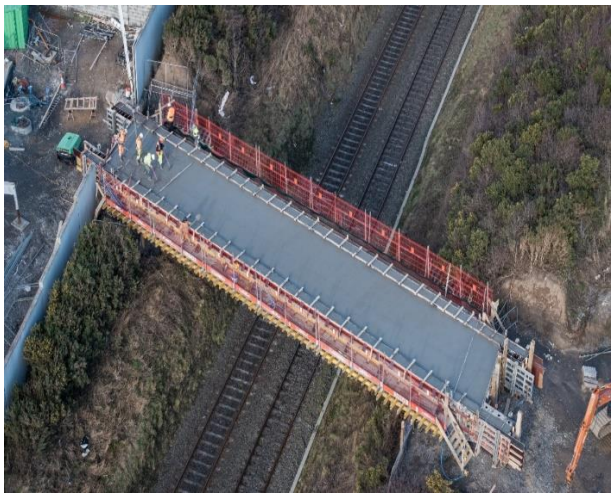


Image of the bridge over the railway (aerial view looking straight down on the bridge)

Donabate Transport Projects

Work is progressing on the early phase development of Donabate Transport Projects, which comprise a number of major projects with the objective of improving transport and active travel infrastructure and road safety on the Donabate-Portrane peninsula.

The projects include:

- Phase 2 of the Donabate Distributor Road project, to improve access to Donabate and Portrane from the M1-Lissenhall Interchange for all road users, particularly vulnerable road users such as pedestrians and cyclists;
- Blakes Cross Junction Upgrade, to provide a safer junction layout that caters for both motorised traffic and active travel modes of transport such as walking and cycling;
- A study of the M1-Lissenhall Interchange, in collaboration with Transport Infrastructure Ireland, to assess all technical and operational traffic issues associated with this strategic motorway junction;
- 7no. Active Travel Routes which encompass a number of related local projects which aim to increase local connectivity for pedestrians and cyclists.

Data-gathering and concept development stages of the Donabate Transport Projects continue and include topographical and ecological surveys of relevant areas of Donabate. Fingal County Council, working in collaboration with Transport Infrastructure Ireland, has completed a traffic study of the M1-Lissenhall Interchange.

Separately, a number of potential options have been identified for both Phase 2 of the Donabate Distributor Road and the Blakes Cross Junction Upgrade. These options are currently being assessed using multi criteria analysis to determine the emerging preferred route alignment and the emerging preferred junction layout. Once the emerging preferred options are determined, public consultation exercises can be undertaken, most likely in Q2 2025. Further stages of work, relating to environmental assessment, planning consent, etc. will follow on later in 2025 and in subsequent years, as appropriate.

PSI-019 N3 M50 to Clonee

Aecom/ Roughan O'Donovan are appointed to assess bus priority measures on the N3 between the M50 and Clonee. This scheme is funded by Transport Infrastructure Ireland. They are also examining active travel links across the N3.

The focus is between the Mulhuddart interchange and Clonee as the NTA bus connects project has already a scheme in development from Junction 3 into the city. A topographical survey was carried out during recent months to aid the design. Also, some traffic surveys were carried out to allow for modeling of the traffic flow. Route options are being considered and when an emerging route option has been developed a public engagement will be carried out. This is likely to be in Q2 2025.

PSI-068 Portmarnock Railway Bridge Pedestrian & Cycle Improvement Works

Improvement works to existing overpass railway bridge OBB21 (which is currently grassed and formerly used as a cattle pass) will facilitate a safe and direct active travel route from Drumnigh Manor to Portmarnock Train Station and beyond via a new linear park which runs north-south, parallel to the railway track within the Saint Marnock's Bay/Sky Lark Development.

The bridge is located over the Dublin to Belfast Railway line c500m south of Portmarnock Train Station. It is in the ownership of Irish Rail and is currently fenced off and not in use.

The proposed improvement works involve re-surfacing the existing bridge deck with an SMA surface and this will become a shared two-way footpath/cycleway. Detailed design is finalised and a set of documents required for the construction works are being prepared. Engagement with Irish Rail is progressing well in relation to the bridge works licence agreement. Landowner legal agreements are being progressed which are required for access and rights of way until such time as the developments are taken in charge. Once all licences/agreements are in place, construction is likely in May 2025.



HOUSING

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Housing Supply
Asset Management
Support
Tenancy Services Report
Housing Ukraine Response
Vacant Homes

Affordable Home Purchase Scheme & Cost Rental

Link to Affordable Housing landing page can be found here.

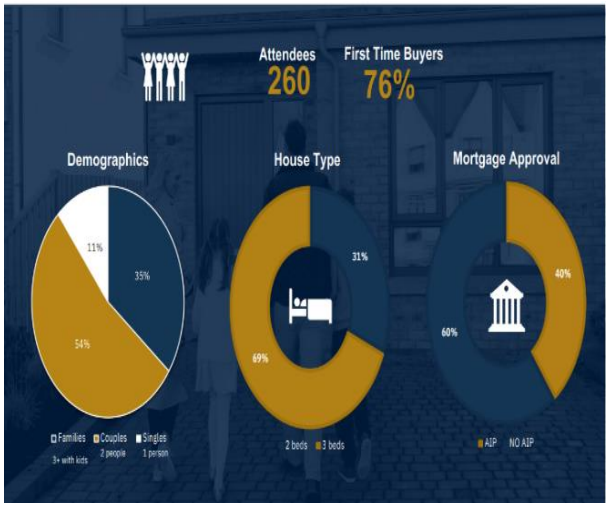
For anyone interested in making an application for an affordable home it is important that they view the eligibility criteria on www.fingal.ie/affordablehousing and have all required all documents ready to upload in PDF **before** submitting an application on the portal to have the best change possible in being successful.

Launch Event for Ballisk Park Housing Development at Ballymastone, New Road, Donabate.



On the 8th February 2025 Glenveagh held an information event at the Crowne Plaza Hotel, Santry for the launch of Ballisk Park at New Road, Donabate Affordable Housing Scheme.

Fingal's Affordable Housing Team were available on the day to answer any questions attendees had about the development and the Affordable Housing Scheme in general.



Ballisk Park Launch event stats

Award for Fingal's Affordable Housing Team



At a recent Local Authority Affordable Housing Staff Seminar, James Browne TD, Minister of Housing, Local Government and Heritage, presented the Fingal County Council with a ***Best Affordable Housing Response at Scale*** award in recognition of the collaborative cross departmental approach taken all of the relevant departments in bringing 7 separate Fingal Affordable Housing schemes to completion in 2024.

Affordable Housing Schemes Update

Scheme	Status	Affordable Homes
Balleally Rise	Closed	20 Homes Sold
Kilmartin Grove	Closed	36 Homes sold
North County Homes	Closed	16 Homes sold
Aster Park, Rush	Assessment of applications ongoing	52 of 96 Homes sold
Balmoston, Ballymastone, Donabate	Assessment of applications ongoing	76 of 86 Homes sold to date
Churchfields 3A	Assessment of applications ongoing	102 of 180 Homes sold to date
Wilkinson's Brook	Assessment of applications ongoing	56 of 57 Homes sold to date
Ballisk Park, Donabate	Portal opened 26th February	112 homes for sale
Church Fields 3B	Portal opening Q2	127 homes for sale
Baile na Mona, Mooretown, Swords	Portal Opening Q2	151 homes for sale

Cost Rental

Stage one of a Tender process seeking tender applications for the Management of 80 Cost Rental apartment in Church Fields, Mulhuddart closed on 25th February 2025. Several expressions of interest were registered. Stage two of the tender process will now progress,

It is anticipated that the cost rental scheme will be available for applications in Q3 2025.

Social Housing Delivery
Acquisition Programme 2022 - 2026

LA Units Delivered

Units Delivered	2022	2023	2024	Total
AHB CALF Acquisition		6	2	**8**
CAS Acquisitions	7	169	15	**191**
LA Acquisitions	74	58	125	**257**
Total	**81**	**233**	**142**	**456**

Please note the end of year figures for 2024 are still to be verified.

Construction Programme

Summary of delivery of social unit numbers in the pipeline	Units
Under Construction	536
Schemes with Planning Approval and Tender Stage	44
Planning and Design	376
Part V	889
TOTAL	1,845

Units Delivered

Units Delivered	2022	2023	2024	Total
⊞ Build	361	386	360	**1,107**
⊞ Leasing	140	74	63	**277**
Total	**501**	**460**	**423**	**1,384**

Units Projected For Delivery

Units Projected	2024	2025	2026	Total
⊞ Build	30	803	1,201	2,034
Total	30	803	1,201	2,034

Please note the end of year figures for 2024 are still to be verified.

Scheme Update since last month (Further detailed information available in Appendix 4)

Recently Completed

12 Homes delivered in Clonsilla, Dublin 15 in partnership with Respond Housing.



15 Homes delivered in Meadowbanks, Swords, Co. Dublin in partnership with Respond Housing.

10 new social homes and artist studio have been delivered in Ballough Place, Lusk



Schemes on Site

Seatown Road, Swords – 36 dwellings

Works for the delivery of 36 social homes at Seatown Road, Swords is progressing well. This work is being delivered in tandem with the delivery of the civic and cultural building for the Swords Cultural Quarter.



Ballisk Park, Donabate

On behalf of Fingal County Council, Glenveagh have commenced the construction of 175 new homes at "Ballisk Park", New Road, Donabate following the granting of planning permission under the S179A process. The development will be a mixed tenure scheme of 63 social and 112 affordable homes.



Church Fields 3A, Dublin 15

Works are continuing on the mixed tenure scheme of 300 new homes at Churchfields 3A. 40 new social homes being delivered in this phase. The first **16** new social homes have been delivered.



Church Fields 3B, Dublin 15

Works are progressing on the mixed tenure scheme at Church Fields 3B, which will see the delivery of a further 217 homes in Church Fields, comprising of 121 houses and 96 apartments. As a mixed tenure arrangement, this phase will include 107 social and 110 affordable homes.



Balmoston Phase 1, Ballymastone, Donabate

Construction is continuing on Phase 1 of Balmoston. This is a mixed tenure development, which will deliver 87 new social homes. The first **19** new social homes have been delivered.



Mooretown, Swords

Construction has commenced on the delivery of 274 new homes at "Baile na Móna", Mooretown, Swords. This will be a mixed tenure scheme of 123 social and 151 affordable homes. Planning for this development was granted under the S179A process.



Holywell, Swords

Construction has commenced on the delivery of 57 new social homes at Holywell, Swords. Planning for this development was granted under the S179A process.



Mourne View, Skerries

Construction has commenced on the delivery of 14 new social homes at Mourne View, Skerries. Planning for this development was granted under the S179A process.



Remount Court, Lusk

Construction has commenced on the delivery of 18 new social homes at Remount Court, Rathmore Road, Lusk. Planning for this development was granted under the S179A process.



Asset Management Report

Energy Efficiency/Retrofitting Programme

The 2025 Energy Retrofit programme is underway with our department allocation set at €3,196,000/94 units. Works are currently underway at 20. No void properties throughout the county. Works will commence soon in Fortlawn and Whitestown, Dublin 15.



Pre & Post-works – Strandmill Estate, Portmarnock (external wall insulation, new windows and doors, Heat pumps, Attic Insulation and heating controls.

Void Properties The breakdown of total void properties is set out below. This figure now includes all delivery streams. New FCC builds, Part V, Part V in Lieu, casual voids, long term lease, void unavailable and CPO properties.

Voids Report	25th Feb 2025
In the letting process	254
In Re-let works	68
Void Unavailable	34

Planned Maintenance Programme

The 2025 Planned Maintenance Programme includes external painting, joinery repairs, boiler replacements, and smoke and heat detector upgrades for Council housing.

Painting projects are nearing completion in Ballygarra (Co. Dublin), Heathfield (Finglas), and various one-off properties across North County and Dublin 15. Ongoing work continues in Rusheeney (Dublin 15), Chieftains, and additional one-off properties.

Painting will commence shortly in Baldoyle and continue across individual properties throughout the County and Dublin 15.

Planned Maintenance Programme	Allocation 2025
2024 Allocation	€194,007
2025 Allocation	€392,775



Scheme Painting Before (L) & after (R) Grace O'Malley Estate

Housing Assistance Payment (HAP)

HAP continues to be the primary source of rent support for those in private rented accommodation. Fingal County Council has set up 47 new tenancies in 2025 to date with approximately 4261 tenancies set up since HAP began in 2017.

The HAP team is on hand to deal with any queries from applicants and landlords in person at the Housing Department in the Fingal County Council Blanchardstown Office, by phone at 01 8905000 via the CCU or through email at hap@fingal.ie.

Rents

3,700 tenancies in arrears received a statement of their rent account at the start of February, with all remaining tenancies to receive their statement of account by end of March 2025.

The Rents team will continue to encourage any tenant who is having trouble paying their rent to engage with the Council to examine possible solutions and offer support to ensure that arrears do not continue to escalate.

However, there are instances where tenants do not engage or make alternative payment arrangements, and, in those situations, the Council will take further action.

The Rent Arrears Team have issued 19 Tenancy Warning Letters in February and a further 20 being prepared for March. 25 cases are listed for Court hearing in March, April and May to obtain Orders for Possession. An Order for Possession was obtained following a court hearing in February.

Housing Loans

- **Local Authority Home Loan (LAHL)**

The Local Authority Home Loan (LAHL) continues to be a popular option for first-time buyers and fresh start applicants who are unable to obtain home loan financing from a commercial lender.

The Home Loans Team will continue the promotion of the LAHL Scheme with attendance at future Housing Events and on the Council's social media platforms.

Further information on the Local Authority Home Loan and the eligibility criteria can be found at www.fingal.ie/localauthorityhomeloan & www.localauthorityhomeloan.ie or by contacting the team by email at loans@fingal.ie

- **Housing Loan Arrears**

Borrowers who are struggling to repay their housing loan are encouraged to contact the Mortgage Support Team to examine & agree the best solution for them at the earliest opportunity.

Various options are available to borrowers in mortgage arrears under the Mortgage Arrears Resolution Process (MARP). Failure to contact the Team will leave the Council with no option but to progress the matter further. The Mortgage Support team can be contacted by email loans@fingal.ie

- **Tenant Purchase**

The Tenant Purchase Scheme is available for eligible Tenants who wish to purchase their Council home under the Tenant Purchase Scheme.

Tenants are encouraged to find out if their property is eligible for consideration before progressing an application as certain property types are not eligible for purchase.

Further information on the scheme and the eligibility criteria is available from the Tenant Purchase Section by emailing tenantpurchase@fingal.ie

Private Rented Inspections

The inspections programme for 2025 has commenced. The inspections team are working towards inspecting 25% of the registered tenancies which is approximately 21,000 tenancies. The target of 5,321 for 2025 have been received from the Department of Housing. Currently, 1,096 inspections have been conducted in 2025, with 493 of them being inspected in February. The team will continue to work this year with the contractor improving and streamlining the process and utilising all avenues to ensure that compliance improves, and the target is reached.

