COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 01

CONFIRMATION AND RE-AFFIRMATION OF MINUTES

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Comhairle Contae Fhine Gall
Fingal County Council

Minutes of the County Council Meeting held on Monday, 8th September, 2025 in the Council Chamber - County Hall, Swords, at 5.00 pm

MEMBERS PRESENT

Councillors:

Boland, Cathal
Boland, Mark
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
Johnston, Corina
Kelly Darren Jack
Kitt, Tom
Leddy, Ted
Maguire, Grainne

Councillors:

McCamley, Mary
Mulligan, Dean
Mulville, Paul
Murphy, Tony
Newman, Joe
O'Brien, Eoghan
O'Leary, Tom
Onwumereh, JK
Quinlan, Patrick
Quinn, Malachy
Redwood, Helen
Sheehan, Gerard
Shovlin, Siobhan
Smyth, John
Tormey, Aoibhinn
Troy, Ellen
Walsh, John

Apologies for inability to attend were received for Councillor Luke Corkery, Councillor Tania Doyle, Councillor Brendan Ryan.

The Mayor, Councillor Tom O'Leary presided.

OFFICIALS PRESENT

AnnMarie Farrelly (Chief Executive); Oliver Hunt (Head of Finance); David Storey (Director of Services/Environment, Climate Action, Active Travel & Sports); Matthew McAleese (Director of Services /Planning and Strategic Infrastructure);

Paul Carroll (Director of Services /Housing Services and Community Development); Mary Egan (Director of Services/People, Corporate & Digital Services); John Quinlivan (Director of Services/Economic, Enterprise, Tourism and Cultural Development); Ciara O hAodha (Senior Executive Officer); Vanessa Carey (Senior Executive Officer); Naomi Weir (Senior Executive Officer).

F/346/25 (Agenda Item No)

ANNOUNCEMENTS

The Mayor, Councillor T. O'Leary, at the start of the meeting, reminded Members that Standing Orders would apply to all aspects of the meeting.

The Mayor, Councillor T. O'Leary, informed the Members an emergency motion had been received and was ruled out of order.

F/347/25 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of Council Meeting held on Monday 7th July 2025

Minutes of the County Council Meeting held on Monday 7th July 2025 which had been circulated were considered.

It was **PROPOSED** by Councillor T. O'Leary, seconded by Councillor K. Dennison and **RESOLVED –**

"That the minutes of the County Council Meeting held on Monday 7th July 2025 be **ADOPTED."**

F/348/25 (Agenda Item No 2)

Nominations

a **Appointment of two Members to the Regional Health Forum Dublin North East**

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

It was proposed by Councillor M. Quinn, seconded by Councillor A. Donnelly and **AGREED**:

"That Councillor John Smyth be appointed to the Regional Health Forum Dublin North East."

It was then proposed by Councillor E. Troy, seconded by Councillor G. Sheehan and **AGREED**:

"That Councillor Ellen Troy be appointed to the Regional Health Forum Dublin North East."

F/349/25 (Agenda Item No)

QUESTIONS

It was proposed by Councillor T. O'Leary, seconded by Councillor J. Guerin and **RESOLVED**:

"That in accordance with Standing Order No. 51, Questions numbered 3 to 17 be **ADOPTED**."

F/350/25 (Agenda Item No 3)
Councillor P. Mulville - School Streets Initiative

F/351/25 (Agenda Item No 4)
Councillor P. Quinlan - Social Housing Applicants

F/352/25 (Agenda Item No 5)
Councillor M. Quinn - Housing Adaptation Grants

F/353/25 (Agenda Item No 6)
Councillor C. Haughey - Revenue from Parking Charges

F/354/25 (Agenda Item No 7)
Councillor G. Sheehan - Housing List Numbers

F/355/25 (Agenda Item No 8)
Councillor E. Troy - Funding Increase for Dog Wardens in Fingal Area

F/356/25 (Agenda Item No 9)
Councillor J. Smyth - Naming and Commemorative Memorial Committee Update

F/357/25 (Agenda Item No 10)
Councillor J. Hopkins - Supports to increase Childcare places across Fingal

F/358/25 (Agenda Item No 11)
Councillor J. Hopkins - Childcare Facilities

F/359/25 (Agenda Item No 12)
Councillor E. Dockrell - Taken-in-Charge Applications

F/360/25 (Agenda Item No 13)
Councillor E. Dockrell - Derelict Sites Register

F/361/25 (Agenda Item No 14)
Councillor C. Johnston - Fingal Coastal Way

F/362/25 (Agenda Item No 15)
Councillor C. Johnston - Electric Vehicle Charging Points

F/363/25 (Agenda Item No 16)
Councillor B. Ryan - Appeals / Complaints System

F/364/25 (Agenda Item No 17)
Councillor J. Humphreys - Tenant-in-Situ

F/365/25 (Agenda Item No 18)
Report of Committees

a **Report of Corporate Policy Group (CPG) Committee Meeting held on Monday 1st September 2025**

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

"That the recommendations contained in the report of Committee of Corporate Policy Group (CPG) Meeting held on Monday 1st September 2025, are hereby **ADOPTED.**"

b **Report of Blanchardstown-Mulhuddart/Castleknock/Ongar Services B Area Committee Meeting held on Thursday 4th September 2025**

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

"That the recommendations contained in the report of Committee of Blanchardstown-Mulhuddart/Castleknock/Ongar Services (B) Meeting held on Thursday 4th September 2025, are hereby **ADOPTED.**"

F/366/25 (Agenda Item No 19)

Financial Matters

It was noted there was no business on this item.

F/367/25 (Agenda Item No 20)

Proposed Disposal of Properties

a **Notice of Proposed Disposal of land and grant of wayleave at Baldoyle Racecourse Park, Baldoyle, Co. Dublin to ESB Networks**

The attached report by the Chief Executive which had been circulated was **CONSIDERED.** It was proposed by Councillor E. O'Brien and seconded by Councillor E. Carbone-Mangan and **RESOLVED**:

"That land and grant of wayleave at Baldoyle Racecourse Park, Baldoyle, Co. Dublin, as referred to in the Notice under S183 of the Local Government Act 2001 as amended and dated 27th August 2025, be disposed of to ESB Networks in accordance with the terms specified therein."

b **Notice of Proposed Disposal of land and grant of wayleave at Corduff Community Resource Centre, Blackcourt Road, Corduff, Dublin 15 to ESB Networks**

The attached report by the Chief Executive which had been circulated was **CONSIDERED.** It was proposed by Councillor B. Hanaphy and seconded by Councillor M. McCamley and **RESOLVED**:

"That land and grant of wayleave at Corduff Community Resource Centre, Blackcourt Road, Corduff, Dublin 15 as referred to in the Notice under S183 of

the Local Government Act 2001 as amended and dated 27th August 2025, be disposed of to ESB Networks in accordance with the terms specified therein."

F/368/25 (Agenda Item No 21)

Declarations of Roads

a **Dunsoghly Way, Finglas, Dublin 11**

The report by the Chief Executive which had been circulated was **CONSIDERED**. It was proposed by Councillor M. McCamley, seconded by Councillor JK. Onwumereh, and **RESOLVED**:

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

b **Hansfield Phase 2, Phibblestown, Dublin 15**

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

The following amendment, in the name of Councillor C. Boland was proposed by Councillor C. Boland and seconded by Councillor M. Quinn:

"That the number 55 be amended to read 53 which on adoption the amended will then read "Avondale Court Length 53m Description from the junction Parnell Drive, heading West for 53m to cul-de-sac. Total Length:53m"

Following discussions, the amendment was **NOT AGREED**.

It was proposed by Councillor K. Dennison, seconded by Councillor T. Kitt, and **RESOLVED**:

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

c **Avondale Park, Mulhuddart, Dublin 15**

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

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

d **Avondale Court, Mulhuddart, Dublin 15**

The report by the Chief Executive which had been circulated was **CONSIDERED**. It was proposed by Councillor M. McCamley, seconded by Councillor JK. Onwumereh, and **RESOLVED**:

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

e **Balroy Hall, Castleknock, Dublin 15**

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

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

F/369/25 (Agenda Item No 22)

Presidential Election - Special Meeting

The report by the Chief Executive which had been circulated was **CONSIDERED**. A presentation was given to the Members by Mary Egan, Director of People, Corporate and Digital Services.

Following discussions, the Mayor instructed that a roll call vote be taken for the Special Meeting on Friday the 12th September 2025 to be held hybrid, and on a division the voting resulted as follows:

FOR: 28 TWENTY EIGHT
AGAINST: 5 FIVE

ABSTAIN: 3 THREE

FOR: Councillors Cathal Boland, Mark Boland, John Burtchaell, Darragh Butler, Eimear Carbone-Mangan, Kieran Dennison, Eoghan Dockrell, Angela Donnelly, Breda Hanaphy, Cathal Haughey, David Healy, Joan Hopkins, James Humphreys, Corina Johnston, Tom Kitt, Ted Leddy, Mary McCamley, Dean Mulligan, Paul Mulville, Eoghan O'Brien, Tom O'Leary, JK Onwumereh, Malachy Quinn, Helen Redwood, Siobhan Shovlin, John Smyth, Aoibhinn Tormey, John Walsh.

AGAINST: Councillors Jimmy Guerin, Joe Newman, Patrick Quinlan, Gerard Sheehan, Ellen Troy.

ABSTAIN: Councillors Darren Jack Kelly, Grainne Maguire, Tony Murphy.

The Mayor **DECLARED** the vote **PASSED.**

F/370/25 (Agenda Item No 23)

Fingal Age Friendly Strategy 2026 – 2030

The report by the Chief Executive which had been circulated was **CONSIDERED**. A presentation was given to the Members by Naomi Weir, Senior Executive Officer, Community Section.

It was proposed by Councillor J. Guerin, seconded by Councillor DJ. Kelly and **RESOLVED**:

"That the Fingal Age Friendly Strategy 2026 – 2030 as set out in the foregoing report is hereby **APPROVED**."

F/371/25 (Agenda Item No 24)

Chief Executive's Report

The report by the Chief Executive, which had been circulated, was **CONSIDERED.** Following discussion, the Chief Executive's report was **NOTED**.

F/372/25 (Agenda Item No 25)

Mayor's Business - Councillor T. O'Leary

a **Civic Reception Dublin Ladies GAA Football Team**

The motion, in the name of Councillor T. O'Leary was proposed by Councillor J. Walsh and seconded by Councillor T. Kitt.

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

F/373/25 (Agenda Item No 26)

Conference Report

a **AILG Specialised Training Workshop for Strategic Policy Committee (SPC) Chairs Tuesday 2nd September 2025, The Midlands Park Hotel, Portlaoise**

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

b **AILG - Autumn Training Seminar 2025, 17th and 18th September 2025 - Westport Woods Hotel, Quay Road, Westport Demesne, Westport, Co. Mayo**

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

c **AILG - 2025 Training Programme - September to December 2025**

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

d **AILG / Maynooth University Level 8 Programme - The Planning System in Ireland - An Introduction to Planning Policy and Practice for Elected Member - Deadline Date - 15th October 2025**

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

F/374/25 (Agenda Item No 27)

Correspondence

a **Letter dated 1st July 2025 from Waterford City & County Council Re - Central Bank - Israeli Bonds**

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

b **Letter dated 14th July 2025 from Wexford County Council Re - Section 12 of Residential Tenancy Act 2004**

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

c **Letter dated 15th July 2025 from Clare County Council Re - Defective Concrete Block Scheme**

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

d **Letter dated 15th July 2025 from Waterford City & County Council Re - Carers Allowance and Benefit Reform**

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

e **Letter dated 22nd July 2025 from Galway County Council to the Minister of Health Re - Announcement of HSE to downgrade Portiuncula Hospital**

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

f **Letter dated 22nd July 2025 from Galway County Council to the Chief Executive's Office, HSE Re - Announcement of HSE to downgrade Portiuncula Hospital**

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

g **Letter dated 8th August 2025 from Galway City Council Re - Safeguarding of the Triple Lock**

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

h **Letter dated 12th August 2025 from Tipperary County Council Re - Publication of Regulations of Renewable Energy**

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

i **Letter dated 14th August 2025 from Donegal County Council Re - National Affordable Housing Scheme**

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

j **Letter dated 14th August 2025 from Donegal County Council Re - Socio Economic Status & Equality Legislation**

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

k **Letter dated 14th August 2025 from Offaly County Council Re - Tenant Purchase Scheme**

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

F/375/25 (Agenda Item No 28)

Departmental/Ministerial Correspondence

a **Email dated 15th July 2025 from Minister of Housing Re Motion from Sinn Féin Councillors - Tenant in-Situ March Council Meeting 2025**

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

b **Letter dated 11th August 2025 from the Department of Housing to the Mayor of Fingal Re National Planning Framework Zoning**

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

MOTIONS - STATUTORY FUNCTIONS

F/376/25 (Agenda Item No 29)

Councillor A. Donnelly - Medical Priority Process - Housing Support

The motion, in the name of Councillor A. Donnelly was proposed by Councillor A. Donnelly and seconded by Councillor B. Hanaphy.

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

F/377/25 (Agenda Item No 30)

Councillor E. O'Brien - Delivery of state-of-the-art Sports Complex at the Ballymastone Development

The motion, in the name of Councillor E. O'Brien was proposed by Councillor E. O'Brien and seconded by Councillor E. Carbone-Mangan.

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

F/378/25 (Agenda Item No 31)
Councillor B. Ryan - Dishing of Public Footpaths

It was **AGREED** to defer this item to the next meeting.

F/379/25 (Agenda Item No 32)
Councillor J. Burtchaell - Short-term letting Enforcement

It was **AGREED** by the members to extend the meeting to conclude Item 32.

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

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

F/380/25 (Agenda Item No 42)
Councillor M. Quinn - Provision of a Fire Officer within the Fingal Area

The motion, in the name of Councillor M. Quinn was proposed by Councillor M. Quinn and seconded by Councillor J. Smyth.

The report was **ACCEPTED.**

F/381/25 (Agenda Item No 44)
Councillor J. Walsh - Provision of Free Sunscreen Dispensers

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

The report was **ACCEPTED.**

The Meeting concluded at 20.03.

MAYOR _____ DATE _____

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Comhairle Contae Fhine Gall
Fingal County Council

Minutes of the County Council Special Meeting held on Friday, 12th September, 2025 in the Council Chamber - County Hall, Swords, and remotely via MS Teams at 5.00 pm

MEMBERS PRESENT

Councillors:

Boland, Cathal
Boland, Mark
Burtchaell, John
Butler, Darragh
Carbone-Mangan, Eimear
Corkery, Luke
Dennison, Kieran
Dockrell, Eoghan
Guerin, Jimmy
Hanaphy, Breda
Hopkins, Joan
Humphreys, James
Kelly Darren Jack
Leddy, Ted
Maguire, Grainne
McCamley, Mary

Councillors:

McDonagh, Brian
Mulligan, Dean
Mulville, Paul
Newman, Joe
O'Brien, Eoghan
O'Leary, Tom
Onwumereh, JK
Quinlan, Patrick
Quinn, Malachy
Redwood, Helen
Ryan, Brendan
Sheehan, Gerard
Shovlin, Siobhan
Smyth, John
Troy, Ellen
Walsh, John

Apologies for inability to attend were received for Councillor Angela Donnelly, Councillor Tania Doyle, Councillor Corina Johnston, Councillor Aoibhinn Tormey.

The Mayor, Councillor Tom O'Leary presided.

OFFICIALS PRESENT

AnnMarie Farrelly (Chief Executive); Mary Egan (Director of Services/People, Corporate & Digital Services); Ciara O hAodha (Senior Executive Officer).

F/397/25 (Agenda Item No 1)

Opening by Mayor

The Mayor, Councillor T. O'Leary, at the start of the meeting, reminded Members that Standing Orders would apply to all aspects of the meeting, and the purpose of the Special Meeting is for the consideration of the nomination of one named person to be a candidate at the Presidential Election, due to be held on Friday 24th October 2025.

The Mayor, informed the Members that two potential nominees would address the Council today Mr Gareth Sheridan and Ms Maria Steen and detailed the procedure for the special meeting.

F/398/25 (Agenda Item No 2)

Address by Prospective Nominees

The Mayor then invited Mr. Gareth Sheridan to address the meeting for a period of ten minutes. Following Mr. Sheridan's address, the Mayor called on Ms. Maria Steen to address the meeting for a period of ten minutes.

F/399/25 (Agenda Item No 3)

Questions and Answers

Both potential nominees were present in the Chamber as several Members posed questions to the potential nominees.

The prospective nominees responded to these questions for a period of ten minutes each. It was **AGREED** to give the nominees an additional ten minutes to respond and conclude.

It was also **AGREED** to extend the meeting to conclude the items on the Agenda.

F/400/25 (Agenda Item No 4)

Vote to Identify Nominee

The Mayor then asked for a proposer and seconder for each of the prospective nominees.

It was proposed by Councillor J. Newman, seconded by Councillor G. Maguire:

"That Gareth Sheridan be included in the vote of Fingal County Council to identify a nominee as a candidate at the Presidential Election due to be held on Friday 24th October 2025."

It was proposed by Councillor G. Sheehan, seconded by Councillor E. Troy:

"That Maria Steen be included in the vote of Fingal County Council to identify a nominee as a candidate at the Presidential Election due to be held on Friday 24th October 2025."

The Mayor then called for a roll call vote to be taken and on a division the voting resulted as follows:

FOR MR. GARETH SHERIDAN: 7
FOR MS. MARIA STEEEN: 4
ABSTAIN: 18

FOR MR. GARETH SHERIDAN: Councillors, Kieran Dennison, Jimmy Guerin, Darren Jack Kelly, Grainne Maguire, Brian McDonagh, Dean Mulligan, Joe Newman.

FOR MS. MARIA STEEEN: Councillors, Cathal Boland, Eimear Carbone-Mangan, Gerard Sheehan, Ellen Troy.

ABSTAIN: Councillors, Mark Boland, John Burtchaell, Darragh Butler, Luke Corkery, Eoghan Dockrell, Breda Hanaphy, Joan Hopkins, James Humphreys, Ted Leddy, Paul Mulville, Tom O'Leary, Patrick Quinlan, Malachy Quinn, Helen Redwood, Brendan Ryan, Siobhan Shovlin, John Smyth, John Walsh.

Ms Ciara OhAodha, Meetings Administrator, read the division of the voting result into the record.

The Mayor then declared that following the preceding vote, a resolution be put to the Members of Fingal County Council to consider the nomination of Mr. Gareth Sheridan as a candidate at the Presidential Election due to be held on Friday 24th October 2025.

F/401/25 (Agenda Item No 5)

Consideration of Resolution to Nominate the Agreed Nominee

The resolution was proposed by Councillor J. Newman and seconded by Councillor DJ. Kelly.

"Fingal County Council hereby resolves to nominate Gareth Sheridan to be a candidate at the Presidential Election due to be held on Friday 24th October 2025."

The Mayor then called for a roll call vote on the resolution and on a division the voting resulted as follows:

FOR: **7**
AGAINST: **18**
ABSTAIN: **5**

FOR: Councillors, Cathal Boland, Jimmy Guerin, Darren Jack Kelly, Grainne Maguire, Joe Newman, Gerard Sheehan, Ellen Troy.

AGAINST: Councillors, Mark Boland, John Burtchaell, Luke Corkery, Kieran Dennison, Eoghan Dockrell, Breda Hanaphy, Joan Hopkins, James Humphreys, Ted Leddy, Brian McDonagh, Paul Mulville, Tom O'Leary, Malachy Quinn, Helen Redwood, Brendan Ryan, Siobhan Shovlin, John Smyth, John Walsh.

ABSTAIN: Councillors, Darragh Butler, Eimear Carbone-Mangan, Dean Mulligan, JK Onwumereh, Patrick Quinlan

The Mayor then declared the resolution was **NOT PASSED.**

The Meeting concluded at 19.20.

MAYOR _____ DATE _____

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 02

NOMINATIONS

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 02c

APPOINTMENT OF ONE MEMBERS TO DUBLIN AND DÚN LAOGHAIRE EDUCATION AND TRAINING BOARD (DDLETB)

A vacancy exists on the board of Dublin and Dún Laoghaire Education and Training following the resignation of Councillor Eoghan Dockrell from this Board.

Fingal Councillors currently on this Board are Cllr Angela Donnelly, Cllr Dean Mulligan, Cllr Eimear Carbone-Mangan, Cllr John Walsh.

Dublin and Dún Laoghaire Education and Training Board (DDLETB) provides education, training, and services across the three County Council areas of Fingal, South Dublin and Dún Laoghaire-Rathdown. The total population of the DDLETB region is over 860,000, representing almost 17% of the national population of Ireland. DDLETB was established on the 1st of July 2013 under the Education and Training Act 2013, as an amalgamation of County Dublin and Dún Laoghaire Vocational Education Committees. Three SOLAS Training Centres transferred to DDLETB in January 2014.

DDLETB is governed by a Board of 21 members:

- 12 representatives from the three County Councils in our administrative area – Fingal County, South Dublin County and Dún Laoghaire-Rathdown
- Two staff members
- Two parent representatives from the primary and post-primary sector
- Five members nominated by the Minister of Education, representing business, industry and employers, learners and people engaged in the management or leadership of recognised schools.

The functions of the Board and the Chief Executive are defined in the Education and Training Boards Act 2013. The Board is also governed by the Code of

Practice for the Governance of ETBs as set out by the Department of Education and Skills in Circular 0002/2019.

Decisions taken by the Board are reserved functions and are set out in Section 12 (2) of the Education and Training Board Act 2013 and in Circular 0002/2019 Code of Practice for the Governance of Education and Training Boards, with a full schedule set out in Appendix A of the Code. gov - Code of Practice for the Governance of Education and Training Boards (www.gov.ie)

Section 31 of the Act provides that every Local Authority must, in every election year, at a meeting which must be held within 6 weeks of the Local Elections concerned, elect such number of Members of the Education and Training Board as the Local Authority concerned is entitled under section 30 to so elect.

The nomination process to this Committee is subject to a gender balancing requirement under Section 30 (5) & (6) ETB Act 2013:

(5) The Minister shall make regulations for the conduct of elections for the purposes of *subsection (1)(a)* and the regulations may provide—

(*a*) for the establishment of panels of candidates for election comprising women only and panels of candidates for election comprising men only from which persons shall be elected in accordance with those regulations, and

(*b*) that, as far as practicable, a minimum number of women and a minimum number of men shall be elected from each local authority.

(6) When making regulations under *subsection (5)*, the Minister shall have regard to the objective that at least 40 per cent of members elected under *subsection (1)(a)* shall be women and at least 40 per cent shall be men.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 03

REPAIRS TO SOCIAL HOUSING STOCK

Question: Councillor P. Quinlan

"To ask the Chief Executive to provide details of what contractors it employs to carry out repairs of social housing stock and that any contracts between Fingal County Council and the aforementioned be made available to Councillors?"

Reply:

All contracts for housing maintenance are awarded in line with public procurement rules and managed using the relevant standard public works contracts, namely the Term Maintenance and Refurbishment Contract (PW-CF11), available at https://constructionprocurement.gov.ie/contracts/.