Housing Tenancy Services Report

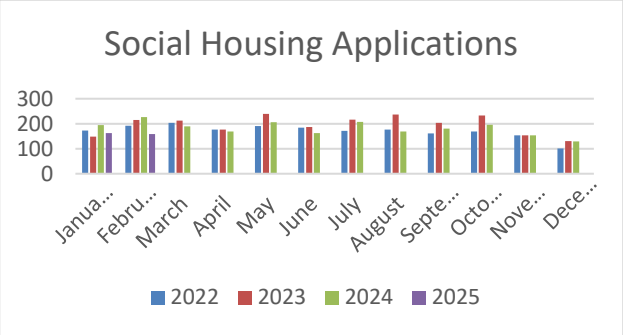
Housing Support

Housing Support issue list positions to applicants on a yearly basis. Applicants will be updated accordingly. Annually a Social Housing Assessment Summary is completed in accordance with Section 21 of the Housing (Miscellaneous Provisions) Act 2009.

The purpose of the Assessment is to capture the total number of households qualified for social housing support. The Summary of Social Housing Assessment (SSHA) was returned to the Department of Housing Local Government and Heritage on 2nd December 2024.

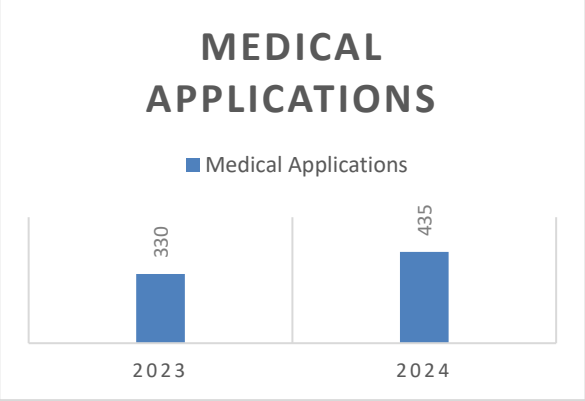
Housing Support receive a large volume of Housing Applications, Medical Applications, Amendment requests and appeals.

Year on year comparison by month.



Circular 48/2022 and changes being implemented via the Social Housing Assessment (Amendment) (No. 3) Regulations 2022, the Social Housing Eligibility Bands increased with effect from 1st January 2023. As a result, an increase of Social Housing Applications was received.
Figures for 2024 depict a consistent growth in applications being received in comparison to 2022 figures.

Medical applications reviewed



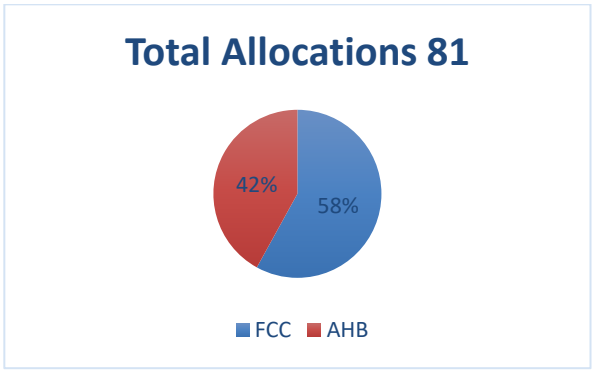
Applications received

2025	January	February
Applications	163	159
Appeals	14	15
Medicals	41	78
Amendments	30	36

Housing Support Appeals

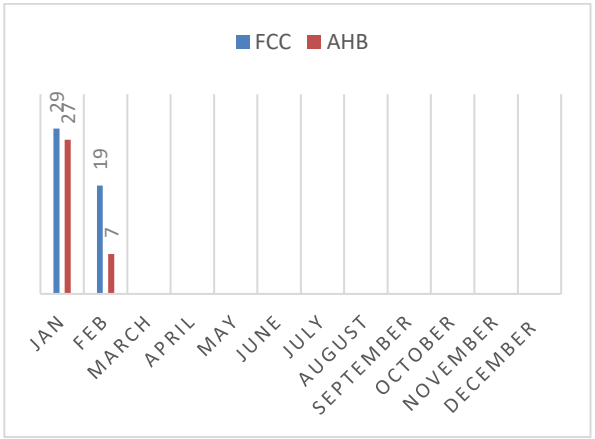
Applicants are reminded, that an appeal must be received within 28 days of a decision being communicated in writing to be eligible for review.

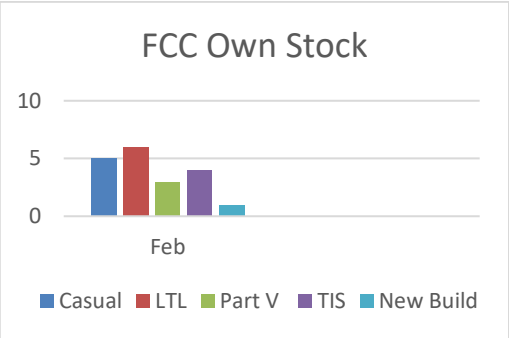
Lettings



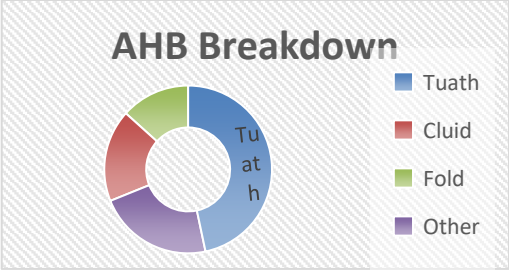
The above chart depicts the total number of properties allocated since the beginning of 2025.

The chart below shows the breakdown of allocations per month.





34 of the **81 allocations have been in collaboration with several Approved Housing bodies.** The other **47** properties were allocated using Fingal County Councils own stock.



Tuath have received the most nominations from Fingal County Council during the month of February.

The collaboration between Local Authorities and Approved Housing Bodies is continuing to have a positive impact on the delivery of social housing.

The Approved Housing Bodies inform Fingal County Council when an applicant has accepted and signed a tenancy following a nomination from Housing Lettings.

Choice Based Letting's Advertised Properties in February



Internal image of advertised property at Kilmartin Grove, Hollystown, Dublin 15

Advertisement Period	Property	Bed	Type	Number of Views	Expressions of interest
29th January – 4th February	Kilmartin Grove, Hollystown, Dublin 15	2	House	2156	460
5th – 11th February	Chapel Hill, Garristown, Co Dublin	2	House	1779	291
10th – 16th February	Folkstown Park, Balbriggan, Co Dublin	3	House	1497	225
19th – 25th February	Bremore Pastures Crescent, Balbriggan, Co Dublin	2	Apt	1308	195
19th – 25th February	Mayeston Rise, Finglas, Dublin 11	2	Apt	1226	218
19th – 25th February	Parslickstown Court, Mulhuddart, Dublin 15	2	House	1306	230
			Total	9272	1619

Applicants who do not have access to this portal should contact Choicebasedlettings@fingal.ie to request their unique username and password.

Homeless Services.

Homeless Exits 2025

During January 2025, 34 households exited homeless circumstances into various forms of social housing support - including privately rented tenancies under the Homeless HAP Scheme.

Please see the table below for a breakdown of the figures:

Type of Exit	HHAP Tenancy	Allocation of Tenancy	EA to HUBS	Total
EA	4	8	3	15
Homeless Prevention	9	10	0	19
Total	13	18	3	34

There was a total of 19 homeless prevention cases and 15 who exited emergency accommodation comprising:

10 allocations of social housing support to homeless prevention cases, 8 exited emergency accommodation and 4 from Homeless HAP Tenancies.

13 Homeless HAP tenancies, comprising 9 homeless preventions and 4 who exited emergency accommodation and 0 from Direct Provision.

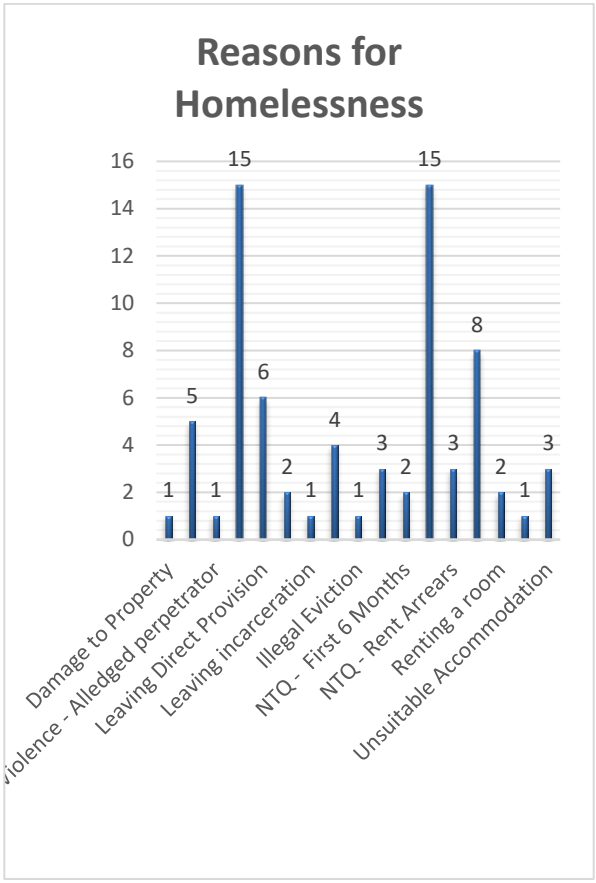
Homeless Assessments

Fingal's Homeless Team continues to engage with those experiencing homelessness to offer advice and support. Homeless Assessments continued to be carried out.

In January 2025, there were a total of 77 full homeless assessments completed – comprising 41 families and 36 singles/couples.



During January 2025, of the 73 Homeless Assessments carried out, 31% cases resulted from a Notice to Termination (NOT) having been served and 19% of cases result from family/relationship breakdown. Most of the other presentations to the Homeless Section are from overcrowding (10%), leaving Direct Provision (9%) and renting a room (4%). The remaining 26% comprise various reasons outlined in the next chart.



Emergency Accommodation (including Fingal County Council Family Hubs)

There continues to be a high demand for Emergency Accommodation across the region for both families and individuals.

Rough Sleepers

The Homeless Services Team continues to liaise with the DRHE Outreach Team regarding any reports of rough sleeping, to establish their names and circumstances and to offer support. Regrettably, some rough sleepers are reluctant to engage with service providers and may refuse offers to access emergency accommodation. Any rough sleeper who is willing to engage with the Outreach Team and/ or the Council will be assisted.

The Council will carry out homeless assessments and every effort is made to encourage them to avail of homeless services.

A weekly Rough Sleepers Coordination Group monitors the reports of rough sleepers. The reports come from various outlets, including the DRHE Outreach Team, Elected Representatives, the FCC Operations Department, and the general public.

There have been 21 reported rough sleeping cases in January 2025. 9 of the clients have taken up Emergency Accommodation and we continue to work with 5 others in an effort to provide a suitable solution.

There are 5 registered long term entrenched rough sleepers (1 couple and 3 males) from the Fingal Area. We will continue to work with him to provide him with suitable supports.

Cold Weather Strategy 2024/2025

As part of the Cold Weather Strategy for 2024/2025 the DRHE has provided for a total new capacity of 192 permanent beds. There are an additional 104 beds that can be activated as part of the Extreme Weather Emergency Protocol for 2024/25 when a weather warning is triggered.

There is emergency accommodation available through the 4 Dublin Local Authorities and the DRHE along with our outreach providers will monitor the weather and likely changes to weather warnings over the coming days and activate extreme weather emergency accommodation as required.

The Dublin Region Outreach Service is working directly with rough sleepers from 7am to 1am daily and assists any individuals they meet to take up emergency accommodation.

We would also continue to ask the public for their assistance during this time to let us know if they come across someone sleeping rough on our website here or call 01 872 0185 or via our free app Dublin City Rough Sleeper Alerts available on both Apple & Android Platforms.

Dublin Street Outreach Service Tel: 01 872 0185 from 7 am to 1 am

The DRHE in partnership with Dublin Simon. Outreach and the PMVT Intake team are assertively working on the streets offering accommodation to all rough sleepers. The teams are very familiar with the locations of people sleeping rough across the Dublin Region and persistently work with individuals to support them into emergency accommodation. This process can take time and multiple contacts, as some people do not want to engage but the teams persevere with every person working to achieve a successful outcome.

The service operates 365 days a year, until 1 am. The Outreach Teams also ensure that people sleeping rough are linked with other appropriate health services such as addiction and mental health services to prevent further rough sleeping. PMVT's Housing First Intake team links rough sleepers to permanent accommodation with long-term support.
All emergency accommodation is now 24-hour, with food and shower facilities provided.

National Housing Strategy for Disabled People 2022-2027 Implementation Plan

Action 1.2.2 of the National Housing Strategy for Disabled People 2022-2027 Implementation Plan states that Local authorities and the HSE must work together to plan and deliver on housing targets for disabled people in the community (including de-congregation) in line with the forthcoming Disability Services Action Plan.

The HSE Mental Health Housing Coordinator from Parkgate Hall liaises with the Homeless Services Team on a monthly basis.

Currently 17 Fingal County Council clients have been identified, two have been housed in January 2025 and two more are ready for nomination. A second sub-group has been created between Fingal County Council and an Interim Disability Case Manager. The HSE have identified 5 new clients, all of whom have Medical Priority and are currently being reviewed for long term allocations

Homeless Action Plan 2022- 2024

The DRHE, with the approval of all 4 local authorities in the Dublin region, has finalised the Homeless Action Plan Framework for Dublin 2022-2024. This Plan is the first plan to be put into operation since Ireland signed the Lisbon Declaration on combatting homelessness in June 2021, which aims to end homelessness by 2030.

It will follow on from the previous Homeless Action Plan for 2019- 2021 and continues with the three key themes of **Prevention, Protection and Progression.**

The Plan was developed based on a detailed consultative process including submissions from various Stakeholders, interested organisations, Service Providers, Members of SPCs of the four Local Authorities, the Dublin Joint Homelessness Consultative Forum and the Statutory Management Group.

Preventing Homelessness, Notices to Quit and Tenant In-situ Acquisitions

Fingal County Council is aware that households in the Fingal area who may have received a notice to quit, which is also referred to as a notice of termination, from their landlord may be worried or unsure of what to do.

Fingal County Council and the Dublin Regional Homeless Executive (DRHE) would like to advise anyone affected of the services that are available to them in these circumstances.

We strongly encourage tenants residing in the Fingal area, who have been issued with a notice of termination, to contact Fingal County Council as soon as they receive a notice from their landlord. The contact details for Fingal County Council are provided at the bottom of this page.

When the tenants contact Fingal County Council, staff in the Housing Department will take note of the termination date.

The Council advises the tenant to refer the notice to Threshold, a service funded by the DRHE to provide a Tenancy Protection Service for private renters in the Dublin Region, including Fingal. Threshold can also be contacted directly on Freephone 1800 454 454 or via their website www.threshold.ie which contains more information and advice on the validity of your notice.

The Council's first response will be to try to prevent homelessness. This includes assessing the person's position on the social housing list, providing advice on applying for Choice Based Lettings, advising the person on the level of Housing Assistance Payment (HAP) they may be eligible to receive, and, in some cases, assessing if the Council can acquire the dwelling where the tenants reside if it is being offered for sale.

Placement in emergency accommodation will be a last resort if no other alternative can be identified.

The Council will continue to deal with notice of termination queries and cases as expeditiously as possible and progress tenant in-situ acquisitions while taking account of funding limits, circulars and guidance issued by the Department of Housing, Local Government and Heritage.