Details of the individual contracts awarded are published each month in the Chief Executive's Monthly Management Report, which is available to all elected members and the general public on the Council's website. Our current Housing Maintenance contractors are as follows:

- Arthurstown Construction Ltd
- CTS Projects Ltd
- Harris Heating Ltd
- Athena Enterprises Ltd
- Cunningham Painters
- Eoin Browne Electrical Ltd
- Owen Norton Electrical Ltd
- O'Connor & Carroll Bathrooms and Stairlifts
- Biocycle Ltd
- Commins Builders Ltd.

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

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 04

COLLECTION OF UNPAID PARKING FINES

Question: Councillor C. Haughey

"To ask the Chief Executive what steps the Council takes to collect unpaid parking fines from Council carparks or Pay and Display areas, a news article from March 2025 indicated that 10 drivers owed the Council €56,000 in unpaid fines, has any of this amount been paid back since then, and what is the total amount outstanding in unpaid parking fines currently?"

Reply:

Fingal County Council may issue parking fines, (Fixed Charge Notices - FCN) to any vehicle found to be parked illegally or in breach of the Fingal Parking Control Byelaws 2020. The collection of these fines follows a defined process, as outlined below:

1. Issuing the Parking Fine (Fixed Charge Notice - FCN)

An FCN is issued either on the vehicle (e.g., placed on the windscreen), or by post (from an Enforcement Officer using handheld devices when it is not possible to place the fine on the windscreen). The FCN includes details of the offence, location, time, and fine amount.

2. Payment Period

The registered owner of the vehicle has 28 days to pay the initial fixed penalty amount. If paid within this period, the case is then closed.

3. Reminder Issued

After 10 days of the FCN being issued, the registered owner of the vehicle is sent a reminder letter. The registered owner can then either pay the fine in full or make a formal appeal within the original 28 days.

4. Appeals Process

The registered owner of the vehicle has the right to appeal the Fixed Charge Notice (FCN). A first-stage appeal is initially reviewed by an Authorised Officer for Parking Enforcement. If the appeal is upheld, the case is closed. If the appeal is not upheld, the FCN remains active.

A second-stage appeal may subsequently be submitted, which is independently reviewed by the Parking Team within the Operations Department of Fingal County Council.

Once an appeal is submitted, the FCN is placed on hold, thereby suspending all enforcement proceedings until a decision on the appeal has been made.

5. 2nd Reminder Issued

If a 1st or 2nd stage appeal is not upheld, or the FCN remains unpaid after the original 28 days, the FCN is automatically increased by 50%. A reminder letter is issued to the registered owner of the vehicle after the initial 28 days period has elapsed.

If the FCN remains unpaid after a *further* 28 days, legal proceedings may be initiated by Fingal County Council against the registered owner of the vehicle through the District Court. The owner will also be liable for legal administration charges associated with these legal proceedings if payment is not made in advance of court proceedings.

6. Legal Proceedings & Court Process

Fingal Parking Services have 6 allocated court sittings in the District Court relating solely to parking offences. There are approximately 200 cases brought to each sitting, which equates to approximately 1200 p/annum.

Prior to a case being listed for hearing, a Court Summons is issued to the registered owner of the vehicle, affording them the opportunity to make payment in advance of the scheduled court date.

If payment is received, the matter will be struck out. If no payment is made, the case will proceed before the District Court Judge, who will issue a ruling on the day.

Following the Court's ruling, the matter is transferred to the Court Service, and any costs awarded to the Council are recovered accordingly.

As of year-to-date, the total amount outstanding in unpaid parking fines stands at €474,720. This figure includes active cases currently within the initial 56-day period (prior to the issuance of a court summons), cases under appeal, and cases that are awaiting a scheduled court date.

Fingal County Council has a high level of compliance regarding payment of parking fines. 78% of parking fines issued in 2024 were paid in full, with a total of €515,748.20 collected from paid parking fines alone.

Source of Reply:
Mary T. Daly, Director of Operations

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 05

FINGAL COUNTY COUNCIL'S BEACH/FORESHORE BYELAWS 2006

Question: Councillor P. Mulville

"To ask the Chief Executive to provide details on the number of Council staff in place who are duly authorised by the Council to administer and enforce the Fingal County Council Beach/Foreshore Byelaws 2006?"

Reply:

In the Byelaws an Authorised Person is defined as any employee of the Council, members of An Garda Síochána or any person designated by the Council for the purposes of the Byelaws and it is lawful for any Authorised Person or member of An Garda Síochána to enforce these Byelaws.

In accordance with Section 204 of the Local Government Act 2001 (as amended) for the purpose of Fingal County Council Beach Foreshore Byelaws 2006, the Council has appointed a designated Authorised Person in the Balbriggan/Rush-Lusk/Swords and Howth/Malahide administrative areas to ensure the Beach and Foreshore Byelaws are enforced.

Source of Reply:
Mary T. Daly, Director of Operations

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 06

LAUGHING GAS (NITROUS OXIDE) AWARENESS CAMPAIGN

Question: Councillor M. Boland

"To ask the Chief Executive if consideration can be given to liaise with the Local Drugs Task Force with a view to initiating a public awareness campaign on the dangers of using Laughing Gas (Nitrous Oxide) and to request that the Council arrange for awareness posters or signage to be displayed prominently in council-owned public parks and recreational spaces, given the increasing prevalence of its use in such areas?"

Reply:

A Public Awareness Campaign has been delivered by the North Dublin Regional Drugs Task Force (NDRDTF). On consultation with the NDRDTF there were two webinars delivered to parents and caregivers over the past 12 months on current drug trends and the harms associated with their use which included Nitrous Oxide. More workshops/webinars are being offered to Parents' Associations. An information leaflet has also been developed and distributed by NDRDTF, (see attached brochure).

The question of whether there will be an awareness campaign was also raised in the Dáil on the 19th of March. To which the reply from the Department of Health is as follows:

The HSE has developed a harm reduction factsheet on the use of nitrous oxide including the risks, effects and harm reduction advice. The factsheet has been disseminated to Drug and Alcohol Task Forces, student unions, and also at festivals and third level institutions.

Targeted ads are shared every few weeks on the topic of nitrous oxide with audiences over the age of 18, as well as messages which aim to create awareness of long-term use, which can cause vitamin B12 deficiency in some individuals, and signs of concern which people can look out for.

Parents are offered information on nitrous oxide in various formats by the HSE. An important goal is to ensure that parents are well-informed about nitrous oxide, and specific information is available on drugs.ie and through a bespoke parent factsheet. To complement this new content, a series of webinars on substance use prevention and education was provided for parents during 2023.

Drugs.ie and social media channels provide nitrous oxide content that is informative, helpful and shareable. The HSE social media team responds directly to people's questions about substances including nitrous oxide through direct messages on all channels. HSE social media posts drive traffic to its dedicated nitrous oxide web content on drugs.ie. Link below
https://drugs.ie/images/uploads/Factsheet-2-General-Nitrous-Oxide-02.pd

It is imperative that we support evidence-based initiatives that engage with people who may be at risk of using drugs in a variety of contexts; in our schools, communities, universities, and the night-time economy, through timely preventative interventions. I welcome the collaborative response to the use of nitrous oxide across Government departments, the HSE and An Garda Síochána.

Additionally, the Sale of Nitrous Oxide and Related Products Bill are in its second stage within the Dáil.

The Council does not propose to arrange for awareness posters or signage to be displayed prominently in council-owned public parks and recreational spaces.

Source of Reply:
Mary T. Daly, Director of Operations

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- Listen
- Look for windows of opportunity
- Take what they say seriously
- Say what you see
- Be aware of body language
- Ask how you can help
- Encourage them to seek help

- Judge
- Overreact
- Dismiss their concern
- Only talk about the issue or problem
- Try to solve the issue
- Tell them that they are wrong to feel like that
- Use clichés

This Information has been developed in collaboration and funded by:

Child and Family Support Network

rdatf NORTH DUBLIN Regional Drug & Alcohol Task Force

CYPSC CHILDREN & YOUNG PEOPLE'S SERVICES COMMITTEES Fingal

empowering youth enriching communities foróige

HSE

cross care

TUSLA An Ghníomhaireacht um Leanaí agus an Teaghlach Child and Family Agency

Helping **Parents/Caregivers** to be aware of teenage trends on substance use.

CANNABIS

Cannabis, also known as marijuana among other names, is a psychoactive drug from the cannabis plant. Tetrahydrocannabinol (THC) and cannabidiol (CBD). The THC is the psychoactive compound.

Effects:

- Users may feel relaxed, chilled out and introspective (thoughtful)
- Some people feel happy, chatty, and giddy
- Some people feel tired or withdrawn
- Users may experience mild hallucinations (seeing, hearing, or feeling things that do not exist).

Risks associated with use:

- Effects for some can include feeling confused, anxious, or paranoid.
- Coordination and reaction time can be impaired.
- Memory recall and the ability to learn can be affected.
- Respiratory damage.
- Cannabis is addictive and can be a gateway drug.

Want to know more, scan this code:

E-CIGS & VAPING

E-cigarettes and vaping are known as

- vapes
- e-cigs
- vape pens
- mods
- tanks

When someone uses an e-cigarette, this is called vaping.

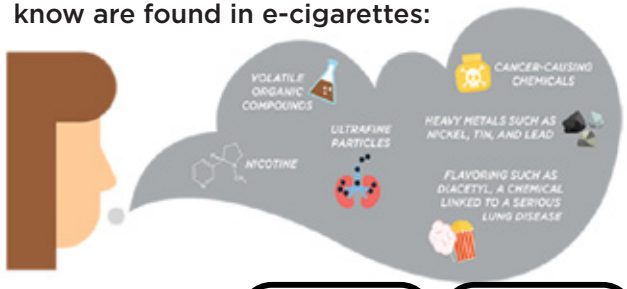
Why should you be concerned if your child is vaping?

Studies have shown that some young people start with vaping but then move to using regular cigarettes as well.

E-cigarettes contain nicotine – this is a highly addictive substance. Nicotine can harm a young person's brain development, affecting their attention, mood, learning and impulse control.

They also contain a number of other chemicals, which we know are harmful to both young people and adults.

Here are some of the chemicals that we know are found in e-cigarettes:



Want to know more, scan these codes:

NITROUS OXIDE

Nitrous Oxide is a sweet-smelling colourless gas.

The gas contains nitrogen that when inhaled enters the bloodstream very quickly and replaces the oxygen in the blood.

Effects:

- Effects start almost immediate peaking at about 10-30 seconds after use, but the effects are short lived.
- People can feel euphoric, giddy, and want to giggle or laugh, relaxed and calm.

Risks:

- Inhaling directly from a canister can damage the throat and lungs (secondary equipment is used, balloons)
- Raised heart rate
- Overuse can cause a person to fall unconscious.
- Secondary physical injuries

Want to know more, scan this code:

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 07

NEW VOTER REGISTRATION CAMPAIGNS

Question: Councillor M. Quinn

"To ask the Chief Executive to provide details of registration campaigns, particularly in new estates, to ensure that people are registered to vote and to provide a breakdown of areas, by estate, that have been campaigned?"

Reply:

The Council continues to engage with media awareness campaigns to encourage people to register to vote, update their details and to vote on election day. These awareness campaigns are conducted on a countywide basis and are not estate specific.

An advertisement campaign is being held across the county in the lead up to the Presidential Election. This campaign includes adverts on social media, bus shelters, local media outlets, etc. These adverts are encouraging people to register to vote.

A number of Register to Vote events have been carried out since July 2023, to encourage and engage electors to register to vote and update their details. These events included Flavours of Fingal County Shows, visits to third level institutes – TU Blanchardstown and DCU along with a campaign drive in Blanchardstown, Charlestown and Pavilion Shopping Centres. A Voter.ie leaflet drop was also carried out throughout the County.

Register of Electors staff will also be taking part in Xplore Your Future TY Skills Expo in DCU on 14th October.

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

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 08

TAKING-IN-CHARGE PROCESS - DESIGN MANUAL FOR ROADS AND STREETS/ CYCLE DESIGN MANUAL

Question: Councillor D. Healy

"To ask the Chief Executive to advise if the taking-in-charge process includes ensuring that streets and roads are designed and constructed in accordance with the Design Manual for Roads and Streets and/or the Cycle Design Manual?"

Reply:

The Taking in Charge (TIC) process ensures that all works in public areas comply with the TIC specification as set out by the Council. The design of the road/cycle path is assessed during the planning process and therefore considered and reported on as part of that process.

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

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 09

CONCERNS REGARDING ANTI-SOCIAL BEHAVIOUR, PALLET STOCKPILING AND COMMUNITY SAFETY IN FINGAL

Question: Councillor JK Onwumereh

"To ask the Chief Executive to outline a co-ordinated plan to prevent anti-social behaviour and problematic bonfires before and during the event of October 31st, in view of increasing reports of massive stockpiling of pallets and other combustible materials in and around the county ahead of Halloween bonfire night?"

Reply:

Operations

In advance of Halloween, the Operations team meet with An Garda Síochána to agree joint measures in order to monitor the accumulation of bonfire material within the Fingal administrative area. Operations crews will remove reported bonfire materials in the run up to Halloween and across Halloween weekend.

Members of the public and local communities can assist the Council to eliminate unauthorised and environmentally destructive bonfires from public areas and can report bonfire stockpiles directly to Customer Care Unit on 01 890 5000 during office hours, by email to customercareunit@fingal.ie. Reports can also be submitted to the following email addresses: -

Balbriggan/Swords Operations: balswooparea@fingal.ie

Howth/Malahide Operations: howmaloparea@fingal.ie

Castleknock/Mulhuddart Operations: casmuloparea@fingal.ie

As in previous years residents of Fingal will be able to avail of our Halloween Amnesty whereby combustible materials will be accepted Free of Charge at Fingal County Council Recycling Centre at Coolmine and Estuary, dates of the amnesty this year being from 23rd to 31st October. This concession is an effort to reduce the amount of material which may otherwise be disposed of on bonfires locally, with consequent health and safety risks and damage to public open spaces.

Litter Wardens will commence spot checks in the industrial estates from early October and to issue fines to any businesses that leave combustible materials outside their premises.

The Council would urge all citizens and businesses to exercise their civic duty by not leaving out combustible materials for use on bonfires and by reporting an incidence where this might occur within their local community.

Environment

The Council's Environment Department have requested the Litter Wardens to commence spot checks in the industrial estates from early October and to issue fines to any businesses that leave combustible materials outside their premises.

Community

In addition, the Community Development Department is committed to supporting a safe and enjoyable Halloween for all. Our focus this year will be on working closely with local community centres as part of the Fingal Safer Halloween initiative which has been coordinated for four years.

An animated short film outlining a Safer Halloween message will be shared and promoted among all community groups and community centres in the weeks before Halloween and will be played on a loop in ten community centres via their digital reception screens.

Community centres will host diversionary activities in the week before Halloween, such as Mask Making Craft classes and Costume Swap Shops. On Halloween evening targeted community centres will all host a children's event to celebrate the occasion in a positive manner with an objective to divert children away from anti-social behaviour.

Thirty-nine community centres will receive and display a pack of four information posters outlining:

1. Fingal Festival of Fire event locations
2. Reporting Stockpiling/Halloween Amnesty for dumping combustible materials
3. Go Green this Halloween
4. Halloween Hazards – Tips on Saying Safe

Events

Fingal County Council will once again present the "Festival of Fire" event, across four locations in the county, including Malahide, Swords, Balbriggan and Blanchardstown.

Further events are also planned across the Fingal area over Halloween, details of which can be found at www.eventsinfingal.ie

Source of Reply:
Mary T. Daly, Director of Operations

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 10

AN COIMISIÚN PLEANÁLA

Question: Councillor L. Corkery

"To ask the Chief Executive to outline the rate at which An Coimisiún Pleanála (formerly An Bord Pleanála) has overturned planning decisions of Fingal County Council in 2023, 2024 and 2025?"

Reply:

Out of a total of 457 planning decisions appealed to An Coimisiún Pleanála during this period, 116 were overturned.

Year	Appeals	No. Overturned	% Overturned
2023	127	26	20%
2024	193	49	25%
2025	137	41	30%

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

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 11

COMMUNITY CLIMATE ACTION
FINGAL GRANTS

Question: Councillor S. Shovlin

"To ask the Chief Executive to advise if there are plans to open applications for the Climate Action Grants in the future, the fund which many Sports Clubs benefitted from in 2024?"

Reply:

The Community Climate Action Programme will open for applications on Monday 27th October and close on 22nd December 2025. Applicants should contact the Community Climate Action Officer for details.

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 13TH OCTOBER 2025

ITEM NO. 12

RETROFITTING OF SOCIAL HOMES DATA

Question: Councillor A. Donnelly

"To ask the Chief Executive to provide a report on the number of social homes retrofitted in 2022, 2023, 2024 and 2025 year to date?"

Reply:

Number of Energy Efficiency Retrofits completed by year 2022 to 2025.

2022	2023	2024	2025
93	96	127	69

In 2025 to date, there are 69 completed, 44 on-site and 25 at various stages of procurement/tendering.

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

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 13

SUB-STANDARD SOLAR PANELS

Question: Councillor J. Smyth

"To ask the Chief Executive to detail how many Council owned homes which have solar panels installed and do not meet the technical or safety standards for consideration through the ESB microgeneration connection scheme?"

Reply:

There are no Council-owned homes with solar panels currently connected under the ESB microgeneration connection scheme. All panels are operational and fit for purpose, with energy being utilised within the property. ESB networks did change their standards for micro-generation in 2022, with the result that some panels were no longer in compliance with the required standard EN50549. Notwithstanding that, all properties with solar panels benefit from reduced electricity usage costs, whilst carbon emissions are reduced also.

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

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 14

GAMING AND LOTTERIES ACT 1956 PART III

Question: Councillor J. Smyth

"To ask the Chief Executive to provide an update on the Gaming and Lotteries Act 1956 Part III following on from a question on the February 2025 Council Meeting's agenda, requesting identification of which parts of the county that this Act is enacted, indicating the reasons for and against such an enactment in the various localities?"

Reply:

The enactment of the Gaming and Lotteries Act 1956 Part III is by Resolution of the Council. Our records indicate that Part III is in effect in two areas of Fingal County Council.

At a Council Meeting on the 5th July 1993, the following motion was passed
"That the Fingal Area Committee hereby adopts Part III of the Gaming and Lotteries Act, 1956, in respect of a specified part of its committee district; that is to say – the part of the property known as "Casino Amusements", South Strand, Skerries, and that part of the property known as "Babs Toft", Carnival Site, South Strand, Skerries both being located in the District Electoral Division of Skerries, County Dublin, and as shown outlined in red, on the attached map Ref. No. MAP 2154-12".

At a meeting of the Balbriggan Town Commissioners (BTC) on the 22nd May 1956 it was proposed and unanimously resolved that BTC hereby adopts Part III of the Gaming and Lotteries Act 1956 in respect of the whole administrative area of the Town Commissioners.

It should be noted that Section 10 of the Gambling Regulation Act 2024, though not yet in force, provides for the full repeal of the 1956 Act. In addition, Chapter 4 of the 2024 Act outlines transitional provisions concerning licences issued under Part III of the 1956 Act. These provisions are also not yet commenced. It is envisaged that, once the relevant provisions of the 2024 Act are commenced, the Gambling Regulatory Authority of Ireland will assume full responsibility for the licensing, supervision, and regulation of all gambling activities within the State - including Gaming and Lottery licences and the Local Authority shall have no further role in such matters.

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

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 15

NOT-FOR-PROFIT CHILDCARE SERVICES WITHIN FINGAL

Question: Councillor H. Redwood

"To ask the Chief Executive, noting the acutely low level of not-for-profit childcare provision within Fingal area, what scope there is to explore with the Fingal County Childcare Committee measures which would enable the expansion of not-for-profit childcare services within Fingal?"

Reply:

The Community Department will continue to engage with Fingal County Childcare through their role as Deputy Chairperson of the Fingal Children and Young People's Services (FCYPSC) of which the County Childcare Committee is a member, and additionally through the FCYPSC sub-committee on Community Childcare to explore measures which would enable the expansion of the not-for-profit childcare services within Fingal.

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

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 16

POLICY OPTIONS FOR OVERCROWDING IN A COUNCIL TENANCY

Question: Councillor B. Ryan

"To ask the Chief Executive to indicate whether the building of an extension is a current policy option to be employed by the Council to address overcrowding in a Council tenancy and, if so, what are the circumstances that such an extension would be considered?"

Reply:

Tenants living in overcrowded conditions may apply for a Housing Transfer. Under our Allocation Scheme for Social Housing Support, they are classified as Category 2, which gives priority to families in need of more suitable accommodation.

Extensions are only considered in a small number of exceptional circumstances, on a case-by-case basis, as they involve significant technical, financial and human resources.

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

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 17

LIVE PLANNING APPLICATIONS
IN THE NAME OF DAA

Question: Councillor C. Boland

"To ask the Chief Executive to provide a report on the number of live planning applications in the name of the daa which are under consideration by this Planning Authority?"

Reply:

There are currently two live planning applications in the name of the daa under consideration by this Planning Authority. The application references are F23A/0781 (Infrastructure Application) and F25A/0094E (Operational Application).

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

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13th OCTOBER 2025

ITEM NO. 18

CARBON CREDITS FROM PUBLIC LANDS

Question: Councillor J. Humphreys

"To ask the Chief Executive, given the commitments in Fingal's Climate Action Plan 2024–2029 to increase carbon sequestration and in the Biodiversity Action Plan 2022–2030 to expand woodland and restore peatlands, if consideration could be given for the Council to examine how these measures could be aligned with EU Regulation (EU) 2024/3012 on the certification of carbon removals, and consider the preparation of a feasibility study so that Fingal is ready to participate in carbon credit schemes and generate revenue from public land once national measures are in place?"

Reply:

Fingal County Council is committed to expanding woodlands and restoring peatlands through its Fingal's Climate Action Plan 2024–2029 and the Biodiversity Action Plan 2022–2030. Regulation (EU) 2024/3012 (Certification for carbon removals and carbon farming regulation) was adopted on 27th November 2024 and entering into force on 26th December 2024.

The regulation establishes a voluntary Union Certification Framework for three categories of climate-removal activities:

1. Permanent carbon removals (e.g. CO_2 captured and stored in geological, mineral, or stable reservoirs)

2. Carbon farming and soil emission reductions (practices in land management, forestry, peatland restoration, etc.)

3. Carbon storage in products (where carbon is bound in durable materials over long timeframes)

The objective of the Regulation is to provide consistent, credible, and transparent certification standards across the EU, to help avoid greenwashing and establish trust in carbon removal claims. This regulation complements existing climate and emissions legislation (such as the EU Climate Law) by focusing on carbon removals / negative emissions, rather than just emissions reductions.

Regulation (EU) 2024/3012 establishes a framework for certifying carbon removals, creating the basis for future carbon credit schemes. However, national policies will need to be developed before local authorities can participate. Fingal County Council will continue to monitor progress and, once the framework is in place, will examine the feasibility of involvement.