Fingal County Council continues to liaise with other Dublin and neighboring local authorities to deal with tenancy issues that may require an inter-authority approach. In particular, we are working closely with our colleagues in the other Dublin Local Authorities on the implementation of the Government policy and guidance, with a focus on the needs of tenants.

Whilst the Council will, in the context of current circumstances, adopt flexibility in dealing with potential acquisitions of properties with tenants in situ, any acquisition is subject to appropriate due diligence and checks before any commitment is made to acquire, including, for example, determining that a valid notice of housing need, and the condition and valuation of the property.

The Government has put forward options to allow tenants who are not eligible for social housing to remain in their homes, including schemes to support the purchase of homes and a Cost Rental in-situ Scheme. The Cost Rental Tenant-in-Situ Scheme is available for tenants who are not eligible for social housing and are at risk of homelessness. The DHLGH has advised that local authorities are to be the first point of contact for this scheme, but it is managed by the Housing Agency. Under the scheme, the Housing Agency can purchase a property and rent it to the tenant. Fingal County Council will undertake an initial assessment of the tenant's circumstances and refer details to the Housing Agency for consideration, where the tenant is at risk of homelessness and the Cost Rental Tenant-in-Situ scheme applies. The Housing Agency will then contact the landlord about the purchase of the property.

Where a tenant wishes to purchase their home from the landlord, local authorities can provide advice about the Local Authority Home Loan scheme. The Government is examining implementing a 'right of first refusal' for tenants to purchase their homes, as well as expanding the First Home shared equity scheme. The Council will be able to provide more information on these when available.

Works around preventing homelessness, assessing notices of termination, and responding to tenant and landlord in-situ queries are being led on by the Council's Homelessness section, taking a tenant-centred approach, supported by staff dedicated to dealing with tenant in-situ housing acquisitions.

The contact details below, including a dedicated email address NTQEnquiries@fingal.ie, should be used by tenants who may have received a notice of termination or a landlord who has issued a notice of termination to their tenants and who may wish to sell their property to the Council.

The key contact details are:

Fingal County Council Housing Department

Monday to Thursday, 9 am to 5.00 pm,

Friday 9 am to 4.30 pm:

Tel. **01 890 5000 or homeless@fingal.ie**

Email: **NTQEnquiries@fingal.ie**

Dublin Region Homeless Executive, Central Placement Services:

Freephone: 1800 707 707

Traveller Accommodation Programme

The Council is committed to meeting its responsibilities to address the needs of the Traveller Community as set out in the Traveller Accommodation Programme 2025-2029 to provide sustainable Traveller specific accommodation and supports.

Council officials continue to liaise and engage with the Traveller Community, Traveller Advocacy Groups, Welfare Services, Child Services, Mental Health Services and other services and agencies to resolve issues when and where possible.

Caravan Loan Scheme

The Council implements the National Caravan Loan Scheme in accordance with Department of Local Government and Heritage Guidelines.

Recent delivery of caravans to Halting Sites





Refurbishment Works

Refurbishment works are now completed at two of the Group Housing Schemes

St. Philomena's Court







Meakstown Close



Illegal Occupiers

A number of illegal occupiers parked caravans on Damastown Avenue in Dublin 15 in February. Following the issue of Statutory Notices, the trailers and their occupants vacated the area, but unfortunately a significant amount of waste and debris was left. Fingal County Council will now incur additional expense in cleaning this area and further measures will be considered to strengthen parking prevention measures.







Some of the debris left behind on Damastown Avenue

Traveller Specific Site Works

A new Wastewater Treatment System was recently installed at Drishogue, Oldtown, Co Dublin.



Fire on Site

On the 13th of February, Estate Management were notified of a fire on site in St Philomena's Court. A caravan, which was illegal parked on the pathway outside the properties, caught on fire. Following the intervention of Dublin Fire Brigade, the area was made save and the remains of the caravan were safely removed and disposed of by Council contractors.





Remains of the burnt-out caravan

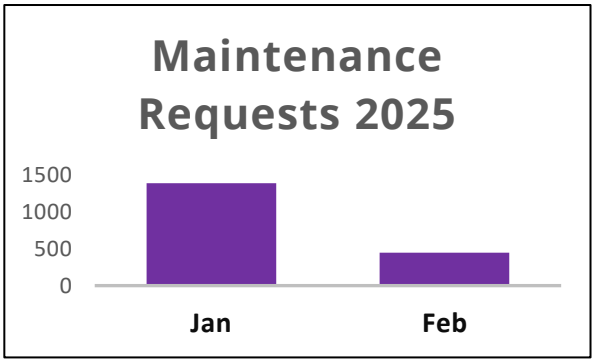
Fire Safety

Fire Safety remains one of the top priorities for the safety of all of our tenants on our Halting Sites. The Annual Service and Maintenance of Portable Fire Equipment on Fingal County Council Traveller Accommodation Sites has been completed and additional fire safety equipment was installed across several of our Halting Sites.



Example of a standalone fire extinguisher pole

Housing Maintenance



To date, Estate Management have conducted 26 interviews with Fingal tenants and issued five Tenancy Alerts for breaches of the Tenancy Agreement.



Hedge cutting at Barn Lodge, Donabate

Boiler Servicing Programme 2025

The 2024 Programme had a 82% completion rate across the County.

Preparation for the 2025 Works Programme is underway with servicing scheduled to start in the coming weeks.

Anti-Social Behaviour/Inspectorate Unit

The Council is committed to investigating all reports of ASB and will take all preventative measures possible. All complaints are received in confidence by the ASB Unit. There has been an increase in petrol bomb attacks in the Dublin 15 area which are currently under investigation. Fingal County Council are actively engaged with An Garda Síochána in relation to these issues.

Tenant Induction Courses will be scheduled in 2025 for all new developments.

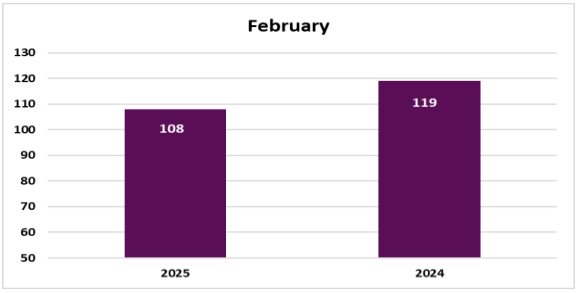
ASB Caseload Management

Complaints Feb 2025	Total	Active	Monitoring	Closed
Balbriggan	18	13	4	1
Rush / Lusk	7	0	6	1
Swords	19	8	2	9
Howth/Malahide	16	11	3	2
Blanchardstown / Mulhuddart	34	11	3	20
Ongar	8	4	0	4
Castleknock	6	0	0	6
Total	108	47	18	43

Surrenders on Estate Management Grounds 2025

January (5), February (6), One Tenancy Alert served, one Formal Tenancy Warning served.

Monthly Breakdown of February ASB Complaints Received 2025/2024



Anti-Social Behaviour Interventions

Interviews Held 2025	**15**
Interviews Held 2024	108
Tenancy Alerts 2025	**3**
Tenancy Alerts 2024	36
Tenancy Warnings 2025	**1**
Tenancy Warnings 2024	9

Inspectorate February 2025

Traveller Specific Site Inspections 2025	**257**
Traveller Specific Site Inspections 2024	2072
Housing Inspectors Report January 2025	**575**
February 2025	**857**

Housing Ukraine Response and Vacant Homes

Those Fleeing the Conflict in Ukraine

The Government is committed to delivering a humanitarian response to welcome people fleeing the conflict in Ukraine and seeking protection in Ireland.

Web resources with useful information on support, accommodation and policy changes for Ukrainian Beneficiaries of Temporary Protection are available on the following links

www.gov.ie/ukraine

https://www.gov.ie/en/publication/9957c-designated-accommodation-centres-current-availability/

The Council's Community Integration Forum continues to meet regularly to co-ordinate the response of the various statutory agencies and voluntary groups in the county to assist the Ukraine community and other new arrivals with the most recent meeting held on the 11th February 2025.

The Forum was originally tasked with assisting the Ukrainian Beneficiaries of Temporary Protection. However, considering Departmental guidance and the work of the Council's newly formed Local Authority Integration Team (LAIT) in assisting the target cohorts below the remit of the Forum has expanded to include

1. Applicants for International Protection (IP Applicants)
2. Those with Refugee, Subsidiary Protection, or Permission to Remain status
3. Programme Refugees
4. Beneficiaries of Temporary Accommodation (BOTPs).

The support provided by the Local Authority Integration Team (LAIT) is set out in this link

https://www.fingal.ie/LocalAuthorityIntegrationTeam

OfferAhome\Pledge Accommodation

The monthly recognition payment(ARP) is **€800** per month for vacant properties and **€800** to host a Ukraine person in your home. To pledge fully Vacant accommodation, please visit the national portal at https://offerahome.ie or for enquiries, e-mail offerahome@fingal.ie. This payment is in place until the end of March 2025. Communication is expected from central Government shortly as to whether the ARP will remain and any changes that may arise to the existing rate and arrangements.

To pledge a room in your home, this can be done through the Irish Red Cross via www.redcross.ie

Note **Helping Irish Hosts** can offer support and advice to both hosts and guests in pledge accommodation.

See website https://www.helpingirishhosts.com for further information.

Vacant Homes

The Vacant Homes Team continues to engage with persons relevant to circa 300 potentially vacant properties(private) to encourag them to bring them back into use and advise of schemes that are available to assist this with on-going follow up of properties reported as vacant to the Council and those identified by way of Council survey. Information on Vacant Council Stock is set out in the Asset Management section of this Housing Department Report.

The Vacant Homes Team commenced the statutory CPO process with respect to 3 vacant dwellings in 2024, one of which has come back into occupation and An Bord Pleanala have confirmed the Compulsory Purchase Order on a second property. The Vacant Homes Team continue to engage with owners of vacant properties with a view to bringing vacant properties back into use. This work is on-going and will lead to the further vacant properties coming into occupancy. 19 properties have come into occupation recently following either CPO proceedings, threat of CPO proceedings or general engagement with parties relevant to the properties.



Recent Statutory CPO Notice served above

The Croí Cónaithe Vacant Homes Refurbishment Grant Scheme is also in utilisation to address vacancy and dereliction and provide homes with increasing enquiries, applications, and grant approvals regarding the scheme.

Croí Cónaithe Vacant Homes Refurbishment Grant

This scheme was launched in July 2022. On the 1st May 2023, the scheme was further extended with the eligibility criteria allowing for properties built pre-2008 to qualify and grants increasing to €50k (vacant) and €70k (vacant and derelict). The expansion of the scheme allows for properties to be rented on the private rented market whereas previously the property had to be the applicant's principal private residence. 196 applications have been received since launch of the scheme. 19 new applications received in 2025 with additional applications expected shortly based on engagement with potential applicants. 129 applications are approved which equates to €6.46m in approved funding.

Promotion of the scheme is ongoing by the Vacant Homes Team. 6 information events were held to promote the scheme in 2024, and arrangements are advancing for information events later in 2025.

For enquiries on the scheme and other schemes to bring properties back into use, please contact the Council's Vacant Homes Office via e-mail at vacant.homes@fingal.ie. Vacant properties can also be reported to this address for investigation.

Recently Approved Grant Award Property



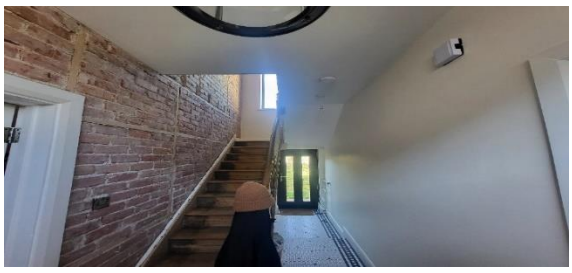
Recently completed works
Before and After photos











COMMUNITY DEVELOPMENT

Contents

Community Development
Facilities Management
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Integration Office

Community Development

Community development is a process where community members come together to take collective action and generate solutions to common problems. Community wellbeing, economic, social, environmental and cultural challenges are often solved through collective action being taken at a grassroots level. Community development ranges from small initiatives within a local group to large initiatives that involve the broader community.

Building community capacity, strengthening community participation, and involving people in decisions that affect their lives is a complex process and can only be achieved by working with local communities and agencies who have responsibility to the people in those communities.

This month the Community Development Office worked in partnership with a number of community groups and partners to support many projects/Initiatives including:

International Women's Day

Over 60 community and voluntary groups celebrated International Women's Day taking place on 8th March with a programme of events across the county. Groups have been provided with funding to help support the development of the event which helped to raise awareness on this year's theme 'Shine a light on Equality'.

One of our key events was a collaboration with Blakestown Community Resource centre, Phoenix FM, and the National Women's Council of Ireland to mark and celebrate International Women's Day. The day included a number of wellbeing activities, and a workshop delivered by the National Women's Council.



Success for Thrive Balbriggan – Best Mental Health Project in the LAMA Awards 2025

Thrive Balbriggan was successful at the recent LAMA Council and Community Awards, held in Cork, in picking up the Best Mental Health project in its category. This community mental health project is supported by the Community Office of FCC and Healthy Fingal. Thrive Balbriggan won on the night for the best 'Places and Spaces Mapping Project'. Thrive Balbriggan also hosted an inspirational talk, in partnership with The Lark in Balbriggan, featuring the personal journey of Olympian Athlete David Gillick. David's compelling story of the highs and lows of an Irish athlete was appreciated by a wide audience from Balbriggan and beyond, with lessons for everyone's mental health awareness and the supports available for the community discussed and promoted on the evening. Further inspirational talks under the Thrive Balbriggan banner are planned for later in the year.









In February the Community office collaborated with Fingal Volunteer centre to host an information evening in Meakstown Community Centre to encourage participation engagement and volunteering for the community garden. The first meeting of volunteers for the Meakstown Community Garden was held at Meakstown Community Centre on February 27th. The event saw a strong turnout of local volunteers eager to get involved and excited about the project's speedy progress.

Representatives from Fingal Community department and Parks attended the meeting, providing insights into the role of the volunteers, available supports from Fingal, and the project timeline.

A representative from Fingal Volunteer Centre was also present, offering valuable advice on volunteer recruitment and the wide range of roles they can help fill. This sparked interest among attendees who are also involved in other local groups.

While there is still plenty of work to be done before the garden officially opens, the meeting highlighted the enthusiasm and dedication of the volunteers coming together to make it happen

Community Art in Corduff

A collaboration with Fingal Arts office and the Community Development department brought the community together in Corduff Resource Centre to commence the process of developing artistic ideas for creating a unique art piece for Corduff. This initiative aims to celebrate the community's spirit and foster creativity among its residents.

Renowned artist John Conway led a series of engaging art workshops focusing on printing and collage-making techniques. These accessible and informal sessions are designed to bring people together in a creative environment, encouraging participants to share stories, ideas, and memories of Corduff while enjoying some tea and cake.

The collaborative efforts from these workshops will culminate in a signature artwork, which will be displayed in the soon-to-be refurbished Corduff Resource Centre for all to enjoy.



Corduff Place Standards Community Project

In February we began a community development project using the Place Standards tool in Corduff, Dublin 15. This project sees community representatives participate in The Place Standard Tool which is an innovative way to shape Corduff's future, focusing on both physical and social aspects of community. It's 14 themes helps the community identify its strengths and areas for improvement, driving informed decision-making. The vision is to create a sustainable, high-quality environment that supports community wellbeing and fosters fulfilling lives.

The universal tool is designed for everyone and encourages residents and organisations' to ask critical questions about Corduff. By gaining local insights and common ground it can shape a more vibrant and inclusive community. Project will help to empower the community, to evaluate current situation, identify essential elements for a thriving community, and drive meaningful change.



Community Facilities Management Support

The Building Facilities Unit provides financial and management support to 35 community facilities across Fingal. The Unit also managed the Capital Works programme for the Community Development Office.

Keen To Be Green LAMA Awards 2025

Testament to the programme's success in evidencing actions, raising local awareness and securing measurable outputs in 32 community centres, the Community Department's Keen to Be Green Programme was recognised by achieving the shortlist in the Best Environmental /Eco Project (Educational) Category of the LAMA Awards 2025.



Keen To Be Green Water Conservation Audits

A water audit is currently being conducted across all Fingal Supported Community Centres engaged with the programme. The collation of data is in preparation for the Community Department's second *Keen to Be Green Awards* scheduled to take place during climate action week 2025. Water Usage Data recorded over the last 3 years (before and after implemented improvements) will evidence the sterling work being done in our community centres to conserve water and acknowledge each centres commitment to achieving the core aims and objectives of the Keen to Be Green Charter.

Construction of new Baldoyle Community Centre




A site visit of the new Baldoyle Community Centre for local elected representatives and council officials will take place on Friday 21st of March.

Construction of the new community centre at Baldoyle by Vision Contracting ltd is progressing well with the roof structure and decking complete and signature glazed brick cladding well advanced. The building completion will be followed by a fit-out, with the centre due for opening to the local community in the 4th quarter.

St Margarets Community Hall



In keeping with its commitment to build sustainable communities, Fingal County Council purchased the community hall and parish house at St Margarets in 2023 for community use. The Council is undertaking refurbishment works comprising of essential repair and upgrades which are almost complete. It is anticipated that the building now known as St Margarets Community Hall will be fit for community use again in March 2025.

Handover of the community hall to the local community will take place later this month. The Community Centre will be managed under a Management Licence by St Margarets Amenities CLG who will oversee the day-to-day operation of the facility. The board of management have engaged with local community groups and organisations who are ready and waiting to use the facility. This facility will provide a community hub in the heart of St Margarets. The community office has allocated set up funding under the Management Assistance Funding Scheme and is working with the board of directors to set up their operating systems, governance structures and fit out of the community centre.

Interagency

The Community Development Office actively seek to work in collaboration with agencies to maximise service delivery and resources to communities across Fingal.

Fingal Comhairle na nÓg



Fingal Comhairle na nÓg presented their annual workplan to the Mayor of Fingal and the Chief Executive on Wed 18th February. The need for safer indoor and outdoor spaces was one of the many issues raised by them. The representatives outlined the various issues that affect their peers in each of the local areas within Fingal. It follows on from their annual youth conference held last October where 89 young people from Fingal agreed on what the main topics of interest would be for their 2025 workplan. The big issues emerging at that event were school stress and education, drugs and vaping and mental health and discrimination.

Rural Communities Network Presentation

The first meeting this year of the Fingal Rural Communities Network took place in Oldtown Community Centre last month with presentations from the Fingal County Council's Local Authority Integration Team (LAIT) and the Community Office Facilities Engagement Team. The LAIT delivered a presentation on the work of the Integration Team and the LAIT and met with representatives from across North County communities. The Facilities Engagement Team outlined the supports available for facilities and communities in north Fingal, including the Non-Fingal Owned Remedial Funding Scheme. The Network meeting was also addressed by the Balbriggan Community Garda unit with tips on crime prevention and community safety. The next meeting will take place in Balscadden Community Centre in May.



Age Friendly Fingal

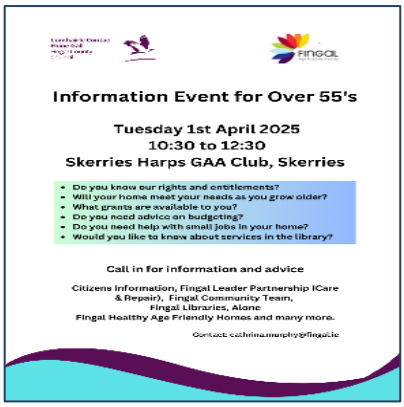
Age Friendly Fingal is committed to driving a collaborative, multi-sectoral approach to supporting interventions that will significantly help to improve the quality of life of the current population of older people in Fingal and future generations.

Fingal Older People's Council and Age Friendly Alliance

Meetings of Fingal's Older People's Council have taken place in February and March and will continue to take place in April and May. Plans are underway for a summer social for OPC members along with a Vintage Picnic in June.

The Fingal Age Friendly Alliance continues to meet to discuss the development of the new Fingal Age Friendly Strategy which is expected to be launched in June.

Information Event for Over 55s



Following from the success of the Information Events for Over 55s in 2023 and 2024, an information event will take place in Skerries Harps GAA Club on Tuesday 1st April 2025 (10.30-12.30). Information stands will be provided by local organisations and groups providing services and activities for older people in the area such as Fingal Healthy Age Friendly Homes, Fingal Leader Partnership (Care & Repair) , Alone, Citizens Information, Money Advice & Budgeting Services, Fingal Libraries and Community Dept as well as local organisations and clubs.

Age Friendly Towns: Skerries

Age Friendly Skerries were established in 2013 to work with Fingal's Age Friendly Programme to ensure Skerries became the first Age Friendly Town in Fingal. The group tirelessly worked on initiatives on information, transport, accessibility and isolation resulting in projects such as the publication of an information leaflet and the establishment of the Community Car. During COVID Age Friendly Skerries fundraised to purchase 20 Acorn Tablets which were distributed to nursing homes and day care centers to ensure residents could stay connected to the families.

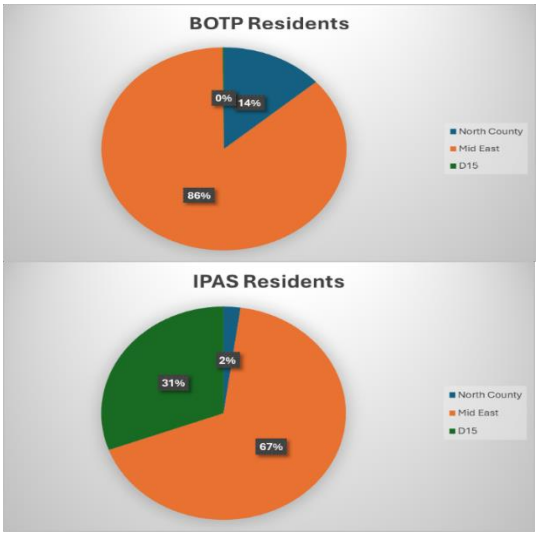
Age Friendly Skerries met with Fingal's Age Friendly Programme Manager on Monday 17th February to develop a programme of work for 2025. A number of exciting new initiatives are planned, and details will be posted as they become available.

Local Authority Integration Team (LAIT)

The role of the Local Authority Integration Team (LAIT) is to provide ongoing integration supports to International Protection (IP) applicants, Programme Refugees and Beneficiaries of Temporary Protection (BOTP) to enable them to live independently in the community.
The LAIT continue to host clinics across the three geographical areas of North County, Mid-East, Dublin 15 in IPAS Accommodation Centres and Designated Accommodation Centres (DAC).
The latest accommodation statistics have been provided by the LGMA (Local Government Management Agency) and UCTAT (Ukrainian Crisis Temporary Accommodation Team).

Geographical Area	BOTP Residents	IPAS Residents
North County	73	56
Mid-East	465	1688
Dublin 15	1	769
Total	**539**	**2513**

These figures are represented in the graphs below:



Vicarious Trauma Training

The LAIT organised a Vicarious Trauma Training session facilitated by Dr. Laura Tarafas. The event took place in the Council Chambers at the Civic Offices and included participants from LAIT teams across Meath, Louth, Wicklow and South Dublin Local Authorities. The session focused on supporting the LAIT teams to understand and manage the impact of working with trauma.



Integration Team
Council of Europe Youth Conference



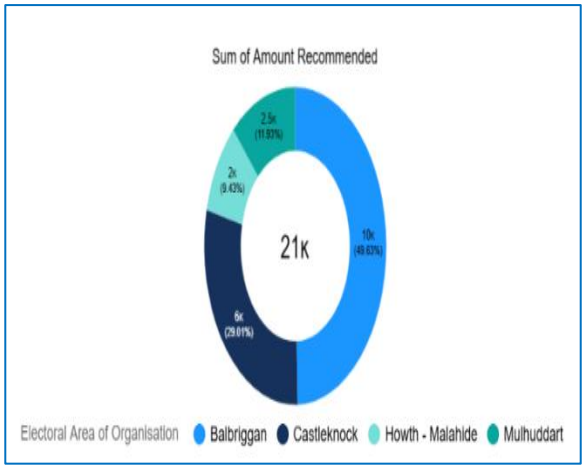
Maeve Harkin, Community Development graduate was successful in attaining a place at the highly regarded "Young people in local and regional life: Democracy in action!" conference hosted by the Council of Europe in Braga, Portugal. Maeve joined over 150 youth leaders and representatives from local and regional authorities across 42 European countries who came together, to contribute to the revision of the European Charter on the Participation of Young People in Local and Regional Life.

Funding

Community Activities funding is to support community and voluntary groups to develop initiatives that support, community group development, social inclusion initiatives, community events, climate action/environmental enhancement, integration or intercultural Initiatives. A funding scheme has also been provided for in the Community Development Programme to support Health & Safety enhancement works in non-council owned community facilities.

Community Activities Funding

Community Activities Funding up to 25th February 2025.



Communities Activities Funding has been awarded to 8 projects to the amount of €20,679.

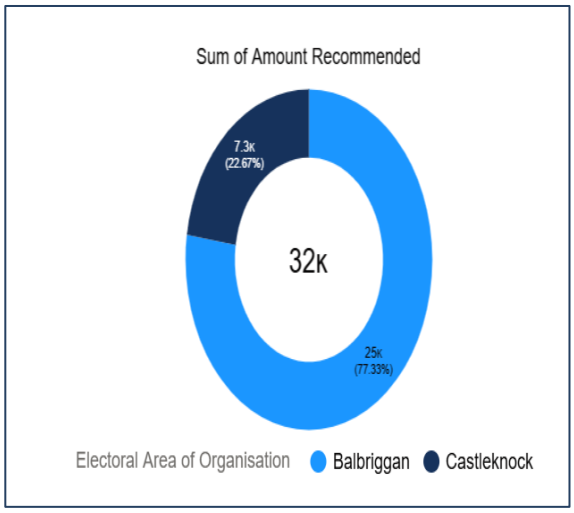
Castleknock/Mulhuddart €8,466
(3 projects)

Balbriggan €10,263
(4 projects)

Howth Malahide €1,950
(1 projects)

Community Facilities Remedial Works Scheme for non-Council owned facilities

Remedial Funding Up to 25th February 2025



Remedial Funding for non-Council owned facilities has been awarded to 2 projects to the amount of €33,054 in 2025.

Balbriggan €24,750 x 1 project
Castleknock €7,255 x 1 project

ENVIRONMENT, CLIMATE ACTION, ACTIVE TRAVEL AND SPORTS DEPARTMENT

Contents

Active Travel
Climate Action
Environmental Awareness
Bring Centres
Litter Management
Sports Office

Active Travel

Protected Cycle Lanes:
BLRS Area:
R132 Blakes Cross to Quickpenny Lane

Works on the R132 have been fully completed with the Contractor carrying out some of the snagging items along the route.
A final walk through of the project was conducted with the design consultant, main contractor, Active Travel project team and members of Fingal's Operations Department where snag items identified have been addressed.
The Final Road Safety Audit on the operational phase of the new project has been completed and all items addressed that were raised during the process.

The full project has now been handed over to FCC Operations Department for scheduled inspections and regular maintenance. The full safety file and as constructed drawings are being finalised by the Contractor and Design Team for inclusion as part of the hand over.



Seatown Road Swords:
The Project Team is working to finalise the detailed design and tender documentation in advance of going to tender for the appointment of a contractor to progress to the Construction Stage in 2025, subject to approvals and funding.

Donabate Portrane R126 cycle paths:

The Design Team is preparing an options report for the proposed walking and cycling infrastructure with the preferred option identified in the report. Further details will be presented to Councillors at ACM in due course.

Coney Hill Balbriggan R132 cycle paths:

An options report is currently being finalised with the preferred option established in the report. Further details will be presented to Councillors at ACM in the coming months.

St Cronan's Brackenstown Road Cycle lanes:

The project team is currently liaising with the contractor and design team to close out on snagging works for this project before final hand over to Fingal's Operations Department. The contractor has been on site recently to address the snagging works and agree final account. The Road Safety Audit has been completed and the items identified within the audit process are currently being addressed by the Design Team and the Contractor.

We have commenced the handover procedure with FCC's Operations Department with a view to completing over the coming weeks.

Howth-Malahide Area:
Baldoyle-Howth Protected Cycle Lane Scheme Phase 2

The brief to appoint a multi-disciplinary design team has been prepared and is currently being reviewed. Once the review is complete, the tender documents will be published. An update will also be given at ACM level.

Paddy's Hill to Broomfield

Brief and tender documents have been prepared to appoint a consultant from the NTA Multiparty Framework to carry out the 'Concept Development and Options Selection' stage.

These documents, as well as the timelines for publication of this tender, are currently being reviewed. The indicative study area for the Paddy's Hill to Broomfield scheme is outlined below.



Seapark Hill to Old Golf Course Link Park

The design brief and tender documents to appoint a Consultant from design to completion are drafted. Once approved, this tender will be published and work will begin on the design phases of this project.



Feltrim Road Cycle Infrastructure

Topographical & Traffic Surveys are complete. Two non-statutory consultations have been carried out. Currently in options development stage with consultant working on options for each road link and junction in the scheme.

BMCO Area:

Snugborough Road – NAC to Ongar

The preliminary design phase is ongoing. The consultant has received the stage 1 road safety audit on the emerging preferred option. The drawings have been updated taking this audit into account. Stakeholder engagement continues with the Bus Connects project team for a new signalised junction at Waterville which is now constructed. A draft preliminary design report has been issued to the Active Travel Unit with comments sent back. Draft screening reports have been issued with feedback sent back to the ecologist. Further updates will be provided over the coming months, through this report and at ACM level.

Clonee to Blanchardstown Shopping Centre

All data collection has been collated and has informed the initial development of the options report. Initial discussions have taken place with local landowners and site meetings have taken place. A further site meeting was held with a representative from Meath County Council where this scheme will link with the Dunboyne to Clonee active travel scheme. A workshop was recently held with the NTA who provided feedback on the emerging preferred option. Gateway approval has now been granted to enable the project to proceed to preliminary design. A stage 1 road safety audit is about to commence, and environmental & appropriate screening is underway.

Castleknock to Dunsink Lane

Detailed design continues with meetings taking place with relevant internal and external stakeholders. Accommodation works and tree removal works have been carried out and associated new tree planting has been ordered. Tender documentation preparation for the construction phase is underway.