Source of Joint Reply:
David Storey Director of Environment, Climate Change, Active Travel and Sport
Matthew McAleese, Director of Planning & Strategic Infrastructure

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 19

REPORT OF COMMITTEES

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 19a

QUARTERLY REPORTS OF STRATEGIC POLICY COMMITTEE MEETINGS

QUARTERLY REPORT OF ECONOMIC ENTERPRISE & TOURISM DEVELOPMENT STRATEGIC POLICY COMMITTEE HELD ON TUESDAY 9TH SEPTEMBER 2025

Council members	**Chairperson: Councillor Kieran Dennison;** Councillor Tony Murphy; Councillor Siobhan Shovlin; Councillor Tom O'Leary; Councillor Ellen Troy; Councillor James Humphreys;	
Non-council members	John Quinlivan, Director of Services; Declan Power, Senior Executive Officer; Aoife Sheridan, Senior Executive Officer, Declan Ryan; Senior Executive Officer; Paul Barnes, Events Manager; Toni Hogan, Senior Staff Officer; Breffni O'Rourke, Administrative Officer; Niall Kelly, Senior Staff Officer; Caroline Keane, Senior Staff Officer; Susan Murphy, Staff Officer; Martina Hilliard, Administrative Officer; Caroline Kelly, Administrative Officer;	
Meeting date 2025	**Theme/Policy Issue**	**Update**

09/09/2025	**SPC Programme Updates**	John Quinlivan, Director of Services, presented a report updating members on the various deliverables set out in the programme as well as key milestones and developments across numerous sections. **Report noted and accepted by councillors.**
09/09/2025	**Events Programme & Programming Costs**	Declan Power, Senior Executive Officer gave a presentation on the Events Programme and Programming Costs and available options for 2026. Following discussion, Members were supportive of exploring the alternative options and agreed that the discussion should be opened to Full Council membership through briefing/consultations and revert to CPG for further discussion. **Presentation noted and next steps agreed by councillors.**
09/09/2025	**Sustainable Fingal Strategy**	Aoife Sheridan, Senior Executive Officer gave an update on the Future Fingal: Sustainable Fingal Strategy. A change in consultancy support was noted. Initial assessment period in September to December and the Strategy is on track to be adopted by

		Council and launched by Q1 2026. **Presentation noted by councillors.**
09/09/2025	**Town Regeneration Update**	Declan Ryan, Senior Executive Officer gave an update on Urban and Rural Regeneration and the work being done by the Town Regeneration Office. Mr. Ryan outlined the key regeneration programmes underway, including Town Centre First Plans, funding programmes and an overview of the Office's approach to addressing dereliction across the County. **Presentation noted by councillors.**
09/09/2025	**Motion - Councillor J. Humphreys - Report on Aer Lingus College Football Classic - AI102753**	Report provided by Declan Power Councillor J. Humphreys confirmed he was happy to accept the report. **Report accepted and motion passed by councillors.**

QUARTERLY REPORT OF PLANNING STRATEGIC TRANSPORT & INFRASTRUCTURE DEVELOPMENT STRATEGIC POLICY COMMITTEE HELD ON WEDNESDAY 10TH SEPTEMBER 2025

Council Members	**Chairperson: Cllr. Eoghan O'Brien,** Cllr. Cathal Boland, Cllr. John Smyth, Cllr. Eimear Carbone – Mangan, Cllr. Tom O'Leary,	
Non-Council Members	Mr. Kevin Toland, Mr Paul Arnold	
Meeting Date 2025	**Theme/Policy issue**	**Update**
10/09/2025	Minutes of Meeting held on the 10th June 2025	Proposed by Councillor E. O'Brien and seconded by Mr. Paul Arnold and AGREED: "That Minutes of the meeting of 10th March 2025 be **ADOPTED** and **APPROVED**
10/09/2025		Headed item to appear on next SPC in relation to Zoned Undeveloped land
10/09/2025	Mr. Mark Finnegan Senior Executive Parks and Landscape Officer gave a presentation on the Major Capital Project Delivery	Following a discussion the presentation was **NOTED**.
10/09/2025	Ms. Roisin Burke, Senior Planner, Planning and Strategic Infrastructure Department gave a presentation on Major Studies/LAPs	Following a discussion the presentation was **NOTED**.
10/09/2025	Mr. Colin Gallagher, Senior Engineer, Planning and Strategic Infrastructure Department gave a presentation on Building Control	Following a discussion the presentation was **NOTED**.

10/09/2025	Mr. Brian Murray, Senior Executive Officer, Planning and Strategic Infrastructure Department gave a presentation on the Development Contribution Scheme 2026 - 2030	Following a discussion the presentation was **NOTED**.
10/09/2025	The motion in the name of Cllr. E. O'Brien was proposed by Cllr. E. O'Brien and seconded by Cllr C. Boland	Following a discussion the motion was **AGREED.**

QUARTERLY REPORT OF
CLIMATE ACTION, BIODIVERSITY, ENVIRONMENT
STRATEGIC POLICY COMMITTEE
HELD ON TUESDAY 16TH SEPTEMBER 2025

Council Members	**Chairperson: Councillor Joe Newman;** Councillor Helen Redwood; Councillor David Healy	
Non-Council Members	Paul Flynn (IFA) David Storey, Director of Services, Catherine O' Donovan, Senior Executive Officer, John Daly, Senior Engineer, Kevin Halpenny, Senior Parks and Landscape Officer, Jackie Fowler, Administrative Officer, Hans Visser, Senior Executive Parks and Landscape Officer, Grainne Carroll, Administrative Officer, Maria Hand, Senior Staff Officer	
Meeting Date 2025	**Theme/Policy issue**	**Update**
16/09/25	Headed Item – Biodiversity Implementation Plan	Following discussion between Members, recommendation from the Chairperson was made: • to bring these presentations to Full Council, Council

		• to write to Minister for Housing regarding pilot scheme for biodiversity housing estates, • land acquisition for biodiversity to be brought to the December SPC for discussion. Cllr. Healy brought a motion to the floor "That sufficient funding is allocated under the Budget and the Capital Programme to implement the Biodiversity Action Plan."- motion was **AGREED** to be brought to CPG by Cllr J. Newman The presentation was **NOTED.**
16/09/25	Motion – Green Public Procurement Strategy	Following discussion between Members, the Report was **ACCEPTED.**

QUARTERLY REPORT OF COMMUNITY, SPORTS & CULTURE STRATEGIC POLICY COMMITTEE HELD ON THURSDAY 18TH SEPETMBER 2025

Council Members	**Chairperson: Councillor Eoghan Dockrell** Councillor Angela Donnelly; Councillor Tom Kitt; Councillor James Humphreys	
Non-Council Members	Cian O'Halloran - KPMG	
Meeting Date 2025	**Theme/Policy issue**	**Update**
18/09/2025	25/06/2025 Minutes	Proposed by Cllr Dockrell Seconded by Cllr Donnelly **AGREED**
18/09/2025	Fingal Libraries Update	The report was **NOTED.**

18/09/2025	Fingal Arts Plan 2019 - 2025	The report was **NOTED,** and it was agreed to bring to Full Council.
18/09/2025	Fingal Heritage Plan 2024 - 2030	Report **NOTED.**
18/09/2025	Community Activities Funding	The report was **NOTED,** and it was agreed to bring to Full Council.
18/09/2025	Motion: Replacement and Upgrade of Sports Facility Audit	The report was proposed by Cllr Humphreys and seconded by Cllr Dockrell. **AGREED** to revisit after Final Audit later this year.

QUARTERLY REPORT OF PUBLIC REALM TRANSPORTATION/ MOBILITY MANAGEMENT STRATEGIC POLICY COMMITTEE MEETING HELD ON 22ND SEPTEMBER 2025

Council Members	**Chairperson: Councillor Darragh Butler;** Councillor Joan Hopkins; Councillor Corina Johnston Councillor Patrick Quinlan	
Non-Council Members	Michael Lenehan Siobhan O'Donnell	
Meeting Date 2025	**Theme/Policy issue**	**Update**
22/09/2025	Review of Casual Trading Byelaws 2021	A presentation was given by Deirdre Sinclair, A/Senior Executive Officer, outlining the Review of Casual Trading Bye-Laws. Following discussion, the Committee **AGREED** the presentation.
22/09/2025	Councillor J. Hopkins - Universal Access to Public Realm (Specifically, Footpaths)	The motion was proposed by Councillor J Hopkins and seconded by Councillor Darragh Butler. Following discussion, the Committee **NOTED** the motion.

QUARTERLY REPORT OF THE HOUSING STRATEGIC POLICY COMMITTEE MEETING HELD ON TUESDAY 23RD SEPETMBER 2025

Council Members	**Chairperson** Councillor B. Ryan Councillor M. Boland, Councillor J. Burtchaell, Councillor B. Hanaphy, Councillor C. Haughey, Councillor. T Leddy, Councillor G. Sheehan, Councillor. A. Tormey.	
Non-Council Members	Mr. D. Branagan, Ms. J. Fulham. **Apologies Received:** Mr. J. Doran,	
Meeting Date 2025	**Theme/Policy issue**	**Update**
23/09/2025	Confirmation and Re-Affirmation of Minutes of the Housing SPC held on Monday 23rd June 2025.	Proposed by Councillor. M. Boland and seconded by Cllr. Councillor G. Sheehan "That the Minutes of the meeting of Monday 23rd of June be **ADOPTED** and **APPROVED**".
23/09/2025	Review of Differential Rent Scheme.	An update on a Review of Differential Rent Scheme was presented. Following discussion, the presentation was **NOTED.**
23/09/2025	Draft Rightsizing Policy.	An update on Draft Rightsizing Policy was presented. Following discussion, the presentation was **NOTED**
23/09/2025	Motion: Cllr B. Ryan - Code of Conduct for Contractors Working on Behalf of the Council.	Proposed by Cllr. B. Ryan and seconded by Cllr. M. Boland that the report by the Chief Executive, which had been circulated, was **CONSIDERED** and following discussion the Motion was **AGREED**.

QUARTERLY REPORT OF
MARINE & COASTAL MANAGEMENT
STRATEGIC POLICY COMMITTEE HELD ON WEDNESDAY 24TH
SEPTEMBER 2025

Council Members	**Chairperson: Councillor Angela Donnelly**; Councillor Paul Mulville, Councillor Corina Johnston, Councillor Cathal Boland	
Non-Council Members	Charles Sargent, (ext) Máire O' Brien, (ext), Catherine O' Donovan, Senior Executive Officer, John Daly, Senior Engineer, Kevin Halpenny, Senior Parks and Landscape Officer, David T Byrne, Senior Executive Engineer, Grainne Carroll, Administrative Officer, Maria Hand, Senior Staff Officer	
Meeting Date 2025	**Theme/Policy issue**	**Update**
24/09/2025	Headed Item – Update on Coastal Erosion	Following discussion between Members, the Presentation was **NOTED.**
24/09/2025	Headed Item – Balleally Landfill Quarterly Update	Presentation was **NOTED.**
24/09/2025	Motion – Rogerstown Park – Balleally Landfill	Report **ACCEPTED.**

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO.19b

REPORT OF ORGANISATION, PROCEDURE AND FINANCE COMMITTEE (OP&F)
HELD ON MONDAY 8TH SEPTEMBER 2025

Matters of Organisation and Procedure

Approval of Corporate Calendar January – June 2026

The Draft Calendar of Meeting dates for the period of 1st January 2026 to 30th June 2026, which had been circulated, was **CONSIDERED**.

Following discussion, the Calendar of Meeting Dates was **AGREED** by the Members.

CRM System

Ms. Mary Egan, Director of Services, People, Corporate & Digital Services, gave the Members a presentation on CRM System.

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

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**

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

BALBRIGGAN/RUSH-LUSK/SWORDS SERVICES B AREA COMMITTEE MEETING HELD ON THURSDAY 11TH SEPTEMBER 2025

ITEM NO. 19c

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: -

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
Loughshinny United Football Club	€4,000	The purpose of this project is to acquire a tractor-mounted lawnmower €6,765 to ensure the proper maintenance of the playing surfaces and training facilities at	Y	2021 - €1,738.78	€4,000 This will support the upkeep of four pitches, including one full-size soccer pitch, two five-a-side pitches, and one seven-a-side pitch, allowing for consistent playability and improved

		Loughshinny Football Pitches.			training conditions. These pitches are also used for other events such as the school sports days and local community events.
Rush Athletic Football Club	€4,000	Permanent Goals for Astro Training Pitch x 6 €9,931	Y	2024 - €3,000 2023 - €1,968	€,4000 These goals posts will enhance the clubs ability to increase capacity for training and games for both boys and girls juvenile teams
Donabate Golf club	€1,500	Embroidered Flags 1403.96 Flagstick Tube Fitting 1008.01 Holecup 347.04	N		€1,500 Donabate Golf Club are inclusive to men, women, boys and girls and the awarding of this grant would help increase participation especially within the youth section of the club.
Balbriggan Rugby Football Club	€1,500	Size 3 balls Cyclone Practice 20 €264 Size 4 Cyclone Practice 40 €578 Size 5 Cyclone Practice 20 €314	Y	2021 - €2,000	€1,500 The Sports equipment will support the club's 20 teams, enhancing their training sessions and overall

		Meteor Match Size 4 4 €130 Meteor Match Size 5 15 €507 Grid Markers €44			player development
Swords Cricket club	€4,000	Premier electronic cricket score board €6500	Y	2021 - €2,000	€4,000 The proposed equipment will significantly enhance home matches for both youth and adult teams, providing clear score and time displays, improving the spectator experience
Swords Basketball Club	€3,217	VEO camera €1,754 Low seated benches €1,460	Y	2023 - €833	€3,217 This equipment will enable the club to live stream games and analysis performance, and the seating will enable more club and community members to attend matches

It was **proposed** by Councillor J. Newman **seconded** by Councillor D.J. Kelly that this Committee recommends that the County Council **APPROVE** of the Sports Funding in the foregoing report.

Signed: **Councillor Tom O'Leary**
A/Area Chairperson

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 19d

REPORT OF HOWTH/MALAHIDE SERVICES B AREA COMMITTEE MEETING HELD ON WEDNESDAY 1st OCTOBER 2025

APPLICATIONS FOR COMMUNITY 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 GA-003588	€1,320.00	Beginner Bagpipes x2 (in € from £ quote)	Y	2024 - €961.00 2025 - €1,359.00	€1,320.00
Baldoyle Family Resource Services CLG GA-003574	€3,000.00	Chess tutor Music facilitator Yoga/Mindfulness	Y	2023 - €480.00 2024 - €1,000.00 2024 - €1,100.00	€3,000.00
Howth Sutton Autism	€780	Public Liability Insurance Directors and	Y	2025 – €1148	€780

Friendly Community GA-003615		Officers Insurance			
Howth Bridge Club GA-003607	€460	40 packs of playing cards 14 sets of bidding inserts Delivery	Y	2024 – €819	€460

It was **proposed by** Councillor C. Haughey and **seconded by** Councillor J. Hopkins. That this Committee recommends that the County Council **APPROVE** of the Community funding in the foregoing report.

Signed: _____

Councillor C. Haughey
Area Chairperson

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

REPORT OF BLANCHARDSTOWN-MULHUDDART/CASTLEKNOCK/ONGAR SERVICES B AREA COMMITTEE MEETING HELD ON THURSDAY 2ND OCTOBER 2025

ITEM NO. 19e

APPLICATIONS FOR COMMUNITY FUNDING

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
104/144 Blanchardstown Scout Group GA-003557	€3,000.00	1 of 3m x 4.5m pop up gazebo 1 of 3m x 3m pop up gazebo 2 x Ice boxes 16 Ice packs 2 packs of gazebo weights	NO	N/A	€3,000.00

		Gas Cooking station 2 x gas bottles full 6 x 6ft folding bench 2 x 6ft folding table mobile kitchen prep area			
Kurdish Cultural Centre Ireland GA-003580	€3,000.00	Mountview Community Centre Room Rental, Insurance, HP Laptop Epson Printer	YES	2024 - €3,000.00 2023 - €2,973.00	€3,000.00
Laurel Lodge Environmental Group GA-003554	€2,900.00	Insurance Website Design	YES	2024 - €1,278.38 2023 - €686.48	€2,900.00
Sadlers Residents Association GA-003558	€2,500.00	Paint & Paint equipment Hyundai Backpack leaf blower X 2	NO	N/A	€1,955.00
Ashleigh Residents Association GA-003568	€1,100.00	Training, Insurance, Shrubs/ Flowers Room hire Paint & Brushes	YES	2024 – €1,700.00	€1,050.00
Autism Friendship GA-003582	€3,000.00	Insurance Community centre rental First aid Not so different workshops Fitness session Tai Chi	YES	2024 – €2,658.00	€3,000.00

		relaxation Yoga relaxation			
Castlefield Woods RA GA-003578	€1,100.00	Horse drawn Santa carriage Decorations	NO	N/A	€800.00
Huntstown Ladies Club GA-003564	€3,000.00	Insurance Games Workshops Materials Room rental	YES	2023 – €1,132.00	€3,000.00
Riverwood Biodiversity Group GA-003570	€929.00	Bluebell bulbs Compost & fertilizer Bog garden plants Container for bog garden Complete Irish wildlife books Dremel & bits Insect hotel suppliers Web Graphics Ox eye daisy seeds	YES	2025 – €930.39 2024 – €618.00 2024 – €2,378.00	€928.67
Mountview Fort Lawn Youth and Sports Hub GA-003569	€2,900.00	Christmas Event Sewing Machine Goal Post Nets Dishwasher	YES	2024 – €2,907.38	€2,900.00
Mulberry Residents Association GA-003584	€2,984.00	Stonework and labour 2 X Bags of limestone Sand & Cement Skip	YES	2024 - €1,500.00	€2,894.00

		Groundworks /foundations			
The VUE Bridge Club GA-003590	€2,707.00	Chairs Equipment	YES	2023 - €2,944.89	€2,707.00
Strawberry Beds Residents Association GA-003555	€2,982.00	External Defibrillator Outdoor Defibrillator Case with Code Lock Entertainer for Community Event (1.5 hours) M&E Supplies – Equipment	YES	2024 – €769.00	€2,982.00
Mountview Boys and Girls Football Club GA-003583	€1,200.00	Laptop Phone	YES	2025 – €1,672.98	€958.00

It was **proposed** by Councillor T. Kitt 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 E. Cabone-Mangan**
Area Chairperson

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13th OCTOBER 2025

ITEM NO. 19f

REPORT OF CORPORATE POLICY GROUP MEETING HELD ON MONDAY 6th OCTOBER 2025

Three-Year Capital Plan

Mr. Oliver Hunt, Head of Finance, gave a presentation to the CPG in relation to the 2026 – 2028 Capital Plan.

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

Budget 2026 Update

Mr. Oliver Hunt, Head of Finance, gave an update to the CPG in relation to the 2026 Budget to include proposed increases in some income streams.

Following discussion, the presentation was **NOTED** and the CPG **AGREED** to give consideration to the proposals outlined during the ongoing budgetary process.

Development Contribution Scheme 2026 - 2030

Mr. Brian Murray, Senior Executive Officer, Planning & Strategic Infrastructure Department, gave a presentation to the CPG in relation to the Development Contribution Scheme 2026- 2030.

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

Appointment of seven Members (each) to the Fingal North (DMR North) & Fingal West (DMR West) Local Community Safety Partnerships.

Ms. Suzie McCarthy, Community Safety Officer, updated the CPG regarding the appointment of seven Members to each of the Local Community Safety Partnerships. Ms. McCarthy advised the CPG that "expressions of interest" forms will be circulated to all Members in advance of the October Full Council meeting.

Following discussion this item was **NOTED.**

Events Programme & Funding.

Mr. John Quinlivan, Director of Services, Economic, Enterprise, Tourism & Cultural Development, gave an update to the CPG, outlining the revised programme of events for 2026, including a restructured version of Flavours of Fingal and the possible addition of smaller events across the county. Mr. Quinlivan advised the CPG that further information would be brought to all Members in the coming months by way of ACMs.

Following discussion, the CPG **RECOMMENDED** that the course of action as outlined by Mr. Quinlivan be proceeded with.

Councillor Brendan Ryan requested that it be **NOTED** that he disagreed with this recommendation.

DBEC Political Advisory Group Membership.

Mr. John Quinlivan, Director of Services, Economic, Enterprise, Tourism & Cultural Development, gave an update to the CPG, advising that there is an inconsistency in the representation from Fingal County Council as the Mayor is automatically a member of this Committee along with the Chair and a nominee of the Economic, Enterprise and Tourism SPC.

Following discussion, the CPG **AGREED** that, as a change of procedure is required, this item be brought to the November meeting of O, P & F.

County Arts Plan Extension.

Mr. John Quinlivan, Director of Services, Economic, Enterprise, Tourism & Cultural Development, advised the CPG that the current County Arts Plan (2019 - 2025) continues to be fit for purpose and requested that the CPG recommend that the current plan be extended to 2029.

Following discussion, the CPG **AGREED** to an extension to 2029.

Draft Stephenstown and Folkstown Little Framework Plan.

Mr. John Quinlivan, Director of Services, Economic, Enterprise, Tourism & Cultural Development, gave an update to the CPG regarding the plan and advising that a report will be circulated to all Members in advance of the October Full Council meeting on Monday, 13th October.

Following discussion, this item was **NOTED**.

Signed: Tom O'Leary
Mayor

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 19g

REPORT OF BALBRIGGAN/RUSH-LUSK/SWORDS SERVICES B AREA COMMITTEE MEETING HELD ON THURSDAY 9TH OCTOBER 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
Active Retirement Club Skerries GA-003611	€600	Bus for AGM Bonnington Santry	N	N/A	€600
Balbriggan Community Council GA-003589	€3000	Banner, leaflets and T-shirts Stationary Equipment Launch Hall Rental	Y	2023 - €1659	€1772

		and Subsistence			
Garristown Community Council GA-003606	€2998	Renewal of Group Insurance. Purchase of microwave oven Toaster	Y	2024 - €2999.94 2023 - €2829	€2998
Lusk Men's Shed GA-003602	€1080	Pure Movement Pilates coach/trainer Room Rental	N	N/A	€1080
Skerries Men's Shed GA-003613	€2575	Seated Pilates 25 weeks Woodturning Classes 4 sessions	Y	2024 - €800	€2575
Skerries Sea Sharps GA-003571	€3000	Lark Rental of venue etc Technical Support A/V Recording Choir Riser Rental Grand Piano Rental Electric Organ Rental	N	N/A	€3000
Swords Community First Responders GA-003593	€374.00	Defibrillator pad replacements over the year. we have 7 in Swords. Public access defibrillators	Y	N/A	€373.50
OWLS - The Children's Nature Charity GA-003609	€1,500	Seven leaders to be First Aid trained so that they will have a lifelong skill being	Y	2024 - €1,784	€1,500

		able to administer first aid and be to run events on their own going ahead into the future.			
Rush Tidy Towns GA-003619	€2,952	Aoife Munn Talks Gardening Equipment Spares and Servicing River Cleaning Equipment East Coast Dance Group - Let's Play Rush Debera Casey Face Painting - Let's Play Sheena & Alison Face Painting - Let's Pl	Y	2024 - €3,000 2023 - €3,000	€2,952

REMEDIAL WORKS MULTI PURPOSE FACILITES FUNDING GRANT 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? 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
Rush Dramatic Society GA- 003595	€29,680.25	Triple glaze windows to include internal black-out blinds in windows Disability ramp Repairs to fire doors frame media panels to make waterproof Replacement of external facia	No	N/A	€29,680.00

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

Signed: **Councillor L. Corkery**
Area Chairperson

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 20

FINANCIAL MATTERS

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Comhairle Contae Fhine Gall
Fingal County Council

Capital Programme

2025 Outturn

Capital Programme 2026-2028

13th OCTOBER 2025

fingal.ie

MONDAY 13th OCTOBER 2025

FINGAL COUNTY COUNCIL

Report on Capital Programme

Outturn 2025 & Capital Programme 2026-2028

INTRODUCTION

The Three-Year Capital Programme 2026-2028 is attached for the Members' consideration. In addition, an up-to-date projected Outturn on the Capital Programme for 2025 is also attached. The original Programme for 2025 was presented to the Members at the Council Meeting of October 2024.

It is important to note that consideration of the Capital Programme by the Members does not confer Council approval on any individual project. This can only be done through the normal statutory processes and compliance with the Public Spending Code. Funding arrangements also need to be clearly identified and secured in advance of committing to any project.

The Capital Programme is a rolling programme which will be revised annually – design, planning and other constraints may vary the progress of projects within a given period.

The original Capital Programme for 2025 provided for estimated expenditure of €572.9m and identified 316 projects. The projected Outturn expenditure for 2025 is €563.5m which represents significant progress and investment in the County.

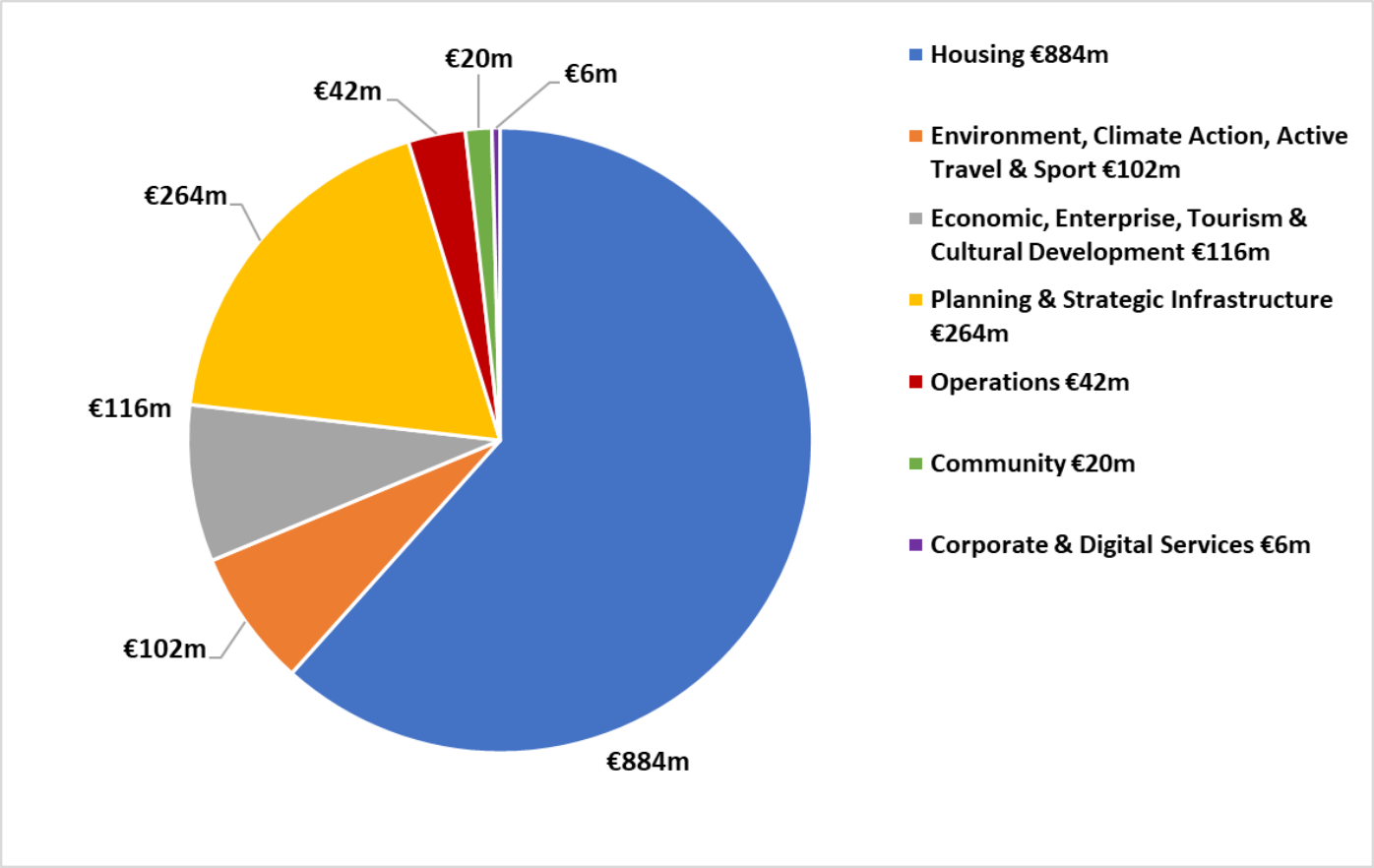
CAPITAL PROGRAMME 2026 - 2028

The Capital Programme 2026-2028 identifies 309 individual projects with an estimated spend of **€1,434.1m** over the 3 years.

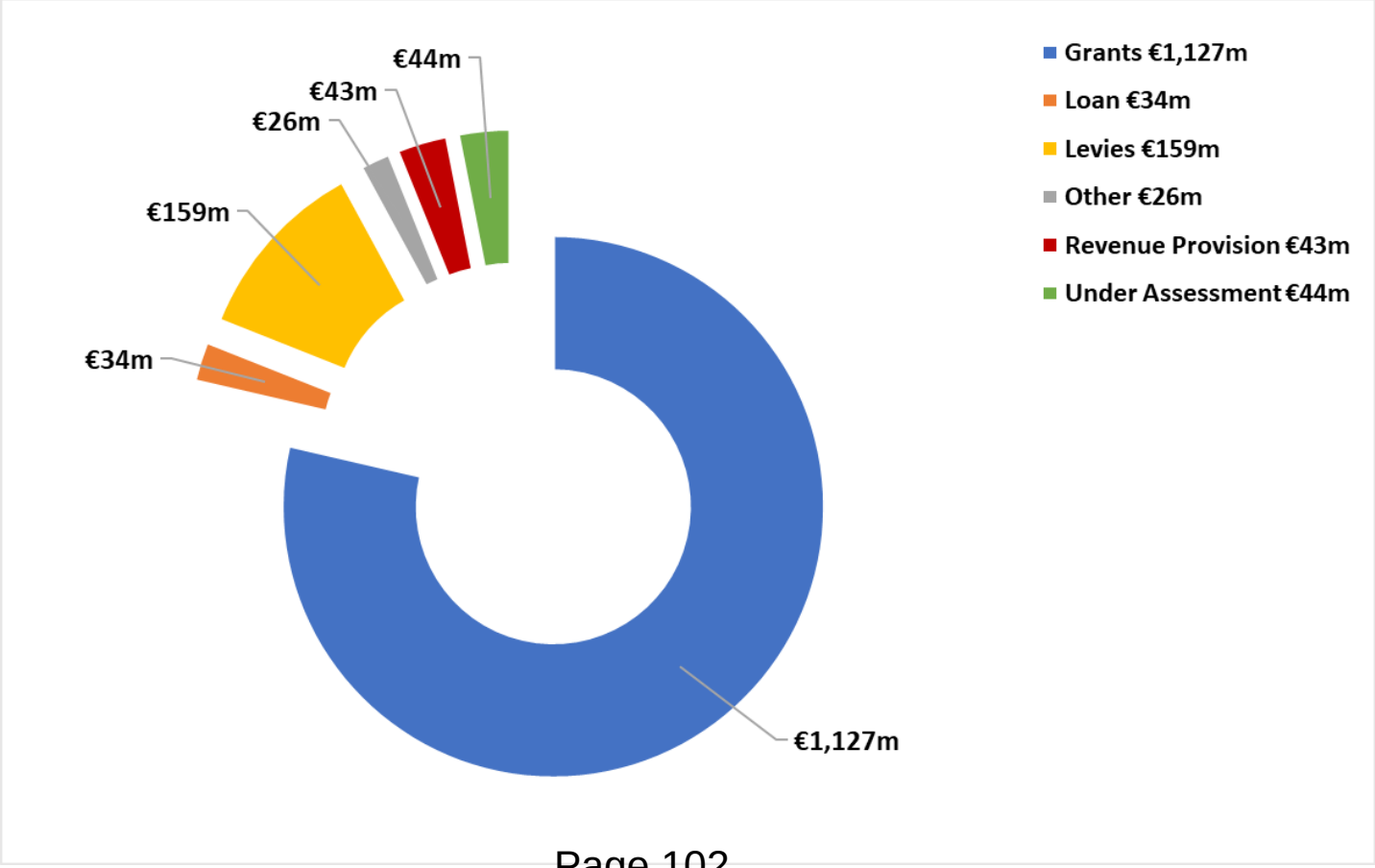
This expenditure can be summarised as follows:

EXPENDITURE					FUNDED BY						
	2026	2027	2028	TOTAL EXPENDITURE 2026-2028	LEVIES	GRANTS	LOANS	REVENUE PROVISION	UNDER ASSESSMENT	OTHER	TOTAL INCOME 2026-2028
HOUSING	331,413,900	318,134,100	234,161,200	883,709,200		856,479,200		9,150,000		18,080,000	883,709,200
COMMUNITY	8,959,800	9,500,500	1,096,200	19,556,500				7,664,200	11,892,300		19,556,500
PLANNING AND STRATEGIC INFRASTRUCTURE	76,263,000	63,231,000	124,717,000	264,211,000	97,456,000	159,255,000				7,500,000	264,211,000
OPERATIONS	17,197,000	14,740,000	10,485,000	42,422,000	32,557,000	100,000		6,760,000	2,755,000	250,000	42,422,000
ENVIRONMENT CLIMATE ACTION, ACTIVE TRAVEL AND SPORT	34,144,412	44,843,874	22,784,748	101,773,034	2,526,500	85,171,534		3,075,000	11,000,000		101,773,034
ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT	68,089,931	28,848,743	19,350,313	116,288,987	26,170,000	26,435,558	34,363,300	12,147,330	17,172,800		116,288,987
CORPORATE AND DIGITAL SERVICES	3,990,000	1,400,000	720,000	6,110,000				4,540,000	1,570,000		6,110,000
	540,058,043	480,698,217	413,314,461	1,434,070,721	158,709,500	1,127,441,292	34,363,300	43,336,530	44,390,100	25,830,000	1,434,070,721

ANALYSIS OF EXPENDITURE BY DIVISION



SOURCES OF FUNDING – CAPITAL PROGRAMME 2026 – 2028



HOUSING

The total estimated expenditure for Housing capital works in this Division totals €897m for the period 2026-2028.

2026	**€331,413,900**
2027 – 2028	**€552,295,300**

Introduction

The projected investment reinforces this Council's ongoing commitment to deliver a significant & progressive housing programme in accordance with Government housing policy and Housing for All.

The overall objective of this 3-year programme is to maximise housing supply and the availability of suitable accommodation, and to support a wide range of households through the provision of high-quality housing to purchase or rent at affordable levels. It is expected that over the 3-year programme, funding from central government will enable the Council to realise and deliver a substantial number of social housing dwellings, homes for affordable sale and cost rental homes via the available housing support mechanisms.

Projects Include

- New Build Social Housing
- Mixed Tenure/Affordable Homes
- Acquisitions
- Collaboration with Approved Housing Bodies
- Management of existing housing stock/ Asset Management
- Traveller Accommodation Programme

Housing Delivery

Between 2026 and 2028, the Housing Capital Programme will continue to prioritise strategic investment in housing delivery. The progressive social & affordable housing delivery pipeline will focus on accelerating the construction of high-quality, sustainable homes. Where appropriate, continued emphasis will be placed on mixed-tenure developments to meet the evolving need of building sustainable communities. Through collaboration with approved housing bodies and private sector partners, the programme aims to enhance capacity, reduce delivery timelines, and ensure inclusive access to housing for all.

- **New Build Social Housing**

It is anticipated that 3,000 homes will be delivered through the various housing construction projects throughout Fingal between 2026 and 2028. Many of these projects are on recently acquired lands throughout the County. €259m is currently allocated for the construction of social housing which is subject to ongoing review as delivery options are identified.

- **Affordable Housing / Mixed Tenure**

The Council is committed to the ongoing development of mixed-tenure housing across key strategic land banks within the County. This includes the Church Fields project in Dublin 15, Ballymastone and Ballisk Park in Donabate, and Mooretown in Swords. These schemes will deliver a blend of housing tenures, comprising of social homes, affordable purchase homes, and cost rental homes, alongside adjacent privately delivered homes, supporting a balanced and inclusive approach to sustainable community development in line with best practice. €57m has been allocated to support the delivery of Affordable Housing.

- **Turnkey Acquisitions**

An amount of €57m has been allocated in the 3-year plan for the acquisition of turnkey developments.

- **Second-hand Acquisitions**

A provision of €43m has been allocated to support the ongoing acquisition of second-hand homes, aimed at addressing the housing needs of families currently in emergency accommodation or at risk of homelessness. This measure forms part of the Council's broader strategy to enhance housing supply and prevent homelessness through targeted interventions in the private housing market.

This allocation includes the acquisition of housing under the Capital Assistance Scheme (CAS) for priority groups, including individuals experiencing homelessness, older persons, and people with disabilities. Emphasis is placed, though not exclusively, on transitioning individuals with disabilities from congregated settings to independent community-based living.

- **Part V Acquisitions**

An allocation of €220m has been designated for the acquisition of Part V units within private developments during the lifetime of the programme.

- **Approved Housing Bodies**

Approved Housing Bodies (AHBs) are integral to the delivery of social housing across the county. Their capacity to secure non-state funding through the Capital Advance Leasing Facility (CALF) significantly supports the Council, and broader society, in meeting overall housing objectives. A provision has been made for the development of housing units under CALF between 2026 and 2028, with an estimated investment of €144m.

Asset Management

This Capital Programme provides for continued and significant investment in Council owned housing stock over the period 2026 – 2028. Effective & efficient Asset Management means that our homes will meet the needs and standards for the future. A provision of €37.5m has been made for Asset Management projects during the period 2026 – 2028. This allocation includes provision for a new Window and Door Replacement Programme which will commence in 2026 and continue to 2028.

The Energy Efficiency Retrofit Programme (EERP) is in the fourth of a ten-year programme which provides for the move to a 'deeper retrofit' programme. A revised programme focuses on ensuring that the fabric of the home is upgraded to an A3 /Cost Optimal standard rating in 2026.

A National Social Housing Stock Condition Survey software system is being implemented across all local authorities. This system will allow the Council to make more informed, data-driven, and strategic planning of capital programme works for council-owned housing stock between 2026 and 2028.

A provision of €1.5m for works to council owned dwellings for people with a disability is also included.

Traveller Accommodation Programme

The Traveller Accommodation Programme 2025–2029 was formally adopted by the Council at its meeting on 11th November 2024, and the Council remains committed to fulfilling its obligations in addressing the accommodation needs of the Traveller Community, under this programme, by delivering sustainable, Traveller specific housing and support services. Several projects are underway, and it is anticipated that further capital funding applications will be submitted to the Department of Housing to support these projects.

COMMUNITY

The projected expenditure in this area totals €19.55m for the period 2026-2028.

2026	**€8,959,800**
2027 – 2028	**€10,596,700**

The Community Development Office comprises the activities of the Community Development Office, Community Facilities Management, PPN, Comhairle na nÓg, Fingal Age Friendly, and the Local Authority Integration team (LAIT). All activities are supported by an administration section within the division.

Community Development empowers members of the local community to create strong, connected communities. Operational programmes are assisted by the Community Development Office, using a cross departmental collaborative approach to ensure that communities across Fingal are supported to identify and take collective action on issues which are important to them. The work of the Community Development Office is key to building sustainable, inclusive, progressive and resilient communities across the County.

With the support of the Community Development Office communities across Fingal develop strong social bonds, are safer places, and have happier and healthier people living in them.

Community Development Office 2025 Outturn

- Significant capital funding was provided for improvement works to a number of Community Centres across the County.
- Meakstown Community Centre was officially opened in November 2024 and increased and vibrant community usage occurred throughout 2025.
- The construction of Baldoyle Racecourse Community Centre is nearing completion with handover, fit out and official opening in Q4 2025.
- The redesign and upgrade of Hartstown Community Centre works commenced in 2024, and the centre re-opened in 2025 with some additional works to complete before year end.
- Upgrade works commenced in St. Margarets Community Hall during 2025, and the centre reopened in Q2 2025.
- Upgrade works in Corduff Resource Centre commenced in 2025 and are on-going and will complete in 2026.

Community Development Office Capital Projects 2026-2028

New Community Facilities

- The construction of Baldoyle Racecourse Community Centre is nearing completion with handover expected shortly and official opening later in 2025.

Older Community Centre Improvement Works Programme

- In addition to works already underway over the life of the 2026-2028 programme, improvement works are required to older community centres, subject to funding availability in the seven identified centres below.

Donabate Portrane Community Centre
Baldoyle Community Hall (Forum)
Mulhuddart Community Centre
Rivermeade
Parslickstown House
Mountview Community Facility
Mountview Family Resource Centre

The projected expenditure in this Division totals €264.2m over the period 2026-2028.

2026	**€76,263,000**
2027 – 2028	**€187,948,000**

Key Projects include:

Ongar to Barnhill Link Road

The Ongar-Barnhill Link Road in Dublin 15 was a long-standing objective of the Fingal Development Plan and Fingal County Council appointed civil engineering contractor BAM Civil Ltd to construct the project. This new high quality transportation corridor will significantly improve accessibility in this fast-growing area and facilitate the construction of over 1,100 new homes on the surrounding residential zoned lands. BAM Civil Ltd constructed most of the new bridge over the railway line during the first half of 2024. Road surfacing, signage, road marking and water infrastructure is being completed. New toucan crossings were commissioned at the Barnwell roundabout. Also, the link from the roundabout to the Barnwell Road was completed which includes a new two-way cycle track and new signalised junction. The overall scheme is expected to be completed in Q4 2025.

Swords Transport Projects

The Planning & Strategic Infrastructure Department recently appointed Barry Transportation Consulting Engineers to work collaboratively with Fingal County Council on the delivery of a range of schemes in Swords and Kinsealy. In particular, the recommendations of the Sustainable Swords Strategy will inform the development of a number of new urban realms, walking and cycling projects over the coming years including the upgrade of Swords Main St. cycling and walking connections on the Malahide Road, the Swords Western Distributor Road and a new high-quality walking and cycling bridge connection over the Ward River Valley as part of the wider regional park proposal.

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 and design works continues towards preparing an application for planning consent.

Donabate Local Transport Projects

The Donabate Transport Projects comprises several 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 (TII), to assess all technical and operational traffic issues associated with this strategic motorway junction., which has been completed
- Active Travel Routes which encompass several related local projects which aim to increase local connectivity for pedestrians and cyclists.

A number of potential options have been identified for both Phase 2 of the Donabate Distributor Road and the Blakes Cross Junction Upgrade. The emerging preferred route alignment and the emerging preferred junction layout have now been determined. The emerging preferred options are expected to go on public display in October, and preliminary design is expected to follow on in 2026.

Swords Western Distributor Road

The Swords Western Distributor Road (SWDR) is within the Oldtown and Mooretown development site, providing access to the Rathbeale Road from the lands to its north and south respectively. The SWDR has cycle tracks in both directions. The SWDR Extension is proposed to extend east to the R132 and the proposed Estuary Park and Ride facility (Metro North) as an extension of the existing carriageway and active travel facilities at Millers Avenue.

Egis (formerly Barry's Transportation) has been appointed to further develop this project to Phase 2 (Options Selection). The Options Report (closing out Phase 2) is expected by the end of 2026.

R132 Connectivity Project

The R132 Connectivity Project was granted planning consent by An Coimisiún Pleanála in February 2022. Preliminary Design has been undertaken and completed. A tender pack is being prepared for issue Q3 2025, with a view to works commencing Q1 2026. This project will improve connectivity for the town of Swords and includes a renewed focus on safe facilities for pedestrians and cyclists on the R132. The R132 Connectivity Project will improve the connectivity and safety of pedestrians and cyclists moving along, and across, the R132 and enhance facilities for all road users with particular benefits for those choosing sustainable modes of transportation such as bus users, cyclists, and pedestrians.

Broadmeadow Way Greenway

This unique project represents the first time a greenway will be constructed on a 'live' railway embankment. It is also running through an SAC (Special Area of Conservation) and SPA (Special Protection Area) and surrounded on three sides by water. As such, the planning, environmental and technical challenges that the project has presented have been considerable. This project is being delivered in partnership with Iarnród Éireann and with funding support from the NTA.

The bridge crossing over the Estuary was completed in Summer 2024.

The detailed design of the greenway along the southern and northern causeways within the Broadmeadow Estuary is underway. It is expected that a design will be finalised in the coming months. The procurement process to appoint contractors for this contract will follow with the intention of construction commencing in Q2 2026.

The detailed design of the greenway in Donabate is currently being finalised and the detailed design of the greenway in Malahide will commence soon.

Harry Reynolds Road Pedestrian and Cycle Route

The Harry Reynolds Road Pedestrian and Cycle Route was completed in Q1 2025 and provides a cycle-link between Drogheda Street and Hamilton Road in Balbriggan. The route serves 3 school campuses at Ardgillan Community College, St. Mologa NS and Balbriggan Educate Together National School, as well as offering a safe cycling and walking route to shops, childcare facilities and community amenities including Millpond Park and Flemington Community Centre. The route will make travelling by Active Travel in Balbriggan safer and more convenient, particularly for children, older people and less experienced cyclists.

Sutton to Malahide

The preliminary design drawings are under final review. The recently published Cycle Design Manual has led to some improvements being incorporated into the overall scheme design. Preliminary designs for structures on the scheme are ongoing. Following this process, the preliminary design can be finalised, and documents will be prepared for a planning application to An Coimisiún Pleanála. Engagement with potentially impacted property owners, businesses and stakeholders is ongoing. A search of unregistered lands is ongoing for production of the deposit maps for the land acquisition. Draft documents are being prepared for the submission to An Coimisiún Pleanála in Q4 2025.

Fingal Coastal Way

The Fingal Coastal Way will be a high quality, safe, attractive and environmentally sympathetic coastal walking and cycling route linking Donabate, Rush, Loughshinny, Skerries and Balbriggan and the wider North Fingal area. The proposed rural and urban greenway, which is being progressed in conjunction with Transport Infrastructure Ireland, will encourage tourism and recreation while offering an attractive alternative transport choice for school children and commuters, bringing significant environmental, economic and health benefits to the wider community.

Pedestrian and Cycling Scheme at Granard Bridge Castleknock

A new Pedestrian and Cycling Bridge at Granard Bridge Castleknock Road is being progressed 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.