Hartstown/Huntstown/Mountview Road

Fingal County Council are progressing on finalising the design for roundabout and junction upgrades. Improvements to 2 signalised junctions at Hartstown Road/Hartstown Link Road and at Hartstown Road/Mountview Road with Blakestown Road/Shelerin Road are planned along with 2 roundabouts at the junction of Huntstown Way with Ashfield Way/Huntstown Park and at the junction of Huntstown Way with Castlewood. Traffic surveys have been commissioned for the 2 signalised junctions and a non-statutory public consultation is being prepared for Q2 2025.



Castleknock to Blanchardstown via Farmleigh

The feasibility study has started, and traffic and drone surveys have taken place. A topographical survey has been completed and has been issued to the designers to inform the study. Feasibility and route options are currently being discussed between the design team and Active Travel.

Towns & Villages

Works are continuing in the development of an Active Travel Plan for several of our Towns & Villages. Details are outlined below.

New Street

An Integrated Design Team has been appointed to commence the detailed design phase of this scheme. Judicial Review proceedings challenging the Part 8 approval for the Public Realm Improvements are ongoing.



Balrothery Active Travel Plan

Two public consultations have been completed, along with public consultation reports. Topographical and traffic surveys have been completed. The consultant is currently finalising 'An Active Travel Plan for Balrothery' and developing options. The Consultant will now move to finalise the Active Travel Plan and progress ongoing options development.

Skerries Active Travel Plan.

The Project Team together with the Consultant are working through the process and data collection and surveys.

A report outlining a Long List of Options will be generated by the consultant and the Active Travel Department. This is currently under review and meetings with the consultants to workshop the contents of the report are schedules for the coming week.

Skerries Harbour Road & Red Island Loop:

This project has gone through full non-statutory consultation with the local stakeholders in advance of progressing Part 8 process.
The non-statutory consultation report has now been published on the portal and available for viewing.

Preparations for proceeding to Part 8 have been conducted over the last few weeks. This included a briefing at the ACM to the local councillors and internal liaison with FCC's planning department. It is intended to begin the Part 8 consultation period from the 4th of March.



Connectivity/Permeability

We are continuing to receive various requests for Permeability and Connectivity improvements from various stakeholders across the county. These requests are being recorded in detail for evaluation through a multi criteria analysis.
The projects are then reviewed across the departments to identify if an appropriate means of delivery can be established on the ground.
Several projects identified through this process are being developed through the design phases for execution on the ground.

Other projects are being progressed in the areas at either design or construction stage. These Connectivity and Permeability improvements are being delivered in cooperation with our Operations Department. These projects will enhance local communities and provide improved walking and cycling infrastructure within the county.

Greenway connectivity support teams have been convened to review, design, and deliver active travel infrastructure that will enhance accessibility between the proposed strategic greenways and residential, educational, amenity and commercial zones. These support projects have been set up for Fingal Coastal Way, Broadmeadow Way/Sutton to Malahide Greenway and Royal Canal Greenway. This will help to optimise the use of the proposed greenway by both leisure and commuter users.

Newtown Bridge, Balheary Road:

The works contractor Jons Civil Engineering has been appointed to complete the construction of the project. They have commenced with mobilisation to site at the end of February and works are programmed to take up to 12 weeks. Traffic management will be in place from the start of the works commencing on site and some delays are possible at peak times.



Wild Cat Lane:

Connectivity improvement works has been undertaken along Wild Cat Lane in Skerries over recent weeks and the scheme is now in operation. Active Travel have received positive feedback from users and other stakeholder groups. This lane was previously a space that was overgrown and used as a regular dumping ground. The laneway has now been transformed into an attractive space for children to walk and cycle to the nearby school and offers green spaces and planting areas that will be maintained by the school as part of the Green Schools initiative.







Donabate Permeability - Phase 1:
This project involves the provision of a walking and cycling path in Beverton open space. The footpaths from the end of the cul de sacs in Turvey Green, Turvey Drive and Turvey Woods will be extended into the Beverton open space to join the new pathway being provided in the green open space. A Non-Statutory Consultation was conducted with the residents and locals in the Donabate area to provide observations on Phase 1 of this project. The consultation period ran from Friday 20 December 2024 until 23.59hrs Friday 31 January 2025.

Consultation period has now closed with 76 submissions received. The submissions are currently being categorised to generate a "Public Consultation Report" to be published on the Fingal County Councils consultation portal.

The submissions received are being considered as part of the detailed design process.



https://maps.app.goo.gl/MpYTPWvURvnoBCoP7

Donabate Permeability - Phase 1 | Fingal County Council Online Consultation Portal

Access to Balscadden Bay Beach, Howth.
A consultant has been appointed to assess the access stairs to Balscadden Bay Beach, Howth, and to recommend improvements.

Secure Bicycle Parking Infrastructure
Across the county potential locations are being reviewed, with a number of locations in Swords identified. Further works in relation to the provision of bicycle parking infrastructure are planned in Swords in Q1 2025.

Safe Routes to School
Round 1 – Tranche 1
A brief update is provided below for each school site and associated construction works completed to date since the appointment of the works contractor.

Rush and Lusk Educate Together
All works are complete for this project.

Castaheany ETNS / St.Benedict's NS
All works are complete for this project.

Bayside Junior & Senior School
All works are complete for this project.

Round 1 – Tranche 2

The works contractor for the Safe Routes to School Tranche 2 contract is making great progress at each of the four school sites. Works to date have progressed well, with little or no disruption to the schools or traffic in each of the three areas. A brief update is provided below for each school site and associated construction works completed to date since the appointment of the works contractor.

Ladyswell National School, Mulhuddart

Works are now complete at Ladyswell NS. Junction tightening has taken place at a number of locations in Dromheath estate along with new tactile paving. Footpaths have been widened across green open space. New public lighting has now been installed on the open space. The road surface outside the school has been upgraded and a new coloured surface has been laid to further highlight the school zone.



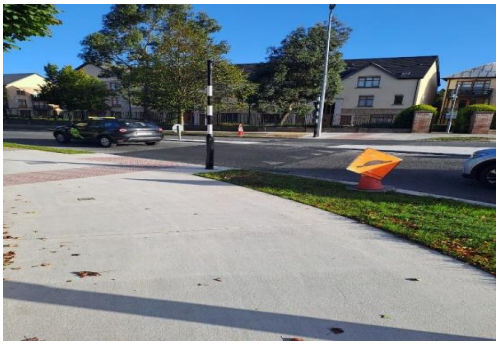
Ladyswell NS, Dromheath Gardens
Scoil Ghráinne Community NS, Hansfield

The Contractor is now in the final stages of delivery for this school's works. All footpath repairs, new bus parking area, bollard installation, new zebra crossing, road resurfacing works are now complete. The final outstanding works include the laying of coloured epoxy resin has now been completed.



Scoil Ghráinne CNS

Scoil Choilm Community NS, Porterstown
Works are complete at Scoil Choilm where 3 new zebra crossings have been installed at various locations to make it safer for both pedestrians and cyclists. All bollards are now installed with protected kerbs included at the busy 4 arm junction.


Scoil Choilm CNS

Pope John Paul II NS, Malahide
Substantial Completion for the Safe Routes to School project at Pope John Paul II National School, Malahide, was achieved in December 2024. The proposed resurfacing works are scheduled to follow shortly, with anti-skid works planned in the coming weeks.

Safe Routes to School Round 2
An Taisce has announced Round 2 of the Safe Routes to School Programme. Fingal County Council, as the client, has appointed Clifton Scannell Emerson Associates as the Project Supervisor for the Design Process (PSDP) in compliance with Regulation 6 of the Safety, Health, and Welfare at Work (Construction) Regulations 2013, for the following Fingal schools selected:

- St Helen's SNS, Limetree Avenue, Portmarnock, Co. Dublin
- Scoil Bhríde, Cailíní & Buachaillí, Church Avenue, Blanchardstown, Dublin 15
- St Colmcille's Girls NS, Chapel Lane, Swords, Co. Dublin
- Holy Family JNS, Forest Fields, Swords, Co. Dublin

Murphy Geospatial has successfully completed the on-site topographical surveys as part of the defined scope of works. The final report is scheduled for submission in the first week of March 2025.

The Drynam Heath Quiet Street
Project is focused on identifying and addressing potential road safety issues during the preliminary design phase. The primary objectives of the project include enhancing pedestrian and cyclist safety, reducing traffic speeds, and ensuring accessibility for all road users. To support these goals, consultants have been hired to conduct a comprehensive Road Safety Audit (RSA), as well as an Environmental Impact Assessment (EIA) and Appropriate Assessment (AA). Traffico has successfully completed the on-site Road Safety Audit as part of the defined scope of works. The final report is scheduled for submission during the last week of February 2025.

Rush National School:
Works have been completed to facilitate the 'School Street' along Channel Road in Rush. The scheme is underway and monitoring of operation of the School Street is underway.

Mobility & Behaviour Change

Learn2Cycle with a Disability

Learn2Cycle with a Disability lessons are progressing very well, with continued demand for the lessons.

From March, lessons are running in three locations:
Mondays – Flemington Community Centre from 4pm – 6pm
Fridays– Portmarnock Community Centre from 4pm – 6pm
Saturdays– Corduff Sports Centre from 12pm – 1pm.

A full list of 2025 Courses is available on our website
https://www.fingal.ie/activetravel/mobility/learn2cycle
With over 40 courses planned for 2025, it promises to be a very busy year.



Learn 2 Cycle for Children Aged 6-12 years

We are delighted to continue our Learn 2 Cyle lessons, to teach children aged 6 – 12 how to cycle.

Current Courses:

March 2025: Saturdays 2.30pm - 4pm,
Millennium Park Learn2Cycle track, Blanchardstown
May 2025: Saturdays 2.30pm - 4pm,
Brackenstown Learn2Cycel track, Swords

There has been great demand from the community for this course, and we are working with our cycle trainer to provide more lessons during 2025, to meet demand.

Design Your Future: Presentation to TY Students

Members of the Active Travel Unit presented to a group of TY students participating in the Design Your Future Fingal programme at the Lark, Balbriggan.

Design Your Future Fingal is a free, week-long programme for TY students, offered by the Academy of the Near Future, with a focus on designing for sustainability and the environment.

The Active Travel Unit's presentation covered Fingal's active travel infrastructure projects, designing for active travel, and mobility and behaviour change initiatives across the county.

The students were highly engaged, and one team submitted an outstanding project idea, which the Walking & Cycling officers plan to explore further.



Picker Pals & Fingal Active Travel

The Active Travel Unit is excited to announce a collaboration with the environmental organization Picker Pals. Together, we are developing engaging communication materials to promote sustainable transport among schoolchildren in a fun and interactive way. These materials will include games, posters, and photo boards, designed to capture children's interest and spread awareness.

We recently met with some of the Picker Pals reporters to discuss the benefits of active travel https://www.youtube.com/watch?v=h34UdMx6GZI

There are also plans to use these resources to further engage with schools and parents, reinforcing the message of sustainability and encouraging active travel habits in the community.

Bleeper Lease E-Bike for Staff

The Bleeper lease bike trial is available for staff based in Blanchardstown. Staff in FCC can avail of a free trial of Bleeper LeaseBike with the trial lasting from four weeks (with potential to extend, depending on level of demand).

- Choose from a folding e-bike or trekking e-bike – see example images below.
- Starts from mid-February 2025.
- Staff must collect the bike from the Blanchardstown Civic Offices, and return the bike to the same location at the end of the trial.

For more information, please email Emma.court@fingal.ie





Staff Pooled Bikes

The new staff pooled bike scheme was launched in Swords, County Hall in December with two eBikes available through the Bleeper Bike App. To sign up for shared eBikes

- Email Building Facilities for Bike Bunker access
- Download the Bleeper App
- Register with your FCC email
- Search 'My Private Scheme'
- Enter Scheme name: 'Fingal Staff Bikes'
- Await the confirmation from Bleeper The bikes are available from the middle Bike Bunker in Swords, and we plan to have the two bikes available in the Civic Offices, Blanchardstown in January 2025.

For more information, please email active.travel@fingal.ie



HER Move TY Girls Cycling Course

The Active Travel Unit, in collaboration with Cycling Ireland, is excited to bring the HER Move cycling course, as a pilot course in Fingal. The program aims to equip Transition Year (TY) girls with essential cycling skills, while also providing an opportunity to develop videography and photography skills. Participants will learn how to safely navigate on bikes, while also capturing their journey through media, making for an engaging and educational experience.
The course will not only help students develop cycling proficiency but will also empower them to tell the story of their experience through creative media, fostering confidence, teamwork, and leadership. We are scheduling in the course and hope to run it in the next academic term.

Sofa to Saddle March 2025

Two new Sofa to Saddle courses are starting in March 2025, and will be held in Catherines Park and Newbridge House.

Sofa to Saddle is a 6-week course run by Age & Opportunity and The Active Travel Section of Fingal County Council. The goal of the course is to get people over 50 years of age back cycling. These courses have proven to be hugely popular.

The course will help participants to relearn the basics of cycling independently, focusing on balance, bike control, gearing and braking. The course is free to take part in, but registering is vital as places are limited.

Course dates below:

Tuesday 18th March in Newbridge House from 11am to 12:30pm.

Wednesday 19th March in St Catherine's Park from 11am to 12:30pm

For more information, please email stephen.mcginn@fingal.ie

Balance Bike Buddies 2025

Our first Balance Bike Buddies Courses of the year begin on Saturday 8th March in Millennium Park. Due to the phenomenal demand, we have added a second course to the programme.
Course 1 – 9:45am – 10:30am
Course 2 – 10:30am – 11:15am



The courses offer toddlers aged between 2 and 5 a safe and structured introduction to cycling and provides parents with the tools to keep the learning up away from the courses. 8 Courses are planned across Millennium Park and Brackenstown for 2025.

For more information, please email stephen.mcginn@fingal.ie

Park Pedal

The first ever Park Pedal meet up will take place on Saturday 1st March at 9am in Millennium Park. This pilot initiative is an adaptation of Cycling Irelands Community Bike Rides and aims to target families with young children who want to cycle in an off road and enclosed environment.

It is hoped that event can be modelled on the success of Park Run and become a regular feature in parks around Fingal at weekends. For more information email: active.travel@fingal.ie



Public Shared eCargo Bike

We have extended the Dublin 15 eCargo Bike Share scheme with Bleeper Bike for another 12 months. The bike has been relocated to Laurel Lodge where it is available to hire through Bleeper Bike. For details on how to access the bike, simply contact customercare@bleeperactive.com



Wheelchair Tandem Bike Service

The Wheelchair Tandem Bike will be available free of charge to the public and training in how to use it and operate the Bike Bunker will be provided. The Bike is a unique and innovative bicycle designed to be a tandem vehicle for individuals with mobility impairments. It combines a wheelchair with a tandem bike, allowing the person in the wheelchair to participate in cycling activities with another cyclist.

This type of bicycle offers an opportunity for individuals with disabilities to experience the outdoors, get exercise, and engage in cycling activities in a way that wouldn't be possible on a traditional bike.

If you would like more information, email cyclingwithoutage@fingal.ie and we'll get back to you.

Cycling Without Age

The Cycling Without Age initiative will launch from Malahide Castle in January 2025. The Trishaw will be co-located with the Wheelchair Tandem Bike and be available to book by emailing Cyclingwithoutage@fingal.ie and requesting a trip.