The design team has developed several route options along with the preferred route option which will be included into the next phase of the project which will included as part of the non-statue Consultation to be held in October 2025.

Kinsealy-Portmarnock Cycle Route Design

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 submissions on the proposed walking & cycling scheme from Kinsealy to Portmarnock train station. These submissions have been categorised, analysed and used to inform the process to progress from the Emerging Preferred Route stage to the Preferred Route stage. The Options Report (concluding Phase 2) will be available at the end of September 2025. The preliminary design and environmental screening (Phase 3) will commence in Q4 of 2025, followed by the statutory process (Phase 4) required to deliver this part of the project.

Kellystown Road

The Kellystown Road is an objective of the County Development Plan and the Kellystown Local Area plan. It is intended that this scheme is to be advanced to planning via Part 8 process during 2026. A public engagement on the emerging preferred route was held during late 2020. Irish Rail/ CIE have received planning permission for Dart+West which includes a bridge over the Royal Canal and railway at Barberstown level crossing. The proposed Kellystown road will provide an important link from the Diswellstown Road to the bridge to be provided as part of the Dart +West project and onto the Ongar Barnhill link road.

N3 M50 to Clonee

Consultants 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. 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 Q1 2026.

Royal Canal Urban Greenway

Dialogue continues to be held with key stakeholders, the NTA 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 agreement on the revised design has been reached with all relevant stakeholders.

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 Coimisiún Pleanála in Q4 2025.

Taking In Charge Works Programme

Progress on Individual Estates:

- Cloch Choirneal, Swords: All Taking in Charge works have been completed. Fingal County Council is currently awaiting an updated formal request from the residents to proceed with the Taking in Charge process.
- The Gallops, Swords: A contractor is currently on site. Fingal County Council aims to advertise this estate for Taking in Charge by the end of 2025.
- Mount Eustace Estate, Tyrellstown: This estate was officially Taken in Charge in 2025.
- Cruise Park Estate, Tyrellstown: This estate was also Taken in Charge in 2025.
- Ongar, Dublin 15: The entire Ongar area has now been Taken in Charge, except for the portion managed by Ballyfib Management Company.

Consultant Framework for Housing Estates

Fingal County Council has established a framework to appoint consulting engineers for progressing Taking in Charge works in housing estates where the bond is being used to bring to TIC standard.
In September 2025, a framework consultant was appointed.

- **Initial Contract**: Covers Alderwood, Chapelwood, and Redwood in Dublin 15. A contractor is expected to be engaged to carry out the Taking in Charge works by the end of 2025.

Bremore Castle and Regional Park

Works on the construction of the Castle Gatehouse are now complete and landscaping and boundary treatment including railings and hedge planting is nearing completion. Works have been completed on the construction of 3 car parks in the park (at the front of the Castle, an overflow car park at Bath Road and the Bath Road Car Park). Works on the upgrade of Bells Lane are also completed. The first phase of the active 'Recreational Hub' at Bremore is completed and procurement will proceed during 2026 on the further phases of the Recreational Hub. The estimated expenditure on the park development project is €6m over the duration of this Programme.

Coastal Defence Works

A Maritime Area Consent (MAC) application has been successfully obtained from the Maritime Area Regulatory Authority (MARA) in respect of the Coastal Flooding and Erosion Risk Management (CFERM) plan for The Burrow Portrane. An application for the planning approval for the coastal defence works outlined in the CFERM will be submitted to An Coimisiún Pleanála and the works progressed in line with planning approvals obtained and funding in place.

General Biodiversity Work

Projects to be implemented over the next three years will be, as prioritised by the Fingal Biodiversity Forum, the preparation and implementation of a management plan for Rogerstown Estuary (action 1) and Malahide Estuary (action 5). Pilot a biodiversity inclusive design for a social housing estate (35). 'Biodiversity makeover' of 3 housing estates (41). Weir removal projects on the Ward, Broadmeadow and Liffey rivers (84). Wetland and river restoration project of the Bog of the Ring and Bracken River (43).

Development of the St Ita's local nature reserve (44). Preparation and implementation of Woodland Management Plans for St Catherines Park, Ward River Valley and Newbridge, Santry and Malahide Demesnes (46). Development of SUDS demonstration sites in the Ward River Valley and Balbriggan (45). Installation of Osprey platforms (52). Wilding project Corballis Golf Club (53). Develop Newbridge Farm as a national hub for the promotion of Irish rare farm breeds (58) and feasibility study for a nature education centre at Turvey Nature Park (95).

Corduff Park Upgrade Works

A contract has been awarded for the approved works related to significant improvements to this park including an extension to the All-weather Pitch, new playground, new car park and improved paths and community garden. The works will commence on site in late 2025 and progress to completion during 2026.

Racecourse Park Baldoyle

A major new Regional Park will be developed on the former Racecourse site in Baldoyle. Works on a major new car park are complete and further works on the development of the Regional Park will proceed over the next 3 years including a new section of Greenway, extensive walking routes, a new playground, skatepark, multi-use games area, dog run, bowls green, football pitches/recreational hub, wetland creation and general landscaping

Ward River Park Development Project

The preparation of an integrated masterplan for the entire 80Ha. (200 Acre) Ward River Regional Park is advancing, and it is planned to submit the plan for statutory planning approval during 2026. A wide range of works which do not require planning approval are being progressed including the conservation of protected structures, extensive woodland management works and the reopening of historic paths in the valley. The restoration of the "Cascades" water feature and construction of a new fish by-pass to improve biodiversity and fish spawning opportunities in the river. Work is ongoing to restore the Brackenstown Walled Gardens which it is planned will be repurposed for Community use. It is envisaged that the completed Park Development Plan will include for wide range of sporting codes located within a major recreational sports hub which will straddle the Ward River Valley linked by a new medium level Active Travel bridge.

Rogerstown Park – Former Balleally Landfill

The development of this 50 Ha. Regional Park located on the former Balleally Landfill will progress in line with the requirements of the Environmental Protection Agency and the terms of the Landfill Aftercare Plan.

Ballymastone Recreational Hub

Phase 1 of the Recreational Hub which includes the development of 2 GAA sized sports pitches is now complete. It is planned to award the contract for Phases 2 & 3 of the project which include extensive all-weather facilities, a new access road, car parking and changing facilities in October 2025 with the site works beginning in 2026 for completion in 2027. The planned expenditure in respect of this project over the course of this programme is €8m, with a grant approval, which is connected to the delivery of the Ballymastone mixed tenure housing development, in place.

Recreational Hubs

Planning Approval for the Rathmore Recreational Hub at Lusk has been obtained from An Coimisiún Pleanála. Procurement of the works for the Hub is progressing, and it is planned to construct the facility during 2026/2027. Planning for the development of a Recreational Hub at St. Catherine's Rush is progressing. The combined estimated cost of these projects over the course of this programme is €4.2m. An extension of the existing Recreational Hub located at St. Catherine's Park; Lucan is also planned.

Local Parks & Playgrounds

Works on the following local parks and playgrounds have commenced/are due to commence in 2025 & 2026 at a combined estimate of €3.9m over the course of this programme. The development of the new playgrounds is in line with the adopted "Space for Play – A Play Policy for Fingal".

- Naul Village Park Development (including a major new playground) for completion during 2026
- The upgrading the all-weather Tennis Courts at Skerries Town Park Sports are recently completed and the Sports Pitch improvements will be undertaken during 2026.
- Hazelbury Park Playground in Dublin 15
  (going for Part 8 approval in October 2025) for construction during 2026
- Hartstown Park Playground
  (going for Part 8 approval in October 2025) for construction during 2026
- Portrane Village Playground
  (Non statutory consultation ongoing in advance of Part 8 Approval).
- Loughshinny Playground.
  Land for playground recently acquired in advance of the commencement of the playground planning process.

Fingal Development Plan 2023-2029 (LAPs, Masterplans, Framework Plans and Other Studies/Projects)

The Development Plan 2023-2029 was adopted in February 2023 and came into effect on 5th April 2023. The Fingal Development Plan 2023-2029 proposes 7 new Local Area Plans, 8 new Masterplans and 21 Framework Plans to be prepared during the plan period. These Plans range in scale from strategic LAP's to more localised studies and plans. The Development Plan also requires additional studies and projects to be undertaken by the Planning Team. All plans and projects require environmental assessment of varying complexity.

Following adoption of the Development Plan and in line with stated requirements, a priority list of Local Area Plans, Masterplans and Framework Plans was agreed with the Elected Members. This provides for the completion of the following eight plans over the course of the next 12-18 months:

- Dunsink Local Statutory Plan
- Swords Local Area Plan (LAP 8.B)
- Flemington Local Area Plan (LAP 4.B)
- Stephenstown Framework Plan (FP 4.A)
- Folkstown Little Framework Plan (FP 4.B)

- Old Schoolhouse Clonsilla Masterplan (MP 13.A)
- Clonsilla Framework Plan (FP 13.C)
- Kilbarrack Industrial Estate Masterplan (MP 10.A)

Following on from the prioritisation of these plans, the Council completed a procurement process in relation to the appointment of specialist consultants to supplement the Council's Forward Planning team for different elements of the plan-making processes. Work is ongoing in relation to the above list of plans with Flemington LAP adopted in December 2024, the Clonsilla Framework Plan adopted in May 2025 and the Old Schoolhouse Masterplan underway. In addition, work commenced on the preparation of a Local Statutory Plan for Dunsink in Q1 2025.

OPERATIONS

The estimated capital provision for Operations totals €42.4m over the period 2026 – 2028 which provides for the delivery of new and improved works, with the continued integration and implementation of climate actions to all areas of the public realm. The programme provides for works to our Regional Roads, Public Lighting, Bridges, Harbours, Public Conveniences, Beaches, Playing Pitches, Burial Grounds, Allotments, Regional and Local Parks, Coastal Walks and Car Parks and Surface Water.

2026	**€17,197,000**
2027 – 2028	**€25,225,000**

The Capital Programme provides for development works to be undertaken in the following areas:

- Ongoing investment of €8.4m in improvement works to approx. 20km of the Regional Roads, ensuring that our road assets are better adapted and more resilient to predicted climate changes and the allocation of road space promoting the modal shift to cycling and walking.
- An additional €2m for countywide pedestrian connectivity works.
- Installation of EV Charging Points within Council depots.
- €850k provision for the design and refurbishment/replacement programme for existing Public Conveniences to units that are accessible to all. The Programme of refurbishment will continue with the installation of Eco-Toilets at Skerries Playground, Donabate Beach Carpark and Portrane. The existing toilets at Donabate will be demolished and the area will be landscaped.
- Upgrading and Improvement to the harbours are ongoing with a budget of €5.69m. This provides for the replacement works to the sheet piled section at Skerries Harbour once the Foreshore Licence has been granted by DAFM. Provision is also made for dredging works at Balbriggan and Loughshinny Harbours.
- Works to the stormwater network and stormwater pumping stations. This comprises the investigation of identified issues on the existing stormwater network including misconnections and the development and delivery of upgrade or major repair solutions, alleviating flooding, enhancing amenity and habitat value and maintaining water quality. The provision of €2.38m includes for the upgrading and improvements to the stormwater network across the county with provision for specific projects
- Works to burial grounds with extension of plots to burial grounds nearing full capacity.
- Boundary improvements to Council owned allotments supporting their use for communities to grow their own food, lower food miles and food waste.
- Continued and enhanced support from the revenue budget will be required to cover the future cost of works on Bridges, EV Charging, Public Conveniences, Burial Grounds, Beaches and Council owned depots.

Upgrading and improvement works with investment of €17.5m are planned to further develop the regional and local parks, open spaces and recreational areas including: -

- Ardgillan, Newbridge, Santry, St. Catherines and Malahide Demesne (including Talbot Gardens).
- Ward Rivervalley, Recreation Hub Lusk, Skerries Townpark, St. Catherines Open Space Rush, Glebe Park Balrothery.
- Tolka Valley, St. Catherines, Shakleton Gardens, Hartstown, Tyrellstown, Ladyswell, Corduff, Tir na N'Og Carpenterstown, Porterstown, Littleplace and St. Catherines Park, Ongar, Waterville, Cherryfield and Hazelbury Parks and Open Spaces.
- Racecourse Park Baldoyle, Red Rock, Robs Wall Parks
- Development of Upper and Lower Courtyards at St. Catherines Park, Lucan
- Countywide playground refurbishments and ongoing installation of Outdoor Fitness Equipment including outdoor callisthenics fitness areas and completion of installation of new playground at Teddys Field Baldoyle
- Provision of €1.63m for ongoing Sport Pitch improvements.
- Accessibility works totalling €1.12m to the Coastal Walks encouraging the modal shift to walking and cycling.

The projected expenditure in this Division totals €101.7m over the period 2026-2028.

2026	**€34,144,412 (€1,275,000 - Environment)**
2027 – 2028	**€67,628,622 (€1,800,000 - Environment)**

Environment

The Environment programme covers the aftercare of Balleally Landfill, and Dunsink Landfill, a provision for the remediation of historic landfills This includes engineering works to improve and maintain gas and leachate management infrastructure, and remediation of historic landfills.

Balleally decommissioning of Existing Leachate Tanks

Fingal County Council are exploring an opportunity for the demolition of existing landfill leachate holding tanks which are no longer required at the landfill. Works are expected to cost circa €100k and be completed by Q2 2026.

Dunsink Drainage Works

Fingal County Council are currently going to tender for the installation of a 3km watermain required to service the site and which will also be used to service the site as part of the final development of the park. The watermain works are expected to be completed by Q4 2025. Fingal County Council are also planning to carry out drainage repair works to approximately 8 acres of the site with the importation of approximately 40,000 tonnes of suitably drained soil. Works are dependent on suitable soil being available but are expected to be completed at the latest by Q2 2026.

Blanchardstown District Heating Scheme

The provision in the programme is for pre-construction costs for which EU funding has been sought for 90% of the pre-construction costs with the balance to be provide be the Council or central government. The financial feasibility of this project is dependent on the degree of government funding which is not yet finalised.

Active Travel

Active Travel is very simple, it is about getting more of us out of our cars and using more sustainable transport modes like cycling and walking as part of a purposeful journey. To achieve this, Fingal County Council, in partnership with the NTA plans to expand and improve our cycling and pedestrian infrastructure across the County.

It includes all journeys, with an emphasis on distances under 5km, including trips to work, education, shopping, visiting friends and for recreation. Active Travel considers the needs of those who use prams, pushchairs, scooters, wheelchairs and adapted cycles, as well as new mobility modes such as e-scooters and e-bikes. Along fast or busy roads, new cycling infrastructure will be physically separated from traffic. This can be achieved by reallocating road space using kerbs, verges, simple segregation measures such as bollards along existing cycle lanes, and junction changes.

The 3-year Capital Programme 2026 to 2028 includes an overall provision for expenditure of €85.5m however all of these schemes are subject to NTA funding.

Active Travel Projects

Seatown Roundabout to Estuary Rd. (Swords to Malahide)

The Project Team has gone to procurement for a works contractor and tenders are due back by the end of September 2025. After the evaluation of the tenders in October, and subject to NTA approvals and funding availability, these works are programmed to start mid Q4 of 2025.
A provision of €2m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

Castleknock to Dunsink Lane

This project involves the delivery of active travel infrastructure on Auburn Avenue linking into the Royal Canal at the 12th Lock along the Old Navan Road.
The Project Team has published a competition for a works contractor for these works and tenders are under evaluation. Subject to NTA approvals and funding availability, these works are programmed to start mid Q4 2025.

A provision of €5.68m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

Hartstown Way Huntstown Road Phase 2

The phase 2B roundabout and junction upgrades are now at detailed design following a public consultation over the summer of 2025. A provision of €4.4m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

Skerries Harbour Road

Engineering consultants are in place to progress all stages of the project life cycle. The consultant is currently working on the detailed design and tender documents after successfully obtaining planning approvals in July 2025. A provision of €3.4m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

New Street Malahide

A provision of €5.3m has been included in the Capital Programme for works to upgrade the public realm at New Street Malahide, from 2026-2028. An integrated design team are currently working on the Detailed Design. The design team are also beginning the process of preparing the construction tender documents.

Seapark Hill Active Travel Project

The appointment of a multi-disciplinary design consultant was completed in Q2, 2025 for this important Active Travel link from Seapark Hill into the adjacent Seamount Park in Malahide, which will serve to connect several facilities in the area. The consultant is currently nearing the end of the detailed design phase. A provision of €791k has been made in the Capital Programme for these works, from 2026-2028.

Balrothery Active Travel Plan

A multi-disciplinary design team is in place to develop an Active Travel Plan for the village of Balrothery. A draft plan has been prepared and is currently the subject of the statutory environmental screening processes. Once these screening processes have been determined, the final plan will be published, and the design team will then identify an initial project from the plan. A provision of €4.8m has been made in the Capital Programme for this, from 2026-2028.

Snugborough Road – NAC to Ongar
Design consultants for the project have been appointed and preliminary design is underway. A provision of €6.6m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

Clonee to Blanchardstown Shopping Centre
A design consultant has been appointed, and preliminary design is underway. A provision of €10.4m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

Castleknock to Blanchardstown via Farmleigh
A design consultant has been appointed, and a feasibility study is underway. A provision of €2.8m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

Donabate to Portrane (R126) – Distributor Rd to Portrane Ave.
Engineering consultants are appointed to progress all stages of the project life cycle. The consultant is currently working on the preferred Design Options Report for this project. Land acquisition will also be required for part of this scheme, and this is being managed by the project team together with our property section. A provision of €3.4m has been allocated to this project over the three-year period of the 2026-2028 Capital Programme.

Skerries Active Travel Plan
Appointment of preferred multi-disciplinary design consultant was completed in mid-2025 for this exciting active travel plan for Skerries Town. The draft plan is at an advanced stage and non-statutory consultation is planned for mid Q4 of 2025. Allocation of €2.6m for the project over the three-year 2026-2028 Capital Programme and this will be kept under review as details of the plan evolve.

Feltrim Road Cycle Infrastructure
The appointment of a multi-disciplinary design consultant was completed in late 2024 for this active travel scheme along the Mountgorry Way and Feltrim Road. The options development and options selection phase of the project has recently been completed. The design team are currently commencing the preliminary design phase of the project. An allocation of €12.4m has been included for project over the three years 2026-2028 Capital Programme.

Safe Routes to School Round 2
Round 2 of the SRTS programme contains 5 schools, Holy Family Junior National School Swords, St. Helen's National School Portmarnock, Scoil Bhríde Buachaillí and Scoil Bhríde Cailíní Blanchardstown and St Colmcille's National School Swords.
The initial delivery plans for SRTS Rd 2 were received by Fingal early 2025 and an option selection process and preliminary design has been completed. Consultations are planned to begin at the start of Q4 2025 followed by the procurement of a works contractor.
An allocation of €2.8m has been included for project over the three years 2026-2028 Capital Programme.

Safe Routes to School Round 3

Round 3 of the SRTS programme contains 7 schools, Broadmeadow CNS Swords, Donabate Portrane ETNS Donabate, Holywell ETNS Swords, Malahide/Portmarnock ETNS Kinsealy, Scoil Mhuire Junior Blakestown, Scoil Thomáis Castleknock and St Nicholas of Myra NS Kinsealy.

The procurement of a consultant for these works is underway and all the completed delivery plans are expected form An Taisce Q4 of 2025. An option selection and design process will then follow with works expected in 2027.

An initial allocation of €4.6m has been included for project over the three years 2026-2028 Capital Programme.

The projected expenditure in this Division totals €116.2m over the period 2026-2028.

2026	**€68,089,931**
2027 – 2028	**€48,199,056**

Swords Cultural Quarter

Culture House/Áras Cultúir: County Library, Arts Centre & Theatre – The construction of Culture House remains on schedule, since the main building contractor mobilised on site in August 2024, Substantial completion of the building is expected in Quarter 4 2026. Provision of €34.36m has been made in the 2026-2028 Capital Programme for Culture House.

SCQ Public Realm – In addition, a sum of €10m has been allocated to the public realm component of the Swords Cultural Quarter project in the Capital Programme.

Urban/Rural Regeneration

Our Balbriggan Rejuvenation Plan
URDF funding of €25.4m was allocated by the Department of Housing Local Government & Heritage in 2021 with the Council to provide a match-funding provision of €6.4m over the period to 2030. Further Grant funding will be required for the Our Balbriggan projects.

- **URDF Project 1 – The Quay Street Project** went on site in May 2024 and will be completed in early 2026 with anticipated expenditure in the 2026-2028 period of €8m.

- **URDF Project 2 – 2-4 Dublin Street project** The Integrated Design Team is progressing the design and tendering stage following the agreement of Members under Part VIII of the Planning & Development Acts as amended. Expenditure projected during this programme of €3.8m.

- **URDF Project 3 – Bridge Street (DeBruns) project** Significant progress has been made in 2025 with demolition works undertaken and an Integrated Design Team appointed and progressing site work on the DeBruns project. Expenditure during the period of this Capital Programme is projected at €13.4m, subject to funding availability.

- **URDF Project 4 – Railway Street & Station Plaza** The estimate of €500k for progression of the Railway Street & Station Plaza has been included later in this programme, subject to funding availability.

- **URDF Project 5 – Promenade, Coastal Improvements & Restorations** Preliminary works at the Boathouse and Bathhouse Project at the Martello Tower are on site and feasibility studies and Part VIII documents being prepared. Other coastal improvement projects are underway.

Non – URDF – Balbriggan Youth Recreation Spaces An estimate of €150k has been included for 2026-2028 to support the development of youth recreation spaces in Balbriggan.

Urban / Rural Regeneration – Town Regeneration Supported Schemes
An estimated cost of €2.3m has been included over the period 2026-2028 to provide match-funding for improvement and regeneration schemes in Fingal's Towns and Villages. These funds will be dependent on the availability of funding schemes from Central Government such as Town Centre First, RRDF / Town & Village Renewal, ORIS etc.

Urban / Rural Regeneration – URDF Call 3: Vacant Properties & Derelict Sites
A provision of €2.7m is made over the period for the potential use of funds available for the acquisition of derelict sites and refurbishing for resale back into the private property markets. These funds are useable where dereliction is not dealt with by landowners. The success of derelict sites enforcement to date has meant that the funds have not yet been accessed.

Visitor Attractions & Heritage Properties

Malahide Castle – The significant item in the costs for the Capital Programme relates to structural works to the roof, and conservation works to the windows.

Bremore Castle – The development of Bremore Castle grounds and carpark is nearing completion. For the next phase, an Integrated Design Team is about to be appointed to assess future uses and related internal and accessibility works required, in particular compliance with Part M Building Regulations. On completion of these studies, it is anticipated that works to a value of €2.5m would allow the upper floors of the castle to be opened up.

Ardgillan Castle – A sum of €518k has been included for continuing conservation works at the castle including, in sequence, publication of the conservation plan, works on internal rooms and outbuildings.

Skerries Mills & Red Barn –With enabling works started at the end of 2023, the redevelopment of the Red Barn will be completed in 2026, subject to funding availability, enhancing the offering at Skerries Mills and providing a revenue-generating opportunity. An integrated design team is about to be appointed to work on a condition survey of the main building in year 1 of the programme.