Congratulations to Skerries Volunteer, John Coleman who was recently nominated for Community Volunteer of the Year at the recent LAMA Awards in Cork for his work on Cycling Without Age. John is a committed volunteer, who goes above and beyond to ensure that the Skerries Trishaw is visible, accessible and available within the Community.



We are on the lookout for new volunteers in the Malahide area. If you would be interested in signing up or getting more information, please email stephen.mcginn@fingal.ie



Skerries Community Car

The Skerries Community Car is available to book for local trips to the doctors, pharmacist, shops and for social occasions. This volunteer led scheme is vital for fighting social isolation and a valuable service to the people of the Skerries and the surrounding areas.

The car has completed over 30 trips in December, helping people get to everything from visits to the shops to trips to mass.

To book the service or to sign up as a volunteer simply call Flexibus on 046 9074830 or email flexibus@locallinklmf.ie



Car Share Schemes

There are three car share providers operating in Fingal. Go Car, Yuko and Drive You. Between them, they are helping to reduce the number of private vehicles on our roads and contributing to lower emissions.

Month	Number of Trips	Number of Shared KMs
August	1802	166,577km
September	1713	142,466km
October	1724	145,767km
November	1479	105,383km
December	1321	104,845km
January	1669	116,516km

Community eCargo Bikes

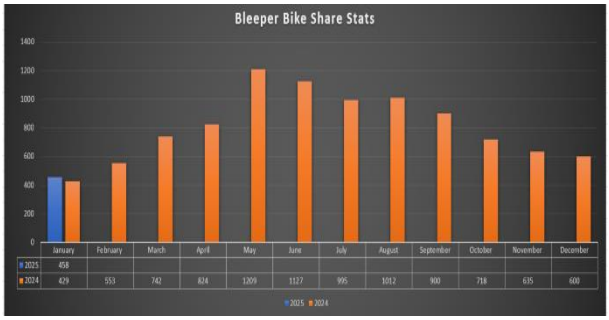
The Active Travel unit have been promoting the Community eCargo Bike initiative and are receiving applications from interested community groups. We are looking forward to providing more community groups with cargo bikes in 2025.

Swords Tidy Towns are the latest group to join the trials and they will receive their eCargo in the first two weeks of March.

We have partnered with various Tidy Towns Groups, Picker Pals, Dunsink Observatory, The Old Irish Goat Herders as well as our own Operations Team in Newbridge House and The Mayor of Fingal. The bikes have been a valuable asset for the groups and have replaced countless journeys by motor vehicle. We are keen to expand the programme in 2025 and are interested in hearing from Community Groups and small businesses who wish to apply, interested groups can email active.travel@fingal.ie



Bike Share Schemes



Bleeper Bike

The new Bleeper Bike Operating Zone came into effect from Dec 1st 2024 and the introduction of the Fingal pass has seen a positive impact on trips to date. Despite the smaller operating zone, the trip numbers have increased year on year in December and January, this despite very challenging weather conditions in both months.



The new service saw the introduction of the Fingal Pass. This pass gives residents of Fingal their first 30 minutes of every Bleeper trip for free.

Fingal Pass Applications: 155 (31/01/25)
Approved Applications: 117

Refusal Reasons
Non-Fingal Residents: 4
No Bleeper Account yet: 43

Bleeper Bike Monthly Report

458 Bleeper bike journeys started within Fingal operating zone in November
445 bike journeys ended within existing Fingal operating zone
Thursdays (19%) and Saturdays (18%) recorded the highest usage
Ongar, Sutton and Castleknock were the most popular starting points.
Estimated emissions avoided: 92kg of CO2

ENVIRONMENT

Climate Action

Climate Action Plan Implementation Team

The CAPIT, a multi departmental senior committee met in February to review the implementation of the Climate Action Plan. During this meeting, the Climate Action Team provided an update to staff and Codema, Dublin's Energy Agency presented on their work programme for Fingal.



E2 Cuties

Fingal's Climate Action Team and Codema met with project partners virtually to start the first kick off meeting of the E2 Cuties project. Engaged Energy-Communities in Urban areas with Technology Integrated Energy Systems (E2 Cuties) is a 4-year Interreg North-West Europe project which was awarded funding in Q4 2024 and will commence in April 2025.

E2 Cuties aims to enhance energy efficiency in urban areas by empowering local energy communities to implement integrated energy-efficient measures and by strengthening cooperation models between energy communities and the local authority. This project features Codema and Fingal County Council as the local Dublin partners, alongside associated partner Balbriggan Sustainable Energy Community. It will directly support Fingal's climate goals by implementing strategies to reduce energy consumption within the Balbriggan Decarbonising Zone.

Our Balbriggan- Sustainability, Climate Action and Biodiversity Pillar

The Climate Team continue to support the development of the Sustainability, Climate Action and Biodiversity Pillar Action Plan.

Reporting on the Climate Action Plan

The Climate Action Team has submitted the 2024 Climate Action Key Performance Indicators on the Fingal Climate Action Plan to the LGMA.

LGMA
Local Government Management Agency

Climate Action Training

The Climate Action Team has completed the 'The Green Teams Programme' Training Course. This training aims to provide tools and resources that help promote sustainable action in the workplace.

Green Teams
National Programme

Climate Awareness

Work continues on the ground on the Fingal Reusable Cup Project which will launch during Dublin Climate Action Week in May 2025.

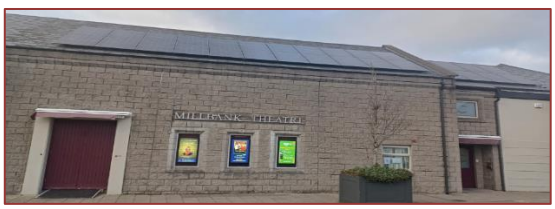
Fingal, Voice Ireland, Vytal and our Community Champions from Malahide and Rush, met with lots of local retailers in both areas this month to run though the details of the upcoming project, its benefits to the Environment and to ask the businesses to sign up and become more sustainable.

There are approximately 35 Retailers in Malahide and 15 in Rush. Those who we have visited so far have been really positive about the introduction of the project.



Community Climate Action Fingal

Groups funded under the Community Climate Action Grant are continuing to deliver projects. The Millbank Theatre in Rush installed solar PV panels and batteries, the system is storing power and selling back to the grid. Brackenstown Scout Den increased the insulation in the ceiling and walls which lowers emissions from heating and improves the experience for building users. Donabate Portrane are starting fashion upcycling sessions with 5 new sewing machines and some of the applicants are planting trees to increase areas for biodiversity.



ENVIRONMENTAL AWARENESS

Relove Fashion

19 secondary schools in Fingal submitted entries to the Relove Fashion Campaign, run by the Rediscovery Centre, Ireland's leading centre for Circular Economy, and supported by Fingal County Council. Participation in the competition has helped raise awareness of the environmental and social impacts of the fashion industry, as well as the role young people can play in reshaping their relationship with fast fashion and fostering a more sustainable approach to clothing. 4 schools have been shortlisted for virtual interviews scheduled for early March, and two will be selected as Fingal's finalists for this year's competition. Best of luck to the shortlisted schools!



Green-Schools

The Environmental Awareness Officer has arranged this year's assessment visits for the Fingal schools applying for their Green-Schools Flag. The programme, run by An Taisce and supported by Fingal County Council, promotes a student-led approach in encouraging behaviour change withing school communities to adopt eco-friendly practices and educating young people about environmental issues. It also fosters a sense of citizenship through active participation. This year, the themes which schools are applying under include Litter & Waste, Energy, Water, Travel, Marine, Food & Biodiversity, and Global Citizenship. The assessments allow schools to showcase the work completed by their Green-Schools Committee as part of the programme's 7 steps. An Taisce and the Environmental Awareness Officer will also offer recommendations to support schools on achieving their Green Flag status.



Waste Management and the Circular Economy Workshop: Estuary Recycling Centre

The Environmental Awareness Officer delivered a workshop on Waste Management and the Circular Economy to Transition Year students from a mix of D15 schools in collaboration with Network Forum Fingal. The workshop focused on the impact of a linear economy, actions to prevent waste, the value of civic amenity centres, and the role Fingal County Council plays in the Circular Economy through Reuse projects like the Recycled Paint for Community Groups, Repaired Bikes, and Replay Instruments Project. After the workshop, the students received a tour of the Estuary Centre, where they learned about the types of items that can be recycled there.



Litter Management



The Litter Wardens continue to deal with large amounts of littering and dumping throughout the county.

- Investigate and report on all CRM queries raised by the litter management section
- Bring banks in the Fingal area are inspected daily to ensure that there is no dumping and any evidence found is dealt with under the Litter Pollution Act
- Link in with Operations to see if any issues have arisen for their crews regarding illegal dumping/littering in their areas, carry out inspections and follow up with fines/warning notices where evidence is found.
- Report any dumping and littering to Operations division for removal and follow up on witness statements submitted by Fingal citizens.
- Site inspections are carried out following reports of muck on the roads from building developments and farming activities. Site/Farm owners are advised of their responsibilities to ensure the roads are kept clean of muck and that the building sites have a road sweeper/wheel wash facility in operation.
- Continue to raise awareness on the issue of dog fouling on beaches, pathways, parks and roads and target hot spots for dog fouling. Anti dog fouling signs are erected at various locations on foot of requests made and where complaints are received.
- Investigate and report on reports of abandoned cars, photographing and updating the litter app and the CRM system.
- Conduct walking patrols and engage with business owners regarding their responsibilities in keeping outside their premises clean and free of litter.





Litter Fines & Warning Notices – February 2025

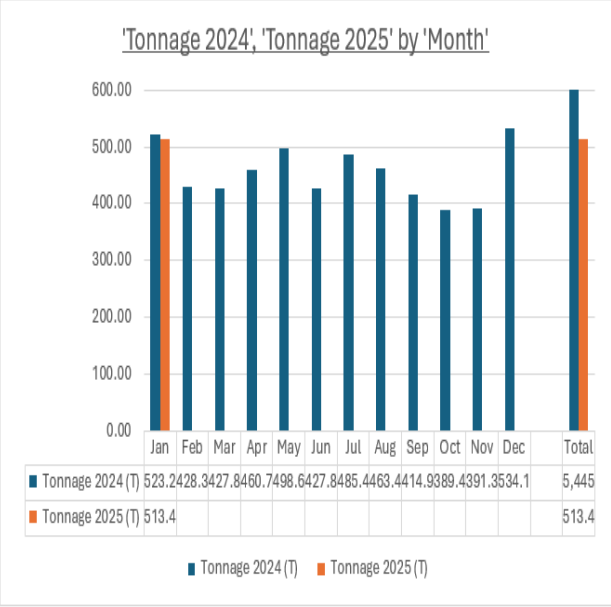
Month	Fines	Warning Notices
January	16	1
February	9	2

Litter Management CRMs for February 2025

CRMs February 2025	Amount
Fly tipping 1-20 bags Equivalent	6
Dumping – 20 bags Equivalent	3
General Litter Issue	17
Muck on road	5
Abandoned cars	24
Inspection of bring banks	350
Inspection of dumping black spots	290
Unauthorised signage	2
Env Miscellaneous	1
Dog fouling reports	1
Littering at bottle banks	3
Request for Dog fouling signs	1
Walking patrols	3
Councillor rep inspection	1

Bring Banks

The total volume of Glass collected in January 2025 was **513 (T**) compared with a total volume of Glass collected in January 2024 of 523 (T).



Abandoned Cars

From 1st January – 27th February 2025, 92 reports of alleged Abandoned Vehicles have been received. Burnt-out vehicles are also reported to the Environment Department.

Litter Wardens carry out an initial inspection of all reported abandoned and burnt-out vehicles. To report a suspected abandoned vehicle the following information is required and should be emailed to environment@fingal.ie

- Vehicle Registration
- Colour / Make / Model
- Exact Location
- Period of time that vehicle has not been moved
- Name and Contact Number of person reporting the vehicle

Information on Abandoned Vehicles can be found on the Fingal County Council website: **https://www.fingal.ie/council/service/abandoned-vehicles**

Dog Warden Service

The dog wardens continue to carry out enforcement in relation to breaches of the Control of Dogs Act 1986, Control of Dog Regulations 1998, Parks and Open Spaces byelaws and Beach and Foreshore byelaws. They also educate dog owners on the responsibilities of keeping a dog and remind owners to pick up after their pets when in public places.

Dog owners should ensure that they hold a valid licence for their dog and if issued with a 10-day notice by the dog wardens, should present their licence to controlofdogs@fingal.ie within the 10 days provided on the notice. Failure to do so may result in a fine being issued for failing to produce a dog licence when requested to do so by a dog warden and keeping a dog without a valid licence.

There were 82 x 10 Day Notices and 3 Fines issued by the dog wardens during February 2025.

Month	10 Day Notices		Fines Issued		Fines Paid	
	2024	2025	2024	2025	2024	2025
January	217	10	20	3	€1997.50	€550
February	297	82	38	5	€2135	€2244
March	234		40		€2525	
April	277		35		€2073	
May	408		38		€2420	
June	247		58		€2180	
July	29		88		€3550	
August	15		52		€4600	
September	29		23		€2919.70	
October	15		13		€2321	
November	104		19		€2185	
December	0		5		€1700	
TOTAL	1872	92	429	8	€30,606.20	€2794

The Animal Welfare Section received 18 complaints in relation to dogs from 1st of Feb 2025 to 27th Feb 2025.

Service	No of complaints per service from 1st of Feb 2025 to 27th of Feb 2025
Env - Dog Fine Appeal	0
Env - Dog on Dog Attack	1
Env - Dog on Person Attack	2
Env – Dog warden assistance, garda request	4
Env - Pollution - Issue with Dog	3
Env - Restricted Breed Dog	3
Env - Surrendered Dog	1
Env- Stray Dog	4
Grand Total	**18**

Dog Licences and Fines

The below table shows the number of annual and lifetime licences purchased during February 2025 in comparison with the same months in 2024. An annual dog licence fee is €20, and a lifetime dog licence fee is €140. We will continue to promote the requirement for a dog licence on social media platforms. It is a legal requirement to hold a valid licence for any dog you own or are responsible for under the Control of Dogs Act 1986. Failing to hold a valid licence for a dog that you are own or are responsible for can incur a fine.

Month	Annual Licences Purchased		Lifetime Licences Purchased		Income from Licences	
	2024	2025	2024	2025	2024	2025
January	1078	843	87	54	€33,740	€24,420
February	1010	747	62	51	€28,880	€22,080
March	810		58		€24,320	€
April	918		64		€27,320	€
May	1193		90		€36,460	€
June	1045		87		€33,080	€
July	843		49		€23,720	€
August	865		67		€26,680	€
September	762		47		€21,820	€
October	804		65		€25,180	€
November	654		46		€19,520	€
December	310		20		€9000	€
Total for year	10, 292	1590	742	105	€309,720	€46,500

We will continue to advertise the requirement for dog owners to hold a licence for their dogs on social media platforms.





Pickles came into the shelter as a stray and was never reclaimed. He is a Labrador cross, approximately 7 years old. He loves his walks and would be suited to a home with children over 10. If you are interested in Pickles, please contact the Shelter on 08739114008.

XL Bully Legislation

From October 1st, 2024, new regulations prohibit the importing, breeding, selling, and re-homing of XL Bully type dogs and from February 1st, 2025, it is illegal to own an XL Bully type dog without a 'Certificate of Exemption' issued by the local authority in which the dog resides. This certificate of exemption will be unique to each XL Bully type dog and owner and will specify the dog's licence details, microchip details, neutering details, age and description. It will also specify the dog owner's name, address, date of birth and contact number. Owners may be required to present their Certificate of Exemption to a Dog Warden within 10 days of a request to do so.