Skerries Martello Tower – Following the 2025 feasibility study, €1.2m has been included to provide for proposed conservation works and potential enabling works required to deliver a usable space.

Swords Castle – In 2026 the mechanical and electrical upgrade is expected to start, leading on to the final phase of the conservation plan works bringing some accessibility to the Knights and Squires Quarters, for which €434k has been allowed for in the Capital Programme. The project to date has been part-funded by the European Regional Development Fund, Urban Centre Development Scheme.

Shackleton Mills – A sum of €270k has been included for conservation and stabilization of the main building, including repairs and renovations to roof and windows.

Howth Martello Tower – An estimated cost of €70k has been included over the life of the programme to cover costs associated with essential repairs to the Martello Tower.

Malahide Demesne Properties – A sum of €575k has been included for gradually restoring and upgrading the various properties, with a priority for uses that will support the tourism and amenity use of the Demesne.

Newbridge House & Farm – The redevelopment of Newbridge House & Farm will continue, and attention will turn to upgrading of mechanical and electrical services to the house and development of the courtyard buildings.

This programme is subject to the availability of funding.

Industrial Development

Enterprise Centres – An estimated cost of €300k has been included over the period 2026-2028 for the future re-development and upgrade of the Council's three Enterprise Centres.

Industrial Development Lands – An estimated cost of €15m is included in the Capital Programme for the servicing of, and significant improvement works to enhance the Council's existing industrial development land bank and existing industrial/business parks in the County. Engineering consultants have been appointed to progress works to the Council's industrial lands which include:

1. Works to enhance and preserve industrial development lands through improvement works to roads, major roundabouts, footpaths, verges, general landscaping and utility upgrades/installation
2. Advance planning of suitably zoned industrial lands
3. Provision and upgrade of road infrastructure to service industrial lands at Cherryhound
4. Provision of road infrastructure to service industrial lands in Stephenstown Industrial Estate over 3 phases (including the Naul Road, R122)

Works are planned to be undertaken at Council owned lands in Damastown in the Dublin Enterprise Zone, Cherryhound, College Business & Technology Park in Dublin 15 and Stephenstown Industrial Estate in Balbriggan with works to existing industrial/business parks in other parts of the County.

This programme is subject to the availability of funding.

Council Properties

Sluagh Hall – An estimated cost of €40k has been included over the period 2026-2028 for essential repairs and structural works to the hall.

Maintenance of Community Properties – An estimated cost of €120k has been included over the period 2026-2028 for essential repairs and structural works to Balrothery Community/Heritage Centre.

56 Church Street Skerries – An estimated cost of €30k has been included over the period 2026-2028 for repurposing works to the property following the end of its use as a temporary library.

Buzzardstown House – An estimated cost of €30k has been included over the period 2026-2028 for essential repairs and structural works to the property.

Libraries

Skerries Library - A sum of €178k has been included for 2026 in the Capital Programme to cover the cost of the final fit out stage of the refurbishment and extension of Skerries Library. The overall cost of the project is expected to be approximately €9.1m, with increased costs primarily associated with the resolution of the impact of economic and contractual factors on the main contract.

Improvement works to Libraries - A sum of €1m has been included in the Capital Programme to purchase library shelving and to refurbish the children's sections of Balbriggan, Blanchardstown and Malahide Libraries.

Baldoyle Library - Baldoyle Library re-opened in May 2025 following improvement works to enhance lay-out, access and visibility in the building. A sum of €35k has been included for 2026 in the Capital Programme to cover minor outstanding snagging items. The final overall cost of the project will be €1.18m.

Donabate Library - Provision of €3.25m has been included in the 2026-2028 Capital Programme for an extension to Donabate Library, as part 2 of a two-phase project. Phase 1 of the project was the conversion of the building, formerly known as Ballisk House, will open in 2025. The Phase 2 extension will provide significantly enhanced library facilities for the community.

Howth Library - €687k is anticipated for the redevelopment of Howth Library, subject to funding availability

My Open Library - Following on from the success of My Open Library at Baldoyle Library, Malahide and Blanchardstown Libraries are being fitted out to provide this service to the public. A total sum of €1.2m has been included for 2027 and 2028 to accommodate My Open Library at Balbriggan, Garristown and Rush Libraries subject to funding.

Church Fields Library, Dublin 15 - An estimated cost of €2.3m has been included in the Capital Programme to develop a library at Church Fields, Mulhuddart, Dublin 15.

Arts

Public Art Programme Incl. Per Cent for Art – An estimate of €1.17m is included in the programme to progress the installation of public art throughout the County.

Seamus Ennis Cultural Centre – An estimated cost of €1.5m has been included over the life of the programme for the redevelopment of the site including neighboring lands and outbuildings recently acquired subject to funding.

The projected expenditure in this Division totals €6.1m over the period 2026-2028.

2026	**€3,990,000**
2027 – 2028	**€2,120,000**

Through the Climate Action Plan 2024, the Government requires the public sector to achieve various energy and emission targets by 2030. These include 50% improvement in energy efficiency and a 51% reduction in greenhouse gas emissions. Fingal County Council must carry out significant energy performance upgrade works in its buildings to meet the 2030 emissions reduction targets. Projects include:

County Hall – Energy Performance Improvements including electrical and fire safety upgrades. Lift replacements are also provided for. Remediation works to glass façade and upgrade to heating/cooling in Council Chamber also included.

Grove Road – Energy Performance Improvements to include LED lighting upgrade, lift replacements and remedial & maintenance works are also provided for.

Draíocht/Blanchardstown Library – Energy Performance Improvement works to include roof upgrade and provision of PV panels.

Network – replacement of core network infrastructure in County Hall and Civic Offices.

Storage compute – replacement of storage/compute infrastructure in County Hall and Civic Offices.

FUNDING OF CAPITAL PROGRAMME

The progress of the projects outlined in the Capital Programme 2026-2028 relies heavily on the availability of funding from the following sources:

i. **Development Levies**
The Capital Plan anticipates the utilisation of c.€159m of development levies in the three-year period. The development levies required for projects will be dependent on the final cost estimates of projects and the ultimate grant funding available. We will need to ensure that development levy funding is deployed efficiently to ensure the maximum benefit in developing the Counties infrastructure.

ii. **Grant Funding**
Grant funding is critical to the delivery of the Capital Plan as it accounts for 79% of the anticipated funding. The key funders for FCC are DHLGH for our large housing delivery programme, NTA for key projects in planning and strategic infrastructure and active travel and URDF for the delivery of the Our Balbriggan project. If grant funding is not forthcoming as anticipated in the Capital Plan this could result in projects being curtailed or cancelled. All departments within the Council continue to focus on maximising grant funding from Government Departments and other agencies.

iii. **Revenue Provisions**
This reflects the funding made available or is anticipated to be made available by Members from the revenue account for the delivery of certain projects. This funding source is required by most departments but Community, Operations, EETCD and Corporate Services are particularly dependant.

iv. **Under Assessment**
This reflects where the direct funding pathway is to be finalised. If funding cannot be sourced through grants or other sources, then it will fall on the Members to make the required funding available through the annual revenue budget. The Members have significant revenue raising powers with regards to Commercial Rates and Local Property Tax in this regard. These projects are at most risk of not proceeding due to inadequate funding being made available.

v. **'Other' funding**
This reflects where another funding source has been identified such as Internal Capital Receipts (ICR) within housing or bonds in strategic infrastructure.

CONCLUSION

The programme being presented to the Members follows a significant amount of work and analysis by all Directors and their teams. It involves a substantial increase in the level of capital investment in Fingal over the years 2026 to 2028. Every effort will be made to maximise funding, particularly grant funding, from Central Government, to deliver on projects.

CAPITAL PROGRAMME PROJECTED OUTTURN 2025

EXPENDITURE		
	2025 €	PROJECTED OUTTURN 2025 €
HOUSING	361,628,800	393,798,270
COMMUNITY	11,290,000	11,092,131
PLANNING AND STRATEGIC INFRASTRUCTURE	72,920,000	56,595,768
OPERATIONS	20,050,000	21,835,000
ENVIRONMENT CLIMATE ACTION, ACTIVE TRAVEL AND SPORT	23,377,602	10,938,242
ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT	76,483,802	66,659,466
CORPORATE AND DIGITAL SERVICES	7,249,145	2,607,686
	572,999,349	563,526,563

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
HOUSING		
Asset Management		
Fire Damaged Dwelling	120,000	120,000
Pre-let repairs	3,150,000	3,150,000
Central heating	735,000	1,600,000
Estate Improvement Works	105,000	105,000
Contract Painting	840,000	600,000
Minor Upgrade Works	262,500	522,800
Energy Efficiency Retrofitting Programme EERP	5,000,000	5,000,000
Remediation Schemes	750,000	300,000
Asset Management Sub Total	**10,962,500**	**11,397,800**
Travellers		
Fire Damaged Dwelling	120,000	120,000
Pre-let repairs	250,000	250,000
St Brigid's Lawn Refurbishment Works	50,000	200,000
Barnlodge Refurbishment Works	600,000	300,000
Meakstown Close Refurbishment Works	200,000	200,000
Upgrading Works (All Travellers Sites)	300,000	350,000
Emergency Accommodation Refurbishment	100,000	100,000
Refurbishment of Travellers Sites	700,000	500,000
New Build (Travellers)	300,000	300,000
Fire Safety - Traveller Accommodation		50,000
Maintenance of Traveller Specific Accommodation - 2025	150,000	150,000
Travellers Sub Total	**2,770,000**	**2,520,000**
Construction		
Disabled Persons Grant		
Works For Disabled Tenants	500,000	500,000
Disabled Person's Grant Sub Total	**500,000**	**500,000**
Construction Programme		
Mourne View Infill, Skerries	600,000	4,775,000
Fingerpost, Kinsealy	20,000	69,800
O'Dwyers, Balbriggan	20,000	1,000
Millers Glen, Swords	200,000	
Park Road, Kenure, Rush	200,000	177,400
Fortlawn Housing Infill Scheme (Social Units)	150,000	100,000
Church Fields 2B	100,000	60,000
Cappaghfinn Ph3	100,000	308,500

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Woodside, Swords (Construction of Houses)	300,000	183,800
Remount, Lusk	4,500,000	4,403,300
CPO for vacant dwellings	2,000,000	1,500,000
Construction Support Programme	1,000,000	12,300
Ballough Place (Site at Leonards Garage)	127,800	670,800
Tuckett's Lane	50,000	20,000
Bowden Court, Outlands, Swords	100,000	466,800
Mayeston (Poppintree)	150,000	208,100
Monastery Road (Church Rd, Lusk)	51,000	177,500
Holywell	13,162,500	16,602,700
Blakestown Rd / Huntstown Way	5,265,000	255,400
North Street Swords	4,800,000	1,282,400
St Ita's Portrane	300,000	487,400
Seatown Road, Swords	4,000,000	9,285,100
50 Sheepmoor Avenue (Infill)	100,000	1,000
Knocksedan, Swords - Development of Social Housing	50,000	1,000
Affordable Housing Construction		
Dun Emer, Lusk	100,000	91,300
Hayestown, Rush	1,500,000	1,450,000
Mixed Tenure Construction		
Churchfields 3A - Affordable Units	13,400,000	13,400,000
Churchfields 3A - Social Units	7,000,000	12,329,400
Churchfields 3A - Cost Rental units	18,000,000	18,000,000
Churchfields 3B - Social Units	25,000,000	25,810,600
Churchfields 3B - Affordable Sales	6,500,000	3,250,000
Churchfields 4 - Future Project	100,000	
Wellview Park & Public Realm		506,000
Ballymastone Phase 1 - Social	20,000,000	20,002,400
Ballymastone Phase 1 - Affordable		200,000
Affordable Housing 96 units at Aster Park Rush		6,200,000
Affordable Housing Wilkinsons Brook - LDA (57 units)		2,770,770
Mooretown, Swords Phase 1 - Social	15,000,000	11,383,900
Mooretown, Swords Phase 1 - Affordable	3,000,000	20,000
Ballymastone Ph 1A. Ballisk Park, New Road, Donabate - Affordable	4,200,000	43,000,000
Ballymastone Ph 1A. Ballisk Park, New Road, Donabate - Social	30,000,000	17,667,000
Clegheddar, Balbriggan	200,000	
Blanchardstown T.C. (Verona)	100,000	

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Land Acquisition		
Future Land Acquisition	11,000,000	
	192,446,300	**217,130,670**
Acquisitions		
Social Housing Acquisitions - ongoing programme	27,000,000	5,919,500
Advance purchase turnkey Acquisitions (EOI 2023)	35,500,000	20,000,000
Buy and Renew	800,000	
Acquisitions Sub Total	**63,300,000**	**25,919,500**
Part V		
Part V	60,000,000	60,000,000
Part V Sub Total	**60,000,000**	**60,000,000**
Voluntary		
AHB's-C.A.L.F. (Capital Advanced Leasing Facility)		
CALF - Advance purchase turnkey + Part V	30,000,000	68,000,000
Voluntary Sub Total	**30,000,000**	**68,000,000**
Capital Assistance Scheme		
Capital Assistance Scheme - Construction		
Aoibhneas	200,000	100,000
Marion House	200,000	260,000
Dun Emer, Lusk (Tuath)	250,000	
Garristown N&E		100,300
Capital Assistance Scheme - Acquisitions		
Various Acquisitions (to be confirmed)	1,000,000	7,870,000
Capital Assistance Scheme Sub Total	**1,650,000**	**8,330,300**
HOUSING TOTAL	**361,628,800**	**393,798,270**

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
COMMUNITY		
Meakstown Community Facility	585,000	953,000
Mourne Estate Community Centre	20,000	12,800
Hartstown Community Centre	850,000	1,761,572
Rush Multipurpose Youth Facility	35,000	100,000
Baldoyle Community Facility	7,000,000	7,028,693
Corduff Resource Centre	1,500,000	768,541
Donabate Portrane Community Centre	145,000	110,789
St Margarets Community Hall	200,000	93,736
Community Centre Improvement Works	300,000	150,000
Corduff Sports Centre	50,000	13,000
Baldoyle Community Hall	400,000	100,000
Parslickstown House and Hall	115,000	
Mountview Community Centre	45,000	
Mountview Family Resource Centre	45,000	
COMMUNITY TOTAL	**11,290,000**	**11,092,131**
HOUSING & COMMUNITY TOTAL	**372,918,800**	**404,890,401**

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
PLANNING & STRATEGIC INFRASTRUCTURE		
LIHAF Funded Schemes		
Donabate Road (LIHAF) (Cycle facilities included)	45,000	130,551
Hole in the Wall Road, Baldoyle (LIHAF) (Cycle facilities included)	150,000	96,719
LIHAF Funded Schemes Sub Total	**195,000**	**227,270**
Greenways		
Broadmeadow Way	11,500,000	3,000,000
Sutton to Malahide Greenway	400,000	400,000
Fingal Coastal Way	450,000	900,000
Royal Canal Greenway	200,000	400,000
Harry Reynolds Road Cycle route	3,500,000	5,000,000
Pedestrian and Cycling Bridge at Granard Bridge Castleknock (formally known as Blanchardstown to Phoenix Park Route)	175,000	300,000
Kinsealy-Portmarnock Cycle Route Design	200,000	100,000
Damastown-Clonsilla Cycle Network	200,000	50,000
Brackenstown Bridge Swords	400,000	200,000
Donabate Pedestrian Bridge (Cycle facilities included)	900,000	1,700,000
DDR Greenway	200,000	
Donabate Active Travel Routes	200,000	225,000
Canal Loop greenway Lucan to Royal Canal	100,000	20,000
Kellystown Road	150,000	200,000
Toberburr Road	100,000	
Lusk-Rush Cycle Route	200,000	100,000
Liffey Crossing	300,000	50,000
Transportation Schemes Land Acquisition	2,000,000	
Greenways Sub Total	**21,175,000**	**12,645,000**
Other Transportation Schemes		
Snugborough Interchange (Cycle facilities included)	500,000	2,400,000
N3 Upgrade	200,000	200,000
Ongar to Barnhill Link Road (Cycle facilities included)	7,000,000	10,600,000
Churchfields Link Road (Cycle facilities included)	500,000	650,000
Swords Transport Network (Cycle facilities included)	100,000	100,000
Turvey Avenue & Portrane Road Enchancement Projects	1,000,000	400,000
Lissenhall Interchange Traffic Study	200,000	
Donabate Distributor Road Phase 2	200,000	100,000
Kinsealy Lane Upgrade Design (Cycle facilities included)	200,000	
Blakes Cross (Cycle facilities included)	200,000	100,000

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
R132 Junctions	5,800,000	500,000
Swords Western Distributor Road	450,000	200,000
Dublin Airport Surface Access	150,000	
Fosterstown Link Road	250,000	
Swords Main Street Transformation	650,000	600,000
Swords Transport Network (Swords to Malahide Active Travel Route	400,000	20,000
Portmarnock Bridge	350,000	150,000
Seamount Road Footpath Connectivity Project	100,000	75,000
Golf Links Road		150,000
Portmarnock Transport Study		180,000
Transportation Schemes Sub Total	**18,250,000**	**16,425,000**
LIHAF, Greenways and Other Transportation Scheme Sub Total	**39,620,000**	**29,297,270**
Building Control Inspectorate		
National Taking in Charge Incentive	2,000,000	300,000
Ongar TIC Works		13,298
Building Control Inspectorate Sub Total	**2,000,000**	**313,298**
Parks, Pitches & Open Spaces		
Bremore Castle & Regional Park	300,000	150,000
Bremore Regional Park (approved part 8 works)	3,000,000	2,700,000
Rogerstown Estuary Plan	150,000	150,000
Baleally Landfill (Development of Rogerstown Park)	2,000,000	600,000
Beechpark Gardens (Shackleton Gardens)	20,000	50,000
Coastal Defence Works (for planned works at the Burrow & Rush)	3,000,000	450,000
Shackleton's Mills Refurbishment	200,000	150,000
General Biodiversity Work	2,000,000	2,000,000
Dublin Bay Biosphere	120,000	120,000
Pathway upgrading Howth (SAAO Operational Plan)	150,000	211,000
Drumanagh Conservation Capital	50,000	20,000
Corduff Sports Centre (All Weather Pitch)	1,500,000	1,000,000
Lanesborough Park, Meakstown	750,000	1,100,000
Parks, Pitches & Open Spaces Sub Total	**13,240,000**	**8,701,000**
Recreational Hubs		
Racecourse Park Baldoyle (cycle facilities included)	5,000,000	2,200,000
Ward River Park Development Project	3,000,000	3,800,000
Porterstown Park Recreational Hub	30,000	300,000
Ballymastone Recreational Hub & Corballis Nature Park	5,000,000	2,000,000
St Catherine's Park Lucan - Coldblow Lands Development	50,000	300,000
Tolka Valley Greenway	50,000	50,000
Clongriffin Access Public Realm	100,000	100,000
Rush Recreational Hub	500,000	500,000

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Rathmore Park Recreational Hub	1,500,000	350,000
Rivervalley Park (including All Weather Pitch & Recreational Hub)		473,000
Broomfield Recreational Hub		1,500,000
Recreational Hubs Sub Total	**15,230,000**	**11,573,000**
Town Parks & Playgrounds Sub Total		
Skerries Town Park Skatepark & Playground	300,000	300,000
Hazelbury Park Playground	10,000	30,000
Hartstown Park Playground	10,000	30,000
Portrane Village Playground	10,000	20,000
Naul Village Park Development	1,500,000	1,500,000
Acquisition of Lands at Milverton & Townparks Skerries		3,231,200
Laurel Lodge Playground - PSI		400,000
Town Parks & Playgrounds Sub Total	**1,830,000**	**5,511,200**
Masterplans & Studies		
FDP 2017 - 2023 (LAP's, Masterplans & Studies)	1,000,000	1,200,000
Masterplans & Studies Sub Total	**1,000,000**	**1,200,000**
PLANNING & STRATEGIC INFRASTRUCTURE TOTAL	**72,920,000**	**56,595,768**

OPERATIONS		
Roads Investment & Bridges		
Roads Investment Programme	2,800,000	2,500,000
Pay & Display Meter Replacement Programme	60,000	70,000
Bridge Rehabilitation	600,000	250,000
Traffic Control Room / Infrastructure	100,000	100,000
Countywide Pedestrian Connectivity Works	450,000	650,000
Traffic Upgrade Works - Seatown	150,000	35,000
CCTV Countywide		355,000
Roads Investment & Bridges Sub Total	**4,160,000**	**3,960,000**
Energy Efficiencies		
FCC Fleet - Electric Vehicle Charging Points and Software	400,000	70,000
Energy Efficiencies Sub Total	**400,000**	**70,000**
Harbours		
Skerries	1,000,000	1,000,000
Balbriggan	200,000	220,000
Rush	40,000	
Loughshinny Harbour Dredging Works	40,000	27,000
Harbours Sub Total	**1,280,000**	**1,247,000**
Public Conveniences		
Refurbishment of Public Conveniences	700,000	550,000
Public Conveniences Sub Total	**700,000**	**550,000**

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Cemeteries		
Mulhuddart Cemetery	300,000	50,000
Balgriffin	400,000	400,000
Kellystown	2,750,000	4,100,000
Cemeteries Sub Total	**3,450,000**	**4,550,000**
Regional Parks		
Ardgillan Demesne Development Works	500,000	320,000
Newbridge Demesne Playground	2,000,000	2,500,000
Santry Demesne Footpaths	100,000	200,000
Tolka Valley Park Improvements	200,000	210,000
St Catherines Park, Lucan	900,000	350,000
Malahide Demesne	250,000	400,000
Town Centre Millennium Park, Blanchardstown	150,000	570,000
Talbot Gardens and Butterfly House	900,000	1,150,000
Regional Parks Sub Total	**5,000,000**	**5,700,000**
Parks & Open Spaces		
Castleknock/Mulhuddart		
Hartstown Park Improvements	150,000	150,000
Tyrrelstown Park	150,000	150,000
Ladyswell Park/Mick Walsh Park	70,000	50,000
Corduff Park	10,000	30,000
Tir Na N'Og Park, Carpenterstown	85,000	115,000
Porterstown Park	200,000	275,000
Ongar Open Space	280,000	350,000
Waterville Park	150,000	150,000
Cherryfield Park, Clonsilla	45,000	45,000
Hazelbury Park	50,000	130,000
Shackleton Gardens	150,000	50,000
Littlepace Park, Clonee, D15	25,000	25,000
Balbriggan/Swords		
Ward River Valley Park	200,000	200,000
The Glebe Park, Balrothery	250,000	600,000
Open Space Chapel Farm Drive Lusk	75,000	20,000