To date we have received 166 COE applications, of which 105 have been fully processed, and exemption certificates have been issued to the owner.
For further information, see https://www.fingal.ie/dogs/xl-bully-regulations-and-certificates-exemption

HORSES

Welfare inspections continue on Dunsink Landfill to monitor the numbers and welfare of the horses onsite. There are 12 hay feeders being filled by the Operations Department on a weekly basis to ensure adequate forage for the horses on the landfill.
In February there were 3 horses seized from the public realm.

SPORTS OFFICE

Fingal on the Move continues in Rush, Balbriggan, Swords, Mountview and Howth. The programme is designed to introduce adults back into fitness and physical activity through gentle/beginner exercise. There are 7 programmes running across the county with 250 participants joining in each week. The first block of classes is running for 10 weeks and will continue until the start of April with another 10 weeks planned. All classes above can be signed up online on www.sports.fingal.ie or through Fingal Sports Office ClubZapp.



Parent and Toddler Classes

Fingal's Parent and Toddler programmes started back in February, these classes are designed for both parent and toddler to get active and involved in the community.

The classes can be found in community centres in Swords Holywell and Applewood, Balbriggan, Baldoyle, Meakstown and Lusk. There are 6 programmes being delivered throughout the county, with over 120 participants taking part each week. All classes above can be signed up online on www.sports.fingal.ie or through Fingal Sports Office ClubZapp.



Active for Life

Fingal Sports Office Active for Life classes cater for adults over 55 and are running for 10 weeks. The classes focus on movement, increasing mobility and muscle strength. These classes are available in Balbriggan, Blakestown, Mulhuddart, Baldoyle, Lusk and Swords. There are 6 locations and over 150 participants joining each week. All classes above can be signed up online on www.sports.fingal.ie or through Fingal Sports Office ClubZapp.



HER Space

Fingal's Sports Office will be bringing a new programme to Swords called HER Space teaching self defence while also working the meditation and mindfulness, this programme will run for 8 weeks.



Men's Walking Challenge

Fingal Sports Office under our Active Cities Dublin banner along with Get Ireland Walking have created a 12-Month community engagement initiative to support men in (re)connecting with themselves in a safe, non-judgemental environment in which they can connect with their surroundings and other men. It includes 12 guiding walks/hikes with a new location on the last weekend of each month. Throughout the year we will engage with community organisations such as Men's Sheds and the HSE to target inactive men. By encouraging healthy habits such as walking to daily and weekly routines, can have a positive impact on wellbeing. The benefits for both body and mind are significant. The walk has ran the last two months with over 60 men joining each walk.



Leinster Rugby School Blitz

Fingal Sports Office and Leinster Rugby ran a primary school's tag rugby blitz in Sutton which included over 150 girls and boys taking part from the local schools after completing a 6 week programme on the sport. A blitz also took place in Balbriggan consisting of 300 students in partnership with Balbriggan Rugby Club.



Couch To 5K

Fingal Sports Office delivered three Couch to 5k Walks/Runs in Rivervalley Swords, Millennium Park, D15 and Newbridge House, Lusk. The target group included inactive but enthusiastic participants to help kickstart their New Years fitness journey. This beginner-friendly programme took the 35 participants from total novices to completing a 5k Parkrun in one of the three locations in just five weeks.







Prosper Fingal Rush Meet Irelands WNT
Fingal's FAI development officers organised Prosper Fingal Rush day service to visit the National Sports Campus to visit Ireland's Women's team ahead of their game against Turkey. The service users met Fingal and Rush native Izzy Atkinson and Captain Katie McCabe.



ARCHITECTS

Contents

Lanistown Castle Conservation Works

Lanistown Castle Conservation - Presentation to BLFI

At a recent event in Merrion Square hosted by **Building Limes Forum Ireland (BLFI)**, Fingal Architects Department presented an overview of the conservation works completed at Lanistown Castle on the grounds of Newbridge House. The presentation was made to the BLFI in the context of traditional building methods and materials employed in the conservation process.

Building Limes Forum Ireland, BLFI

The Building Limes Forum Ireland, BLFI, brings together all those involved in the use of natural lime in the building industry from built heritage to sustainable new build. The BLFI provides information on all aspects of lime and its uses and offers a platform for discussion, sharing experiences and knowledge. They host an annual event called 'Lime Slam' where those interested in the subject can meet, discuss and attend informative seminars.

Lanistown Castle

Lanistown Castle is a roofless but otherwise well-preserved medieval tower house in the grounds of Newbridge House Demesne.



Figs1&2 Lanistown Castle -East and north facades after the works

The current work is the latest of ten conservation projects completed by FCC since 2017, jointly funded by the annual Community Monuments Fund (CMF), operated by the National Monuments

Service of the Government Department of Housing, Local Government and Heritage, and Fingal County Council's own Structures at Risk Fund (SARF).

Lanistown Castle – History

The first historic mention of Lanistown Castle is in a mid-14th century property inventory associated with the de Bathe landowning family. The site is also believed to have associations with an earlier church settlement, dedicated to St. Colman, and the Geophysical Survey (below ground) completed in advance of the current project shows evidence of several structures in the ground to the north of the castle. The other significant architectural feature of the building was the large two-storey extension connected to the east of tower house, long-demolished, the remains of which can be seen on the existing east and north facades of the castle. A tiny image of this extension can be seen on Frizzell's map [1776] commissioned by the Cobbe family.



Fig3 Lanistown Castle -Frizzell's Map 1776

The Cobbes were the last owners of Newbridge House Demesne before it was purchased by Dublin County Council in the 1980's.

The Conservation Project

The Architects Department presenter at the BLFI event, Brian O'Connor, Executive Architect, outlined the process and timeline.
Firstly, a 'Conservation Management Plan' was formulated, followed by enabling works and lastly, actual Conservation Works. This type of process is typically completed over two years, allowing for the careful treatment and removal of unwanted vegetation, proper surveying of the cleaned-up building remains and preparation of a detailed schedule of conservation repairs.

Enabling Works & Survey

Enabling Works at Lanistown started in 2021 with a first attempt to remove well-established vegetation consisting of ivy, sycamore and ash, from inside and outside the building. If such growth was left unchecked, it would further expose the masonry to water ingress, movement and collapse. The high battlement wall-walk required an internal scaffold for safe removal of the vegetation.



Fig4 Extent of vegetation growth on/in the structure

A new access door was installed on the blocked-up north door, designed to open outwards in order to preserve an existing 17/18th century historic, studded timber door.



Fig5 Access Door protecting a studded 17/18th century door

The initial survey/inspection revealed the presence of a nesting pair of barn owls and the roosting place of a long-eared bat. Their presence affected the timing and conduct of the works project and necessitated the erection of new bat roosting/ hibernating boxes and two owl nesting boxes at the end of the project both inside the building and in the adjacent woodland. The FCC team argued successfully for the extension of the CMF24 funding disbursement to the end of December 2024, to accommodate works that had to start outside the nesting season.

Conservation Works – 2024

Conservation Works eventually started in 2024, and works completed included the following:
The corner of the intact ground floor vault was re-constructed/reinforced; and new lintels installed in several wall recesses as shown in Fig7 below.



Fig6 Before - vault and lintels requiring repair/replacement



Fig7 After - lintel on left replaced and vaults repaired

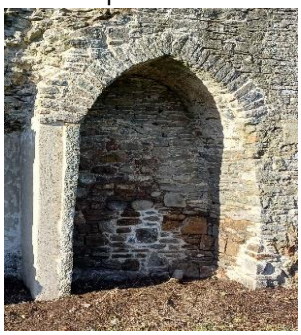
The first-floor level was reduced to receive a unique natural waterproofing called 'soft capping' – to protect the vaulted chamber below. This consisted of a packed layer of 'puddling' clay topped with a thin sod of grass [Fig8] harvested by FCC Operations staff from the nearby grass path.



Fig8 After - Puddling clay and layer grassy sod installed

Externally, a dramatic arched connection with the old two storey extension, visible from the main avenue, required a sensitive new buttress and arch rebuild design - all finished in lime plaster.





Figs9&10 Before and After repair of arch and buttress

Around the external walls of the tower a schedule of masonry consolidation and re-pointing was completed using lime-sand mixes, sensitive to the original mortars. One red sandstone ogee-arched window on the south façade was well-handled by the masons on the job as is shown in Fig12 below.

FINANCE

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Rates
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Rates

Overall Commercial Rates collection to the end of February 2025 is running at 29%.

Rates Collection	
Rates collected €m	€49.0m
Rates collected %	29%

Development Levy Income

Development levy income collected to the end of February is €13.1m.

Development Levy Income YTD Feb 2025	
Levies Receipted	€13.1 m
Levies Collected as a % of 2024	18%

Payroll

Overall payroll spend to the end of February was €14.7m which is c. **96%** of budget YTD.

Payroll	
Salaries & Wages €m	€14.8m
Percentage of Budget YTD.	95.9%

Procurement

Outlined below is a summary of the overall procurement activity at end of February

No. of contracts awarded (details below) for year to date	22	
Value €m	3.8m	
Procurements ongoing at end of February		
No. of procurements awaiting tender responses	12	(i)
Value €m	21m	
No. of procurements under evaluation	28	(ii)
Value €m	26.78	
No. of procurements at approved	24	(iii)
Value €m	238.38m	

Notes:
(i) Procurements awaiting tender responses – tender responses awaited at end of February
(ii) Procurements under evaluation – tender responses submitted and being evaluated at end of the February
(iii) Procurements at approved – Tender responses have been evaluated and approved. Pre- contract award processes ongoing at end of February

Appendix 1
Revenue Account – Income & Expenditure

REVENUE ACCOUNT INCOME & EXPENDITURE SUMMARY BY SERVICE DIVISION AT 28 FEBRUARY 2025

	EXPENDITURE			INCOME			NET
	Expenditure €	Adopted Full Year Budget €	% Budget Spent to date	Income €	Adopted Full year Budget €	% Budget Raised	€
Housing & Building	18,560,906	123,749,800	15%	17,832,307	126,862,200	14%	728,599
Road Transport & Safety	5,657,820	36,814,800	15%	1,522,039	9,063,700	17%	4,135,781
Water Services	1,730,248	13,233,400	13%	2,506,467	15,070,000	17%	-776,219
Development Management	4,331,952	25,261,800	17%	1,700,580	10,206,000	17%	2,631,372
Environmental Services	8,264,286	48,948,700	17%	3,526,219	8,761,100	40%	4,738,067
Recreation & Amenity	9,479,522	59,101,400	16%	637,484	4,375,600	15%	8,842,038
Agriculture, Education, Health & Welfare	345,001	1,575,200	22%	42,075	422,700	10%	302,926
Miscellaneous Services	3,532,381	21,053,000	17%	4,475,130	29,588,900	15%	-942,749
Central Management Charge	8,808,152	59,137,800	15%	650,629	4,073,900	16%	8,157,523
Local Property Tax / GPG				2,116,717	12,700,300	17%	-2,116,717
Rates				27,958,583	167,751,500	17%	-27,958,583
	60,710,268	**388,875,900**	**16%**	**62,968,230**	**388,875,900**	**16%**	**-2,257,961**

Appendix 1 – continued
Capital Account – Income & Expenditure

CAPITAL ACCOUNT
INCOME & EXPENDITURE SUMMARY BY SERVICE DIVISION TO 28/02/2025

		Balance at 0/01/2024 €	Expenditure YTD €	Income YTD €	Balance at 28/02/2025 €
A	Housing & Building	-2,777,751	33,522,357	-12,872,872	17,871,734
B	Road Transport & Safety	14,019,495	10,193,162	-1,204,057	23,008,600
C	Water Services	-10,011,352	287,528	-206,053	-9,929,877
D	Development Management	-138,617,838	2,669,120	-17,252,433	-153,201,151
E	Environmental Services	-15,212,071	687,202	-265,583	-14,790,452
F	Recreation & Amenity	-12,601,936	3,008,473	-1,193,003	-10,786,466
H	Miscellaneous Services	-15,849,445	660,331	-270,006	-15,459,120
	Total	**-181,050,898**	**51,028,173**	**-33,264,007**	**-163,286,732**

NB***
The Opening Balance for 2025 is subject to change as the AFS 2024 is not finalised

Appendix 1 – continued
Summary of Corporate Debtors

SUMMARY OF CORPORATE DEBTORS TO 28/02/2025				
	Balance at 01/01/2025 €	Balance at 28/02/2025 €	Current debt €	> 1 Year €
RATES	687,390	118,789,892	118,269,311	520,581
LOANS	2,130,037	1,911,328	151,378	1,759,950
RENTS	10,032,929	9,718,522	3,376,759	6,341,763