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Recreation Hub, Lusk	50,000	50,000
St Catherines Park, Rush including Portico Open Space	100,000	140,000
Holywell Park, Swords	20,000	50,000
Balbriggan Town Park including Millpond Park (Operations)	100,000	80,000
Skerries Townpark	100,000	70,000
Howth/Malahide		
Redrock Park, Howth - Improvements	50,000	50,000
Robswall Park Development	45,000	45,000
Racecourse Park, Baldoyle (Millennium)	30,000	30,000
Parks and Open Spaces Sub Total	**2,385,000**	**2,855,000**
Coastal Walks, Carparks and Signage		
Howth Malahide Area Coastal Walks, Footpaths & Car Parks	125,000	125,000
Balbriggan/Swords Coastal Walks, Footpaths & Car Parks	125,000	150,000
Digital Beach signage (Bathing Water Quality etc)	40,000	6,000
Parks & Heritage Signage	75,000	90,000
Damastown Carpark	75,000	75,000
Coastal Walks, Carparks and Signage Sub Total	**440,000**	**446,000**
Countywide Works		
Countywide Playing Pitches	400,000	400,000
Countywide Pitch Changing Facilities	150,000	300,000
Playgrounds General - Replacement Repair	200,000	280,000
Upgrade Works at Allotments	40,000	10,000
Playing Pitches Sub Total	**790,000**	**990,000**
Depot Works		
Fancourt Depot	150,000	150,000
Newbridge - Depot Works	200,000	50,000
Estuary Recycling Centre	60,000	10,000
Watery Lane	10,000	80,000
Coolmine Depot Improvements	150,000	200,000
Depot Works Sub Total	**570,000**	**490,000**
Surface Water		
Howth Surface Water Culvert Replacement	35,000	45,000
Tucketts Lane Combined Network Seperation	230,000	15,000
Beaverstown Surface Water Scheme	40,000	50,000
Burrow Beach Surface Outfall Pipeline	60,000	215,000
Assessment of Storm Water Network in Portrane/Donabate	10,000	
Clonsilla-Mulhuddart Surface Water Network Improvements	40,000	40,000
Swords/Lissenhall Surface Water Network	80,000	20,000
Ballyboughal Surface Water Network	60,000	145,000

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Feasibility Study for Countywide SW Drainage Model	50,000	
Lusk Surface Water Network	50,000	210,000
Fingal Surface Water Network Improvements (excluding specific areas above, including Fingal South, Central and North)	30,000	
Surface Water Works Improvement Programme (Misconnection Works)	30,000	2,000
Surface Water Pumping Stations Capital Improvements	10,000	15,000
Chalfont Storm Water Network Remediation	150,000	70,000
Church Road Howth Surface Water Network Improvement Scheme		150,000
Surface Water Sub Total	**875,000**	**977,000**
OPERATIONS TOTAL	**20,050,000**	**21,835,000**

ENVIRONMENT, CLIMATE ACTION AND ACTIVE TRAVEL		
Environment		
Balleally Landfill Restoration & Development	300,000	500,000
Nevitt Landfill	50,000	465,000
Dunsink Landfill Restoration & Development	400,000	50,000
Brooks End Unregulated Landfill	400,000	50,000
Barnageeragh Historic Landfill Remediation	200,000	25,000
Environment Sub Total	**1,350,000**	**1,090,000**
Climate Mitigation Measures		
Blanchardstown District Heating Scheme	1,021,837	30,000
Climate Mitigation Measures	**1,021,837**	**30,000**
Sports		
Castlelands Swimming Pool	1,000,000	409,877
Sports Sub Total	**1,000,000**	**409,877**
Environment, Climate Action and Sport	**3,371,837**	**1,529,877**
Active Travel		
Public usage - Electric Vehicle Charging Points and Software	1,000,000	1,000,000
New Street, Malahide	1,000,000	424,341
Fingal Cycling Training Centre	80,000	91,126
Broomfield to Paddy's Hill Cycling Scheme	150,000	
Bicycle Parking	300,000	150,000
Baldoyle Circle - (Baldoyle Phase 2 Improvement of Pedestrian and Cycle Facilities on existing Road Network for Baldoyle Village)	300,000	21,289
R132 Phase 1 Blakes Cross to Ministers Road	350,000	572,105
Brackenstown Road/St Cronans Road Cycle Scheme	320,000	433,313
Harstown to Hunstown Cycle Scheme	2,370,000	

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Rathingle to Rivervalley Cycle Scheme	450,000	
Snugborough Road - NAC to Ongar	138,000	6,050
Seatown Roundabout to Estuary (Swords to Malahide)	3,000,000	725,000
Donabate to Portrane (R126) - Distributor Rd to Portrane Avenue	150,000	150,000
Balbriggan - Coney Hill from Devlin Bridge to Bremore Cottages	100,000	1,335,873
Skerries - Harbour Road (Footpath build-outs)	1,500,000	60,000
Skerries Active Travel Plan	300,000	164,500
Seamount Heights to Old Golf Links Park	500,000	75,000
Castleknock to Dunsink Lane	4,554,000	666,512
Clonee to Blanchardstown Shopping Centre	122,500	60,879
Balrothery Mobility Scheme	408,211	181,672
Rush - South Beach	100,000	15,375
Balbriggan Road, Mill Street and Drogheda Street	200,000	40,000
Data collections for Active Travel	75,000	50,000
Permeability Links North County	1,000,000	1,000,000
Castleknock to Blanchardstown via Farmleigh - Cycle Scheme	200,000	127,883
Active Travel Pathfinder- Swords to Airport	279,101	242,654
SRTS Scoil Ghrainne CNS (SRTS R1)	14,000	21,318
SRTS Scoil Choilm CNS (SRTS R1)	38,000	47,655
SRTS Pope John Paul II (SRTS R1)	13,953	351,464
SRTS Ladyswell NS (SRTS R1)	28,000	88,871
Holy Family Junior National School (Swords) (SRTS R2)	150,000	81,406
St. Helen's National School - Portmarnock (SRTS R2)	150,000	81,406
Scoil Bhríde Buachaillí - Blanchardstown (SRTS R2)	150,000	81,406
Scoil Bhríde Cailínií - Blanchardstown (SRTS R2)	150,000	81,406
St Colmcille's National School (Swords) (SRTS R2)	150,000	81,406
Fingal Small Works Safe Routes to School	200,000	200,000
Step Up Active Travel Strategy Review		30,000
Safe Routes to School Rd 3 (7 schools)		70,000
Fingal Quiet Streets		40,000
Wild Cat Lane, Skerries	15,000	66,154
Huntstown Way Hartstown Rd Phase 2		388,873
Active Travel - Learn 2 cycle Track, Holywell Park		103,428
Active Travel Sub Total	**20,005,765**	**9,408,365**
ENVIRONMENT, CLIMATE CHANGE & ACTIVE TRAVEL TOTAL	**23,377,602**	**10,938,242**

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT		
Swords Cultural Quarter		
County Library, Arts Centre & Theatre	27,985,100	20,840,600
SCQ-Public Realm	7,000,000	1,000,000
Swords Cultural Quarter Sub Total	**34,985,100**	**21,840,600**
Urban/Rural Regeneration		
Our Balbriggan URDF - Project No.1: Quay Street & Harbour including RNLI Boathouse	9,367,475	11,900,000
Our Balbriggan URDF - Project No.2: 2-4 Dublin Street	3,426,607	250,000
Our Balbriggan URDF - Project No.3: 10-16 Bridge Street (Main St, Green Corridor)	840,408	840,408
Our Balbriggan URDF - Project No.5: Promenade Coastal Improvement & Restorations	500,344	500,344
Balbriggan Outdoor Spaces Scheme	50,000	84,702
Sea Swimming Facilities Balbriggan	50,000	50,000
Town regeneration Supported Schemes	1,000,000	1,000,000
Balbriggan Improvement Scheme		1,000,000
URDF 3: Vacant Properties & Derelict Sites	1,500,000	1,500,000
Urban/Rural Regeneration Sub Total	**16,734,834**	**17,125,454**
Industrial Development		
Future Land Purchase	10,000,000	10,000,000
Enterprise Centres	100,000	
Damastown Industrial Estate	500,000	300,000
Stephenstown Industrial Estate	1,000,000	450,000
Cherryhound Lands	100,000	100,000
Upgrade Works for Industrial /Business Parks	300,000	100,000
Acquisition of Lands at St. Doolagh's, Balgriffin		10,007,979
Industrial Development Sub Total	**12,000,000**	**20,957,979**
Heritage Properties		
Development works to Malahide Castle	1,205,568	94,019
Bremore Castle	1,000,000	150,000

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
Development works to Ardgillan Castle	18,000	17,257
Skerries Mills Red barn	1,600,000	34,612
Skerries Martello Tower	1,100,000	53,581
Guinness Bridge	111,000	100,676
Swords Castle	413,000	50,000
Shackleton Mills	255,000	17,841
Howth Martello Tower	30,000	
Malahide Demesne Properties	75,000	9,581
M&E Newbridge House	1,121,000	22,166
Heritage Properties Sub Total	**6,928,568**	**549,733**
Council Properties		
Sluagh Hall, Swords	300,000	300,000
Maintenance of Community Properties (Balrothery Community/Heritage Centre)	100,000	100,000
56 Church Street Skerries (Skerries Library)	50,000	50,000
Buzzardstown House	350,000	500
Council Properties Sub Total	**800,000**	**450,500**
Libraries		
Skerries - Refurbishment of Library	1,632,500	2,214,500
Improvement works to Libraries (Malahide/Balbriggan/Blanchardstown)	304,000	
Baldoyle - General Works	681,100	1,097,700
Donabate Library - Ballisk House/Donabate Credit Union	997,300	1,357,000
Howth - Refurbishment of Library	187,000	187,000
My Open Library	658,400	729,000
Libraries Sub Total	**4,460,300**	**5,585,200**
Arts		
Per Cent for Art Projects	75,000	75,000
Seamus Ennis Arts Centre	500,000	75,000
Arts Sub Total	**575,000**	**150,000**
ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT TOTAL	**76,483,802**	**66,659,466**

DESCRIPTION	BUDGET 2025 €	PROJECTED OUTTURN 2025 €
CORPORATE SERVICES		
Corporate		
Corporate Buildings Improvements	1,393,000	50,000
County hall Upgrade Works	1,500,000	730,000
Baldoyle Library	275,000	25,000
Draíocht/Blanchardstown Library	173,000	100,000
Grove Road	651,000	200,000
EPC	2,000,000	500,000
County Hall Works	373,000	610,000
Malahide Library	200,000	50,000
Balbriggan Library	50,000	30,000
Rush Library		80,000
Corporate Sub Total	**6,615,000**	**2,375,000**
Digital Services		
Build to Share	634,145	232,686
Digital Services Sub Total	**634,145**	**232,686**
CORPORATE AND DIGITAL SERVICES TOTAL	**7,249,145**	**2,607,686**
CAPITAL PROGRAMME 2025 PROJECTED OUTTURN TOTAL	**572,999,349**	**563,526,563**

Comhairle Contae Fhine Gall
Fingal County Council

Capital Programme 2026-2028

CAPITAL PROGRAMME 2026-2028

EXPENDITURE					FUNDED BY						
	2026	2027	2028	TOTAL EXPENDITURE 2026-2028	LEVIES	GRANTS	LOANS	REVENUE PROVISION	UNDER ASSESSMENT	OTHER	TOTAL INCOME 2026-2028
HOUSING	331,413,900	318,134,100	234,161,200	883,709,200		856,479,200		9,150,000		18,080,000	883,709,200
COMMUNITY	8,959,800	9,500,500	1,096,200	19,556,500				7,664,200	11,892,300		19,556,500
PLANNING AND STRATEGIC INFRASTRUCTURE	76,263,000	63,231,000	124,717,000	264,211,000	97,456,000	159,255,000				7,500,000	264,211,000
OPERATIONS	17,197,000	14,740,000	10,485,000	42,422,000	32,557,000	100,000		6,760,000	2,755,000	250,000	42,422,000
ENVIRONMENT CLIMATE ACTION, ACTIVE TRAVEL AND SPORT	34,144,412	44,843,874	22,784,748	101,773,034	2,526,500	85,171,534		3,075,000	11,000,000		101,773,034
ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT	68,089,931	28,848,743	19,350,313	116,288,987	26,170,000	26,435,558	34,363,300	12,147,330	17,172,800		116,288,987
CORPORATE AND DIGITAL SERVICES	3,990,000	1,400,000	720,000	6,110,000				4,540,000	1,570,000		6,110,000
	540,058,043	480,698,217	413,314,461	1,434,070,721	158,709,500	1,127,441,292	34,363,300	43,336,530	44,390,100	25,830,000	1,434,070,721

CAPITAL PROGRAMME 2026-2028
HOUSING

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	GRANTS	REVENUE PROVISION	OTHER	TOTAL INCOME 2026-2028
Asset Management								
Fire Damaged Dwelling	120,000	120,000	120,000	**360,000**			360,000	**360,000**
Pre-let repairs	3,150,000	3,150,000	3,150,000	**9,450,000**	2,714,000	2,550,000	4,186,000	**9,450,000**
Central heating	1,500,000	1,500,000	1,500,000	**4,500,000**		750,000	3,750,000	**4,500,000**
Estate Improvement Works	120,000	120,000	120,000	**360,000**		300,000	60,000	**360,000**
Contract Painting	840,000	840,000	840,000	**2,520,000**		300,000	2,220,000	**2,520,000**
Minor Upgrade Works	400,000	400,000	400,000	**1,200,000**	810,000	390,000		**1,200,000**
Energy Efficiency Retrofitting Programme EERP	5,000,000	5,000,000	5,000,000	**15,000,000**	10,196,000	2,760,000	2,044,000	**15,000,000**
Remediation/Renovation Schemes	750,000	750,000	750,000	**2,250,000**		1,200,000	1,050,000	**2,250,000**
Window & Door Replacement Programme	600,000	1,000,000	1,000,000	**2,600,000**			2,600,000	**2,600,000**
Asset Management Sub Total	**12,480,000**	**12,880,000**	**12,880,000**	**38,240,000**	**13,720,000**	**8,250,000**	**16,270,000**	**38,240,000**
Travellers								
Fire Damaged Dwellings - Traveller Sites	120,000	120,000	120,000	**360,000**			360,000	**360,000**
Pre-let repairs Traveller Sites	250,000	250,000	250,000	**750,000**	450,000	300,000		**750,000**
Maintenance of Traveller Specific Accommodation	250,000	250,000	250,000	**750,000**		150,000	600,000	**750,000**
St Brigid's Lawn Refurbishment Works	50,000			**50,000**	50,000			**50,000**
Barnlodge Refurbishment Works	700,000	300,000		**1,000,000**	1,000,000			**1,000,000**
Meakstown Close Refurbishment Works	100,000	50,000	50,000	**200,000**	200,000			**200,000**
Upgrade Works (All Traveller Sites)	450,000	350,000	350,000	**1,150,000**		450,000	700,000	**1,150,000**
Emergency Accommodation	100,000	100,000	100,000	**300,000**	300,000			**300,000**
Refurbishment of Travellers Sites	600,000	600,000	600,000	**1,800,000**	1,800,000			**1,800,000**
New Build	500,000	500,000	500,000	**1,500,000**	1,500,000			**1,500,000**
NCT Sillogue	500,000	2,000,000	1,500,000	**4,000,000**	4,000,000			**4,000,000**
Dunsink			500,000	**500,000**	500,000			**500,000**
St. Philomena's Park		800,000	700,000	**1,500,000**	1,500,000			**1,500,000**
Travellers Sub Total	**3,620,000**	**5,320,000**	**4,920,000**	**13,860,000**	**11,300,000**	**900,000**	**1,660,000**	**13,860,000**

CAPITAL PROGRAMME 2026-2028
HOUSING

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	GRANTS	REVENUE PROVISION	OTHER	TOTAL INCOME 2026-2028
Disabled Person's Grant								
Works For Disabled Tenants	500,000	500,000	500,000	**1,500,000**	1,350,000		150,000	**1,500,000**
Disabled Person's Grant Sub Total	**500,000**	**500,000**	**500,000**	**1,500,000**	**1,350,000**		**150,000**	**1,500,000**
Social Housing Construction								
Aoibhneas (CAS)	1,000,000	4,000,000	2,700,000	**7,700,000**	7,700,000			**7,700,000**
Baile na Móna Mooretown, Swords Phase 1 - Social	30,146,900	13,260,000		**43,406,900**	43,406,900			**43,406,900**
Baile na Móna Mooretown, Swords Phase 2 - Social			100,000	**100,000**	100,000			**100,000**
Ballough Place (Site at Leonards Garage)	85,500			**85,500**	85,500			**85,500**
Ballymastone Ph 1A. Ballisk Park, New Road, Donabate - Social	7,729,200			**7,729,200**	7,729,200			**7,729,200**
Ballymastone Phase 1 - Social	4,018,900			**4,018,900**	4,018,900			**4,018,900**
Ballymastone Phase 2 - Social	9,892,700	15,522,800		**25,415,500**	25,415,500			**25,415,500**
Ballymastone Phase 3 - Social		11,000,000	20,000,000	**31,000,000**	31,000,000			**31,000,000**
Blakestown Rd / Huntstown Way	6,644,000	7,604,500	232,800	**14,481,300**	14,481,300			**14,481,300**
Churchfields 3A - Social Units	190,300			**190,300**	190,300			**190,300**
Churchfields 3B - Social Units	23,562,500	1,250,100		**24,812,600**	24,812,600			**24,812,600**
Churchfields 4 - Future Project			100,000	**100,000**	100,000			**100,000**
Fingerpost, Kinsealy	51,800	1,058,800	1,088,400	**2,199,000**	2,199,000			**2,199,000**
Fortlawn Housing Infill Scheme (Social Units)	100,000	250,000	750,000	**1,100,000**	1,100,000			**1,100,000**
Garristown N&E (CAS)	2,000,000	320,000		**2,320,000**	2,320,000			**2,320,000**
Hayestown Rush Social Units	300,000			**300,000**	300,000			**300,000**
Holywell	3,283,600	328,600		**3,612,200**	3,612,200			**3,612,200**
Jugback	1,085,200	2,642,800	97,800	**3,825,800**	3,825,800			**3,825,800**
Knocksedan, Swords - Development of Social Housing	100,000	250,000	750,000	**1,100,000**	1,100,000			**1,100,000**
Lands at Dunsink	250,000	250,000	2,000,000	**2,500,000**	2,500,000			**2,500,000**
Marion House (CAS)	4,000,000	6,210,900		**10,210,900**	10,210,900			**10,210,900**
Mayeston (Poppintree)	401,600	2,131,600	23,230,100	**25,763,300**	25,763,300			**25,763,300**
Monastery Road (Church Rd, Lusk)	13,500			**13,500**	13,500			**13,500**
Mourne View Infill, Skerries	178,300	161,200		**339,500**	339,500			**339,500**
North Street Swords	4,038,800	300,000		**4,338,800**	4,338,800			**4,338,800**

CAPITAL PROGRAMME 2026-2028
HOUSING

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	GRANTS	REVENUE PROVISION	OTHER	TOTAL INCOME 2026-2028
O'Dwyers, Balbriggan	100,000	250,000	750,000	**1,100,000**	1,100,000			**1,100,000**
Park Road, Kenure, Rush	5,935,400	6,731,000	232,200	**12,898,600**	12,898,600			**12,898,600**
Remount, Lusk	1,034,900	196,600		**1,231,500**	1,231,500			**1,231,500**
Seatown Road, Swords	10,747,300	566,900		**11,314,200**	11,314,200			**11,314,200**
Tuckett's Lane	200,000	600,000	1,000,000	**1,800,000**	1,800,000			**1,800,000**
Woodside, Swords (Construction of Houses)	6,612,500	7,543,300	229,900	**14,385,700**	14,385,700			**14,385,700**
Social Housing Construction Sub Total	**123,702,900**	**82,429,100**	**53,261,200**	**259,393,200**	**259,393,200**			**259,393,200**
Social Housing Acquisitions								
Social Housing Acquisitions	13,300,000	10,300,000	8,300,000	**31,900,000**	31,900,000			**31,900,000**
CAS Acquisitions	500,000	500,000	500,000	**1,500,000**	1,500,000			**1,500,000**
Buy and Renew	1,200,000	1,200,000	1,200,000	**3,600,000**	3,600,000			**3,600,000**
CPO for vacant dwellings	2,000,000	2,000,000	2,000,000	**6,000,000**	6,000,000			**6,000,000**
Social Housing Acquisitions Sub Total	**17,000,000**	**14,000,000**	**12,000,000**	**43,000,000**	**43,000,000**			**43,000,000**
Social Housing CALF								
Capital Advance Leasing Facility (CALF)	45,000,000	48,000,000	51,000,000	**144,000,000**	144,000,000			**144,000,000**
CALF Sub Total	**45,000,000**	**48,000,000**	**51,000,000**	**144,000,000**	**144,000,000**			**144,000,000**

CAPITAL PROGRAMME 2026-2028
HOUSING

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	GRANTS	REVENUE PROVISION	OTHER	TOTAL INCOME 2026-2028
Part V Social								
Part V Social	65,000,000	75,000,000	80,000,000	**220,000,000**	220,000,000			**220,000,000**
Part V Social Subtotal	**65,000,000**	**75,000,000**	**80,000,000**	**220,000,000**	**220,000,000**			**220,000,000**
Social Housing Turnkey Acqusitions								
Mooretown Apartments (Turnkey)	27,360,000			**27,360,000**	27,360,000			**27,360,000**
Rivervalley Older Persons Housing (EOI 2023)	100,000	23,642,000		**23,742,000**	23,742,000			**23,742,000**
Priory Fields, Hackettstown, Ph1 Social Housing		5,763,000		**5,763,000**	5,763,000			**5,763,000**
Social Housing Turnkeys Sub Total	**27,460,000**	**29,405,000**		**56,865,000**	**56,865,000**			**56,865,000**
Affordable Housing Construction								
Baile na Mona, Swords Phase 1 - Affordable Equity	6,000,000	9,400,000		**15,400,000**	15,400,000			**15,400,000**
Baile na Mona, Swords, Phase 2 - Affordable Equity			2,600,000	**2,600,000**	2,600,000			**2,600,000**
Ballymastone Phase 2 - Affordable Equity	400,000			**400,000**	400,000			**400,000**
Ballymastone Phase 3 - Affordable Equity		400,000		**400,000**	400,000			**400,000**
Churchfields 3A - Affordable Equity	2,600,000			**2,600,000**	2,600,000			**2,600,000**
Churchfields 3A - Cost Rental units	651,000			**651,000**	651,000			**651,000**
Churchfields 3B - Affordable Equity	11,000,000			**11,000,000**	11,000,000			**11,000,000**
Hampton Demense, Castlelands, Skerries Affordable Equity		20,700,000		**20,700,000**	20,700,000			**20,700,000**
Priory Fields, Hackettstown Ph1 Affordable Equity		3,600,000		**3,600,000**	3,600,000			**3,600,000**
Affordable Housing Construction Sub Total	**20,651,000**	**34,100,000**	**2,600,000**	**57,351,000**	**57,351,000**			**57,351,000**
Part V Affordable								
Part V Affordable Equity	1,000,000	1,500,000	2,000,000	**4,500,000**	4,500,000			**4,500,000**
Part V Affordable Subtotal	**1,000,000**	**1,500,000**	**2,000,000**	**4,500,000**	**4,500,000**			**4,500,000**
Land Acquisition								
Future Land Acquisition	15,000,000	15,000,000	15,000,000	**45,000,000**	45,000,000			**45,000,000**
Land Acquisition Sub Total	**15,000,000**	**15,000,000**	**15,000,000**	**45,000,000**	**45,000,000**			**45,000,000**
HOUSING TOTAL	**331,413,900**	**318,134,100**	**234,161,200**	**883,709,200**	**856,479,200**	**9,150,000**	**18,080,000**	**883,709,200**