Figures for rents and loans are unadjusted by credits/prepayments

Value of debit at 31/12/2024 was €1,823,834.70 with a credit of €1,136,445.02

Appendix 2
Number of Contracts Awarded to the end of February

Description of Procurement	Supplier Name	Legal Address	Current Value of Contract (excl. VAT)	Contract Start Date	Contract End Date	Actual Duration	Contract Award Date	Arrangement Type
Newtown Bridge - Balheary Road Active Travel Scheme	Jons Civil Engineering	Carranstown, Duleek, Co. Meath A92 K654	€ 995,868.89	30/01/25	31/07/26	18	30/01/25	Contract
Environmental Monitoring at Dunsink and Balleally Landfill sites 2025	McQuillan Environmental (John McQuillan Contracts Ltd)	6 Caulside Drive, Antrim, BT41 2DU	€ 223,985.50	17/02/25	16/02/26	12	17/02/25	Call-Off Contract
Landscape Architect Led Integrated Design Team Consultancy Services for Public Realm Improvements for a Pedestrianesed New Street, Stage 2b	Dermot Foley Landscape Architects (DFLA)	Argus House, Blackpitts, Dublin 8	€ 325,072.50	04/03/25	04/04/26	13	21/02/25	Call-Off Contract
Hire of Volvo EW60E compact wheeled excavator	Larry Kiernan Plant Hire	Grougha, Ring Commons, Balbriggan, Co Dublin	€ 62,100.00	01/04/25	30/03/28	36	12/02/25	Call-Off Contract
Dye & Durham Ltd Lawlink Subscription 2025	Dye & Durham Ltd	31-36 Ormond Quay Upper, Dublin 7	€ 68,484.00	01/01/25	31/12/25	12	11/02/25	Contract
Requirement for Logix BI and NEC Housing drawdown services	Nathean Technologies	3 Lyncon Court, IDA Science & Technology Park, Snugborough Road, Blanchardstown, D15	€ 140,400.00	01/01/25	31/12/25	12	10/02/25	Contract
Tree Removal Works at Comyn Manor and R132	Twin Tree Care Ltd	Sequoia House, 73 Torcaill, Portmarnock, Co Dublin	€ 36,350.00	17/02/25	17/04/25	2	07/02/25	Contract
Road Lining for Swords/Balbriggan Area	MacLochlainn (Roadmarkings) Limited	Bishopswood Lane, The Ward, Co. Dublin	€ 51,205.10	14/01/25	31/12/25	11.5	04/02/25	Call-Off Contract
Legal Conveyancing Services for the acquisition of social turnkey properties for Fingal County Council	Beauchamps LLP	Riverside Two, Sir John Rogerson's Quay, Dublin 2	€ 256,650.00	04/02/25	03/02/27	24	04/02/25	Call-Off Contract
Ongoing Commissioning, operation & maintenance of existing EV charging points to include enabling works for change over from existing supplier.	Hall Power t/a ePower	1 Technology House, rockgrove ind Est, Little Island, Cork	€ 34,100.00	30/01/25	29/01/26	12	30/01/25	Contract
25 HP Zbook High Spec Laptops	Datapac Ireland	Robinhood House, Robinhood Road, Dublin 22	€ 38,225.00	22/01/25	21/01/26	12	29/01/25	Contract
Support for Cygnus Housing Loan Application	Gemini Consultants Ltd	AW House, 6-8 Stuart Street, Luton, LU1 2SI, UK	€ 45,386.33	01/04/25	31/12/25	9	29/01/25	Contract
Property Management Services for Council Owned Unsold Affordable Properties at Parnell Estate, Ladyswell, Dublin 15	Paula Barrett Properties Ltd	22 Northumberland Road, Ballsbridge, Dublin 4	€ 240,000.00	01/01/25	31/12/25	12	21/01/25	Call-Off Contract
Preparation of Dunsink Statutory Local Plan	RMLA Ltd	Unit 3B, Santry Industrial Estate, Santry Avenue, Dublin 9	€ 685,765.00	20/01/25	19/01/26	12	20/01/25	Call-Off Contract
Macadam Material	Roadstone Ltd	Fortunestown, Tallaght, Dublin 24	€ 97,280.00	14/01/25	31/12/25	11.5	14/01/25	Call-Off Contract
Tradfest - Irelands Premier Winter Music & Culture Festival	TASCQ CLG (t/a The Temple Bar Company)	Second Floor, 1-5 Crampton Court, Temple Bar, Dublin 2	€ 120,000.00	01/01/25	31/12/25	12	10/01/25	Contract
Security Services for Coolmine Recycling Centre	Secure Management Solutions	2055 Castle Drive, D24 X2XT	€ 34,784.50	02/01/25	31/12/25	12	08/01/25	Contract
Purchase of three sports equipment storage units to be installed in local parks & controlled by an app	BoxUp SA	Avenue des Baumettes 9, 1020 Renens, Switzerland	€ 70,000.00	06/01/25	31/12/25	12	06/01/25	Contract
Maintenance of GPS Vehicle Tracking System	Transpoco (E-Pire Ltd)	Innovation House, DCU Alpha Innovation Campus, Old Finglas Rd, Glasnevin, Dublin 11	€ 80,000.00	31/12/24	30/12/25	12	03/01/25	Contract

Appendix 3 – NTA Active Travel Allocations 2025

Active Travel Investment Grants: 2025 Allocations		
Project Code	**Project Name**	**2025 Allocation**
	Fingal County Council	
FCC/12/0001	Broadmeadow Estuary Cycle & Pedestrian Bridge	€ 6,500,000
FCC/13/0001	S2M Extension Sutton to Malahide	€ 460,000
FCC/14/0001	Royal Canal Cycle Route (12th Lock-KCC) (CN2) inc. Deep Sinking Coolmine	€ 400,000
FCC/18/0001	Harry Reynolds Road Cycleway in Balbriggan	€ 3,000,000
FCC/20/0001	Donabate Ped and Cycle Bridge	€ 1,000,000
FCC/21/0001	National Aquatic Centre (NAC) to Ongar Village	€ 130,000
FCC/21/0002	Baldoyle to Howth Phase 2 (Dublin Road to Dublin Street)	€ 120,000
FCC/21/0004	Donabate Hearse Rd/Main St/Portrane Rd (Link 1 & Link 2)	€ 185,000
FCC/21/0005	Damastown to Clonsilla Cycle Route	€ 150,000
FCC/21/0006	Clonee to Blanchardstown Shopping Centre	€ 185,000
FCC/22/0001	Castleknock, Auburn Ave.	€ 1,820,000
FCC/22/0004	Hartstown/Huntstown/Mountview Rd D15	€ 135,000
FCC/22/0005	St Cronins Road	€ 25,000
FCC/22/0006	Rathingle/Rivervalley Rd Swords	€ 50,000
FCC/22/0007	Balbriggan road mill street and Drogheda st	€ 60,000
FCC/22/0009	Permeability Links North County	€ 250,000
FCC/22/0010	R132 Ministers Road to Blakes Cross and Kilhedge Lane	€ 300,000
FCC/22/0011	Skerries - Harbour Road	€ 140,000

Appendix 3 – Continued

Project Code	Project Name	2025 Allocation
	Fingal County Council	
FCC/22/0012	Seatown Roundabout to Estuary Road (Swords to Malahide)	€ 725,000
FCC/22/0014	Balbriggan - Coney Hill From Devlin Bridge to Bremore Cottages	€ 40,000
FCC/22/0016	New Street Malahide Improvement Scheme	€ 500,000
FCC/22/0018	Data collection for Active Travel Projects (traffic, air, noise)	€ 50,000
FCC/22/0019	Skerries Active Travel Plan	€ 140,000
FCC/22/0020	Balrothery Active Travel Review	€ 165,000
FCC/22/0021	Seamount Heights to Old Golf Links Park Active Travel Route	€ 75,000
FCC/22/0022	Broomfield to Paddys's Hill via Naomh Marnog GAA Active Travel Route	€ 100,000
FCC/22/0026	Staff Costs Active Travel Team	€ 1,100,000
FCC/22/0027	Swords Cycle Network - Sustainable Swords	€ 100,000
FCC/22/0028	Castleknock to Blanchardstown via Farmleigh	€ 175,000
FCC/23/0003	SRTS (R1) - Ladyswell National School	€ 75,000
FCC/23/0004	SRTS (R1) - Scoil Ghrainne CNS	€ 25,000
FCC/23/0005	SRTS (R1) - Scoil Choilm CNS	€ 115,000
FCC/23/0019	SRTS (R1) - Pope John Paul II NS, Malahide	€ 350,000
FCC/24/0001	Feltrim Road cycle infrastructure	€ 160,000
FCC/24/0006	Donabate to Portrane (R126) - Distributor Rd to Portrane Avenue Active Travel Routes	€ 65,000
FCC/25/XXXX	SRTS (R2) - Scoil Bhride Buachailli	€ 200,000
FCC/25/XXXX	SRTS (R2) - Scoil Bhride Cailini	€ 200,000

Project Code	Project Name	2025 Allocation
	Fingal County Council	
FCC/25/XXXX	SRTS (R2) - St Colmcille's Girls National School	€ 200,000
FCC/25/XXXX	SRTS (R2) - Holy Family Junior National School	€ 200,000
FCC/25/XXXX	SRTS (R2) - St Helen's Senior National School	€ 200,000
FCC/25/XXXX	Castleknock Rd - Auburn Ave to gates of Pheonix Park	€ 60,000
FCC/25/XXXX	SRTS (R3) - St Nichola's of Myra National School	€ 10,000
FCC/25/XXXX	SRTS (R3) - Scoil Mhuire Junior National School	€ 10,000
FCC/25/XXXX	SRTS (R3) - Scoil Thomáis	€ 10,000
FCC/25/XXXX	SRTS (R3) - Donabate Portrane Educate Together National School	€ 10,000
FCC/25/XXXX	SRTS (R3) - Holywell Educate Together National School	€ 10,000
FCC/25/XXXX	SRTS (R3) - Malahide/Portmarnock Educate Together National School	€ 10,000
FCC/25/XXXX	SRTS (R3) - Broadmeadow Community National School	€ 10,000
	Total:	**€ 20,000,000**
	Allocations Through Other NTA Funding Streams	
FCC/24/xxxx	Bus Stop Enhancement Programme	€ 500,000
FCC/22/0029	R132 Junction Upgrade Design	€ 5,800,000
FCC/24/0005	Waterville Junction upgrade	€ 385,000
FCC/25/00XX	Sustainable Traffic Management Measures	€ 1,000,000
Subtotal:		**€7,685,000**

Appendix 4
Housing Delivery Construction Programme
Schemes on Site

Area Committee	Provider	Funding Stream	Site Name	No. Units	Status Detail	On-Site Date	Handover (estimated)
Balbriggan/Rush-Lusk/Swords	FCC	Mixed Tenure	Hayestown, Rush 53°31'24.1"N 6°06'42.1"W - Google Maps	10 Social 51 Affordable	On-Site	Q2 2023	Phased delivery
Balbriggan/Rush -Lusk/Swords	FCC	Social	St. Ita's, Portrane Portrane Ave - Google Maps	5 Restoration of existing cottages.	On-Site	Q4 2022	Q2 2025
Balbriggan/Rush-Lusk/Swords	Glenveagh Living Ltd	Mixed Tenure	Balmoston Ph1., Donabate 53°29'21.2"N 6°07'58.1"W	87 Social 86 Cost Rental 86 Affordable	On-Site	Q3 2023	Phased delivery
Blanchardstown/Mulhuddart/Castleknock/ Ongar	FCC	Mixed Tenure	Church Fields 3A 53°24'44.7"N 6°23'39.0"W - Google	40 Social 80 Cost Rental 180 Affordable	On-Site	Q4 2023	Phased delivery
Balbriggan/Rush-Lusk /Swords	FCC	Social	Seatown Road, Swords 53°27'35.4"N 6°13'04.7"W Google Maps	36 36 x 2 Bed	On-Site	Q1 2024	Q4 2026
Blanchardstown/Mulhuddart/ Castleknock/ Ongar	FCC	Mixed Tenure	Church Fields 3B 53°24'44.7"N 6°23'39.0"W - Google Maps	107 Social 110 Affordable	On-Site	Q4 2024	Q4 2026
Balbriggan/Rush-Lusk/Swords	FCC	Mixed Tenure	Ballisk Park, New Road, Donabate 53°29'02.6"N 6°08'27.5"W	63 Social 112 Affordable	On-Site	Q4 2024	Q4 2026
Balbriggan/Rush-Lusk/Swords	FCC	Social - Elderly	North Street, Swords 53°27'38.6"N 6°13'06.7"W - Google Maps	13 Social 6 x 1 Bed 7 x 2 Bed	Enabling works complete.	Q1 2025	Q2 2026

Schemes on Site (Continued)

Balbriggan/Rush-Lusk/Swords	FCC	Social	Mourne View, Skerries. 53.580404, -6.122225	14 Social 11x 2-Bed 3 x 3-Bed 1 x 4-Bed	On-Site	On-Site	Q4 2025
Balbriggan/Rush-Lusk/Swords	FCC	Social	Rathmore, Remount, Lusk 53.521142, -6.161451	18 Social 2 x 1 bed 12 x 2 bed 4 x 3 bed	On-Site	On-Site	Q4 2025
Balbriggan/Rush-Lusk/Swords	FCC	TBC	Mooretown Phase 1, Swords. https://maps.app.goo.gl/R8eAG1aoLXh1nL2J9	123 Social 151 Affordable	On-Site	On-Site	Q4 2026
Balbriggan/Rush-Lusk/Swords	FCC	Social	Mourne View, Skerries. 53.580404, -6.122225	14 Social 11x 2-Bed 3 x 3-Bed 1 x 4-Bed	On-Site	On-Site	Q4 2025

Appendix 4 - Continued
Schemes with Planning Approval and at Tender stage

Area Committee	Provider	Funding Stream	Site Name	No. Units	Status Detail	On-Site Date	Handover (Est.)
Balbriggan/Rush-Lusk/Swords	North and East Housing Association	Social – Elderly	Garristown 53°34'03.7"N 6°22'42.1"W - Google Maps	6 Social 3 x 2-bed 3 x 1-bed	Planning granted.	TBC	TBC
Blanchardstown/ Mulhuddart/ Castleknock/Ongar	FCC	Social – Elderly TBC	Blakestown Cross, Mulhuddart 53.399869, -6.401776 Google Maps	30 Social 16 x 1 Bed 14 x 2 Bed	Consultants to be appointed	Q2 2025	Q4 2026
Howth/Malahide	FCC	TBC	Tuckets Lane 53.385248, -6.066128 Google Maps	8 Social 4 x 1 Bed 4 x 2 Bed	On-hold	TBC	TBC

Appendix 4 - Continued
Schemes at the Pre-Planning Stage

Area Committee	Provider	Funding Stream	Site Name	No. Units	Status Detail	On-Site Date	Handover (estimated date)
Balbriggan/Rush-Lusk/Swords	FCC	TBC	O' Dwyers, Balbriggan. https://maps.app.goo.gl/inSEC4Qq3QSBHQHp8	80	Pre-Planning.	TBC	TBC
Balbriggan/Rush-Lusk/Swords	FCC	Social	Woodside, Swords. 53.453901, -6.210574 Google Maps	34	Part 8 initiated.	Q4 2025	Q1 2027
Balbriggan/Rush-Lusk/Swords	FCC	Social	Park Road, Kenure, Rush. 53.532278, -6.102176 Google Maps	32	Part 8 initiated.	Q4 2025	Q1 2027
Howth/Malahide	FCC	Social	Fingerpost, Malahide	4	Pre-planning.	Q4 2025	Q1 2027
Balbriggan/Rush-Lusk/Swords	FCC	Mixed Tenure	Balmoston Ph2, Donabate 53°29'21.2"N 6°07'58.1"W	86 Social 86 Affordable	Planning granted (in appeal period).	TBC	TBC
Blanchardstown	FCC	Social	Fortlawn, Blanchardstown	21	Pre-Planning.	TBC	TBC
Blanchardstown/Mulhuddart/ Castleknock/ Ongar	FCC	Mixed Tenure	Mayeston, Dublin 11 53°24'28.4"N 6°17'02.1"W - Google Maps	119 39 x 1 Bed 68 x 2 Bed 12 x 3 Bed	Pre-Planning.	TBC	TBC

*The above-estimated timelines are indicative and subject to a successful planning and procurement process.

Appendix 4 - Continued

CALF Delivery in partnership with Fingal County Council

Area Committee	AHB	Funding Stream	Scheme Name	No. of Units	Projected Substantial Completion*
Balbriggan/ Rush-Lusk/ Swords	Tuath	CALF	Semple Woods	3	Q2 2025
Balbriggan/ Rush-Lusk Swords	Respond	CALF	Meadow Banks, Oldtown, Swords	84	Q2 2025
Balbriggan/ Rush- Lusk Swords	Tuath	CALF	The Paddocks, Golf Links Road, Skerries	97	Q3 2025
Balbriggan/ Rush- Lusk Swords	Tuath	CALF	Folkstown Park, Balbriggan	22	Q2 2025
Balbriggan/ Rush- Lusk Swords	Oaklee	CALF	Harmans Rest, Donabate	44	Q3 2026
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Cluid	CALF	Hollyfield, Hollystown, Dublin 15	40	Q2 2025
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Tuath	CALF	Kilmartin Grove, Dublin 15	32	Q3 2025
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Tuath	CALF	Whitehaven, Northwood, Santry D9	94	2026
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Tuath	CALF	Niven Oaks, Santry D9	170	2026
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Respond	CALF	Pipers Square, Charlestown, St. Margarets Road, Finglas, D11	306	2026

*The above-estimated timelines are indicative and subject to change

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