CAPITAL PROGRAMME 2026-2028
COMMUNITY

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028		REVENUE PROVISION	UNDER ASSESSMENT	TOTAL INCOME 2026-2028
Meakstown Community Centre	189,000			**189,000**		189,000		**189,000**
Hartstown Community Centre	131,300			**131,300**		131,300		**131,300**
Baldoyle Community Centre	274,300			**274,300**		274,300		**274,300**
Corduff Resource Centre	2,312,300	85,700		**2,398,000**		2,398,000		**2,398,000**
Donabate Portrane Community Centre	2,364,900	2,044,400	262,300	**4,671,600**		4,671,600		**4,671,600**
St Margarets Community Hall	342,900	432,800	40,300	**816,000**			816,000	**816,000**
Mulhuddart Community Centre	133,300	1,513,300	91,100	**1,737,700**			1,737,700	**1,737,700**
Rivermeade	300,000	115,700	12,000	**427,700**			427,700	**427,700**
Baldoyle Forum	989,200	1,048,100	106,000	**2,143,300**			2,143,300	**2,143,300**
Parslickstown House and Hall	733,400	1,414,200	142,500	**2,290,100**			2,290,100	**2,290,100**
Mountview Community Centre	916,600	1,986,400	177,200	**3,080,200**			3,080,200	**3,080,200**
Mountview Family Resource Centre	72,600	659,900	64,800	**797,300**			797,300	**797,300**
Community Centre Improvement Works	200,000	200,000	200,000	**600,000**			600,000	**600,000**
COMMUNITY TOTAL	**8,959,800**	**9,500,500**	**1,096,200**	**19,556,500**		**7,664,200**	**11,892,300**	**19,556,500**

CAPITAL PROGRAMME 2026-2028
PLANNING AND STRATEGIC INFRASTRUCTURE

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	OTHER	TOTAL INCOME 2026-2028
Greenways								
Broadmeadow Way	22,000,000	9,500,000	5,000,000	**36,500,000**		36,500,000		**36,500,000**
Sutton to Malahide Greenway	400,000	400,000	12,800,000	**13,600,000**		13,600,000		**13,600,000**
Fingal Coastal Way	500,000	1,000,000	8,000,000	**9,500,000**		9,500,000		**9,500,000**
Royal Canal Greenway	100,000	800,000	12,300,000	**13,200,000**		13,200,000		**13,200,000**
Harry Reynolds Road Cycle route	215,000			**215,000**		215,000		**215,000**
Pedestrian and Cycling Scheme at Granard Bridge Castleknock (formally known as Blanchardstown to Phoenix Park Route)	400,000	200,000	1,000,000	**1,600,000**	1,600,000			**1,600,000**
Kinsealy-Portmarnock Cycle Route Design	800,000	6,000,000	5,000,000	**11,800,000**	11,800,000			**11,800,000**
Damastown-Clonsilla Cycle Network	150,000	300,000	300,000	**750,000**		750,000		**750,000**
Brackenstown Bridge Swords	150,000	7,500,000	7,500,000	**15,150,000**		15,150,000		**15,150,000**
Donabate Pedestrian Bridge (Cycle facilities included)	70,000			**70,000**		70,000		**70,000**
Donabate Active Travel Routes	270,000			**270,000**		270,000		**270,000**
Canal Loop Greenway Lucan to Royal Canal	300,000	1,000,000		**1,300,000**	1,300,000			**1,300,000**
Lusk-Rush Cycle Route	450,000	1,000,000	4,000,000	**5,450,000**	450,000	5,000,000		**5,450,000**
Liffey Crossing	500,000	500,000	500,000	**1,500,000**		1,500,000		**1,500,000**
Racecourse Park Baldoyle Greenway	4,000,000	100,000	4,000,000	**8,100,000**	8,100,000			**8,100,000**
Greenways Sub Total	**30,305,000**	**28,300,000**	**60,400,000**	**119,005,000**	**23,250,000**	**95,755,000**		**119,005,000**

CAPITAL PROGRAMME 2026-2028
PLANNING AND STRATEGIC INFRASTRUCTURE

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	OTHER	TOTAL INCOME 2026-2028
Transportation Schemes								
Snugborough Interchange (Cycle facilities included)	100,000			**100,000**	100,000			**100,000**
N3 Upgrade	400,000	400,000	500,000	**1,300,000**		1,300,000		**1,300,000**
Ongar to Barnhill Link Road	500,000	100,000		**600,000**	600,000			**600,000**
Swords Transport Network (Cycle facilities included)	400,000	400,000	400,000	**1,200,000**		1,200,000		**1,200,000**
Turvey Avenue & Portrane Road Enhancement Projects	1,344,000	56,000		**1,400,000**	1,400,000			**1,400,000**
Donabate Distributor Road Phase 2	1,232,000	1,525,000	5,692,000	**8,449,000**	8,449,000			**8,449,000**
Blakes Cross (Cycle facilities included)	1,032,000	1,000,000	2,375,000	**4,407,000**	4,407,000			**4,407,000**
R132 Junctions	8,000,000	8,000,000	1,000,000	**17,000,000**		17,000,000		**17,000,000**
Swords Western Distributor Road	400,000	500,000		**900,000**	900,000			**900,000**
Swords Main Street Transformation	650,000	500,000	10,000,000	**11,150,000**	11,150,000			**11,150,000**
Swords Transport Network (Swords to Malahide Active Travel Route)	400,000	500,000	1,000,000	**1,900,000**		1,900,000		**1,900,000**
Seamount Road Footpath Connectivity Project	200,000	250,000	500,000	**950,000**	950,000			**950,000**
Kellystown Road	500,000	500,000	500,000	**1,500,000**	1,500,000			**1,500,000**
Golf Links Access Road	500,000	500,000	5,000,000	**6,000,000**		6,000,000		**6,000,000**
Claremount Bridge	50,000	50,000		**100,000**	100,000			**100,000**
Glen Ellen/Balheary Road Junction	100,000	200,000	2,000,000	**2,300,000**	2,300,000			**2,300,000**
R132 Active Travel Route	100,000	250,000	250,000	**600,000**	600,000			**600,000**

CAPITAL PROGRAMME 2026-2028
PLANNING AND STRATEGIC INFRASTRUCTURE

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	OTHER	TOTAL INCOME 2026-2028
Naul Road Upgrade	200,000	200,000	200,000	**600,000**		600,000		**600,000**
Transportation Schemes Sub Total	**16,108,000**	**14,931,000**	**29,417,000**	**60,456,000**	**32,456,000**	**28,000,000**		**60,456,000**
LIHAF, Greenways and Transportation Schemes Sub Total	**46,413,000**	**43,231,000**	**89,817,000**	**179,461,000**	**55,706,000**	**123,755,000**		**179,461,000**
Building Control Inspectorate								
Taking In Charge Works Programme	1,000,000	1,500,000	2,000,000	**4,500,000**			4,500,000	**4,500,000**
Building Control Inspectorate Sub Total	**1,000,000**	**1,500,000**	**2,000,000**	**4,500,000**			**4,500,000**	**4,500,000**
Parks, Pitches & Open Spaces								
Bremore Castle & Car Park	200,000			**200,000**	200,000			**200,000**
Bremore Regional Park (approved part 8 works)	3,500,000	2,000,000	500,000	**6,000,000**	6,000,000			**6,000,000**
Balleally Landfill (Development of Rogerstown Park)	500,000	500,000	500,000	**1,500,000**	1,500,000			**1,500,000**
Beechpark Gardens (Shackleton Gardens)	50,000			**50,000**	50,000			**50,000**
Coastal Defence Works (l.a. for planned works at The Burrow & Rush)	2,500,000	5,000,000	20,000,000	**27,500,000**		27,500,000		**27,500,000**
General Biodiversity Work	2,000,000	2,000,000	2,000,000	**6,000,000**	6,000,000			**6,000,000**
Dublin Bay Biosphere	150,000	150,000	150,000	**450,000**	450,000			**450,000**
Pathway Upgrading Howth (SAAO Operational Plan)	50,000	50,000	50,000	**150,000**	150,000			**150,000**
Drumanagh Conservation Capital	100,000	100,000	100,000	**300,000**	300,000			**300,000**
Corduff Sports Centre (All Weather Pitch)	2,000,000	500,000	100,000	**2,600,000**	2,600,000			**2,600,000**
Parks, Pitches & Open Spaces Sub Total	**11,050,000**	**10,300,000**	**23,400,000**	**44,750,000**	**17,250,000**	**27,500,000**		**44,750,000**

CAPITAL PROGRAMME 2026-2028
PLANNING AND STRATEGIC INFRASTRUCTURE

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	OTHER	TOTAL INCOME 2026-2028
Recreational Hubs								
Racecourse Park Baldoyle	1,000,000	2,000,000	1,000,000	**4,000,000**	4,000,000			**4,000,000**
Ward River Park Development Project	3,000,000	2,000,000	2,000,000	**7,000,000**	7,000,000			**7,000,000**
Porterstown Park Recreational Hub	50,000			**50,000**	50,000			**50,000**
Ballymastone Recreational Hub & Corballis Nature Park	6,000,000	1,500,000	500,000	**8,000,000**		8,000,000		**8,000,000**
St. Catherine's Park/Coldblow Lucan - Park Extension Works	50,000	250,000	1,000,000	**1,300,000**	1,300,000			**1,300,000**
Bleach Green Works RE: Acquisition of Lands	500,000		500,000	**1,000,000**	1,000,000			**1,000,000**
Tolka Valley Regional Park Development Plan	200,000	500,000	3,000,000	**3,700,000**	3,700,000			**3,700,000**
Clongriffin Access Public Realm	50,000			**50,000**	50,000			**50,000**
Rush Recreational Hub	200,000	200,000	200,000	**600,000**	600,000			**600,000**
Rathmore Park Recreational Hub (Lusk)	2,500,000	400,000		**2,900,000**	2,900,000			**2,900,000**
Recreational Hubs Sub Total	**13,550,000**	**6,850,000**	**8,200,000**	**28,600,000**	**20,600,000**	**8,000,000**		**28,600,000**
Town Parks & Playgrounds								
Skerries Town Park Skatepark & Playground (upgrade)	300,000	50,000		**350,000**	350,000			**350,000**
Hazelbury Park Playground	350,000			**350,000**	350,000			**350,000**
Hartstown Park Playground	350,000			**350,000**	350,000			**350,000**
Portrane Village Playground	350,000			**350,000**	350,000			**350,000**
Naul Village Park Development	1,500,000			**1,500,000**	1,500,000			**1,500,000**

CAPITAL PROGRAMME 2026-2028
PLANNING AND STRATEGIC INFRASTRUCTURE

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	OTHER	TOTAL INCOME 2026-2028
Loughshinny Playground	350,000			**350,000**	350,000			**350,000**
Millennium Park Blanchardstown	50,000	300,000	300,000	**650,000**	650,000			**650,000**
Town Parks & Playgrounds Sub Total	**3,250,000**	**350,000**	**300,000**	**3,900,000**	**3,900,000**			**3,900,000**
Masterplans and Studies								
FDP 2023-2029 (LAP's, Masterplans & Studies)	1,000,000	1,000,000	1,000,000	**3,000,000**			3,000,000	**3,000,000**
Masterplans and Studies Sub Total	**1,000,000**	**1,000,000**	**1,000,000**	**3,000,000**			**3,000,000**	**3,000,000**
PLANNING TOTAL	**76,263,000**	**63,231,000**	**124,717,000**	**264,211,000**	**97,456,000**	**159,255,000**	**7,500,000**	**264,211,000**

CAPITAL PROGRAMME 2026-2028
OPERATIONS

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028		LEVIES	Grants	REVENUE PROVISION	UNDER ASSESSMENT	Other	TOTAL INCOME 2026-2028
Road Investment and Bridges											
Roads Investment Programme	2,800,000	2,800,000	2,800,000	**8,400,000**		8,400,000					**8,400,000**
Pay & Display Meter Replacement Programme	80,000	80,000	80,000	**240,000**				240,000			**240,000**
Bridge Rehabilitation	400,000	400,000	400,000	**1,200,000**				225,000	975,000		**1,200,000**
Traffic Network - Upgrade to Software	120,000	120,000		**240,000**				240,000			**240,000**
Countywide Pedestrian, Cycleway and Footpath Connectivity Works	700,000	650,000	650,000	**2,000,000**		2,000,000					**2,000,000**
CCTV Countywide	300,000	200,000	200,000	**700,000**				700,000			**700,000**
Road Investment and Bridges Sub Total	**4,400,000**	**4,250,000**	**4,130,000**	**12,780,000**		**10,400,000**		**1,405,000**	**975,000**		**12,780,000**
Energy Efficiencies											
FCC Fleet - Electric Vehicle Charging Points and Software	500,000	200,000	100,000	**800,000**				800,000			**800,000**
Upgrade of Floodlighting to LED in sports pitches (astro) and depots - Countywide	60,000	60,000	20,000	**140,000**				140,000			**140,000**
Energy Efficiencies Sub Total	**560,000**	**260,000**	**120,000**	**940,000**				**940,000**			**940,000**
Harbours and Estuaries											
Skerries	1,000,000	2,500,000	50,000	**3,550,000**		3,550,000					**3,550,000**
Balbriggan	100,000	1,000,000	85,000	**1,185,000**		1,185,000					**1,185,000**
Rush	10,000	10,000	10,000	**30,000**		30,000					**30,000**
Loughshinny Harbour Dredging Works	127,000	50,000	750,000	**927,000**		927,000					**927,000**
Harbours Sub Total	**1,237,000**	**3,560,000**	**895,000**	**5,692,000**		**5,692,000**					**5,692,000**
Public Conveniences											
Refurbishment of Public Conveniences	400,000	350,000	100,000	**850,000**				850,000			**850,000**
Public Conveniences Sub Total	**400,000**	**350,000**	**100,000**	**850,000**				**850,000**			**850,000**

CAPITAL PROGRAMME 2026-2028

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028		LEVIES	Grants	REVENUE PROVISION	UNDER ASSESSMENT	Other	TOTAL INCOME 2026-2028
Cemeteries											
Mulhuddart	730,000			**730,000**					730,000		**730,000**
Balgriffin	300,000	300,000	300,000	**900,000**					900,000		**900,000**
Kellystown	150,000			**150,000**					150,000		**150,000**
Cemetery Extensions Balbriggan/Swords	200,000	200,000	100,000	**500,000**				500,000			**500,000**
Cemeteries Sub Total	**1,380,000**	**500,000**	**400,000**	**2,280,000**				**500,000**	**1,780,000**		**2,280,000**
Regional Parks											
Ardgillan Demesne	800,000	300,000	200,000	**1,300,000**		1,300,000					**1,300,000**
Newbridge Demesne	220,000	220,000	220,000	**660,000**		660,000					**660,000**
Santry Demesne	150,000	100,000	50,000	**300,000**		300,000					**300,000**
Tolka Valley Park Improvements	175,000	150,000	150,000	**475,000**		475,000					**475,000**
St Catherines Park, Lucan	850,000	300,000	250,000	**1,400,000**		1,400,000					**1,400,000**
Town Centre, Millennium Park, Blanchardstown	250,000	160,000	160,000	**570,000**		570,000					**570,000**
Malahide Demesne	250,000	250,000	250,000	**750,000**		750,000					**750,000**
Talbot Gardens and Butterfly House	250,000	180,000	180,000	**610,000**		610,000					**610,000**
Regional Parks Sub Total	**2,945,000**	**1,660,000**	**1,460,000**	**6,065,000**		**6,065,000**					**6,065,000**
Parks & Open Spaces											
Castleknock/Mulhuddart											
Hartstown Park Improvements	90,000	60,000	60,000	**210,000**		210,000					**210,000**
Tyrrelstown Park	150,000	100,000	100,000	**350,000**		350,000					**350,000**
Ladyswell Park/Mick Walsh Park	40,000	40,000	40,000	**120,000**		120,000					**120,000**
Corduff Park	15,000	15,000	15,000	**45,000**		45,000					**45,000**
Tir Na N'Og Park, Carpenterstown	85,000	25,000	25,000	**135,000**		135,000					**135,000**
Porterstown Park	775,000	50,000	50,000	**875,000**		875,000					**875,000**
Ongar Open Space	100,000	50,000	50,000	**200,000**		200,000					**200,000**

CAPITAL PROGRAMME 2026-2028
OPERATIONS

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028		LEVIES	Grants	REVENUE PROVISION	UNDER ASSESSMENT	Other	TOTAL INCOME 2026-2028
Waterville Park	80,000	60,000	60,000	**200,000**		200,000					**200,000**
Hazelbury Park	10,000	10,000	25,000	**45,000**		45,000					**45,000**
Shackleton Gardens	200,000	125,000	100,000	**425,000**		425,000					**425,000**
Littlepace Park, Clonee, D15	15,000	15,000	15,000	**45,000**		45,000					**45,000**
Lanesborough Park	50,000	50,000	50,000	**150,000**		150,000					**150,000**
Balbriggan/Swords											
Ward River Valley Park	200,000	200,000	100,000	**500,000**		500,000					**500,000**
Swords Townpark	100,000	50,000	50,000	**200,000**		200,000					**200,000**
Holywell Park, Swords	100,000	100,000	50,000	**250,000**		250,000					**250,000**
Swords - Millers Glen, Balheary, Rathbeale Archaeological Park	100,000	75,000	75,000	**250,000**		250,000					**250,000**
The Glebe Park, Balrothery	150,000	50,000	50,000	**250,000**		250,000					**250,000**
Open Space Chapel Farm Drive Lusk	50,000	50,000		**100,000**		100,000					**100,000**
Recreation Hub, Lusk	100,000	50,000	50,000	**200,000**		200,000					**200,000**
Skerries Townpark	100,000	50,000	50,000	**200,000**		200,000					**200,000**
Balbriggan Town Park including Millpond Park Operations	100,000	50,000	25,000	**175,000**		175,000					**175,000**
St Catherines Park, Rush including Portico Open Space	100,000	50,000		**150,000**		150,000					**150,000**
Kenure Entrances Rush Refurbishment & Restoration	200,000	50,000		**250,000**		150,000	100,000				**250,000**
Howth/Malahide											
Redrock Park, Howth - Improvements	70,000	70,000	70,000	**210,000**		210,000					**210,000**
Robswall Park Development	30,000	30,000	30,000	**90,000**		90,000					**90,000**
Racecourse Park, Baldoyle (Millennium)	30,000	30,000	30,000	**90,000**		90,000					**90,000**
Kettles Park	50,000	50,000	50,000	**150,000**		150,000					**150,000**
Parks & Open Spaces Sub Total	**3,090,000**	**1,555,000**	**1,220,000**	**5,865,000**		**5,765,000**	**100,000**				**5,865,000**

CAPITAL PROGRAMME 2026-2028
OPERATIONS

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028		LEVIES	Grants	REVENUE PROVISION	UNDER ASSESSMENT	Other	TOTAL INCOME 2026-2028
Coastal Walks, Carparks & Signage											
Howth Malahide Coastal Walks, Footpaths & Car Parks	125,000	100,000	100,000	**325,000**		325,000					**325,000**
Balbriggan/Swords Coastal Walks, Footpaths & Car Parks	125,000	100,000	100,000	**325,000**		325,000					**325,000**
Beach Lifeguard Facilities	180,000	30,000	30,000	**240,000**				240,000			**240,000**
Parks & Heritage Signage	75,000	75,000	75,000	**225,000**		225,000					**225,000**
Coastal Walks, Carparks & Signage Sub Total	**505,000**	**305,000**	**305,000**	**1,115,000**		**875,000**		**240,000**			**1,115,000**
Countywide Pitches and Playgrounds											
Countywide Playing Pitches	400,000	400,000	400,000	**1,200,000**		1,200,000					**1,200,000**
Countywide Pitch Changing Facilities	175,000	150,000	100,000	**425,000**		425,000					**425,000**
Playgrounds	500,000	500,000	300,000	**1,300,000**				1,300,000			**1,300,000**
Upgrade Works at Allotments	40,000			**40,000**				40,000			**40,000**
Countywide Pitches and Playgrounds Sub Total	**1,115,000**	**1,050,000**	**800,000**	**2,965,000**		**1,625,000**		**1,340,000**			**2,965,000**
Depot Works											
Fancourt Depot	150,000	100,000	50,000	**300,000**				300,000			**300,000**
Newbridge - Depot Works	200,000	50,000	25,000	**275,000**				275,000			**275,000**
Estuary Recycling Centre	60,000			**60,000**				60,000			**60,000**
Watery Lane and Castlefarm	100,000	50,000	50,000	**200,000**				200,000			**200,000**
Coolmine Depot	150,000	150,000	150,000	**450,000**				450,000			**450,000**
Corr's Bridge and Techcrete Depots	100,000	100,000		**200,000**				200,000			**200,000**
Depot Works Sub Total	**760,000**	**450,000**	**275,000**	**1,485,000**				**1,485,000**			**1,485,000**

CAPITAL PROGRAMME 2026-2028
OPERATIONS

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028		LEVIES	Grants	REVENUE PROVISION	UNDER ASSESSMENT	Other	TOTAL INCOME 2026-2028
Surface Water											
Howth Surface Water Culvert Replacement	5,000			**5,000**		5,000					**5,000**
Tucketts Lane Combined Network Separation	250,000			**250,000**						250,000	**250,000**
Howth Surface Water Culvert Replacement Contract	50,000	100,000	30,000	**180,000**		180,000					**180,000**
Beaverstown Surface Water Scheme	50,000	150,000		**200,000**		200,000					**200,000**
Assessment of the Storm Water Network in Portrane / Donabate		50,000	100,000	**150,000**		150,000					**150,000**
Clonsilla-Mulhuddart Surface Water Network Improvements	40,000	60,000	80,000	**180,000**		180,000					**180,000**
Swords / Lissenhall Surface Water Network	40,000	60,000	120,000	**220,000**		220,000					**220,000**
The Rawn, Stormwater Upgrade - Malahide		30,000	20,000	**50,000**		50,000					**50,000**
Feasibility Study for Countywide SW Drainage Model		10,000		**10,000**		10,000					**10,000**
SUDS Strategy and Retrofit Scheme	60,000	80,000	120,000	**260,000**		260,000					**260,000**
Lusk Surface Water Network	100,000	60,000	60,000	**220,000**		220,000					**220,000**
Fingal Surface Water Network Improvements (excluding specific areas above, including Fingal South, Central and North)	100,000	150,000	200,000	**450,000**		450,000					**450,000**
Surface Water Works Improvement Programme (Misconnection Works)	20,000	20,000	20,000	**60,000**		60,000					**60,000**
Surface Water Pumping Stations Capital Improvements	30,000	30,000	30,000	**90,000**		90,000					**90,000**
Church Road Surface Water Network Improvement Scheme	60,000			**60,000**		60,000					**60,000**
Surface Water Sub Total	**805,000**	**800,000**	**780,000**	**2,385,000**		**2,135,000**				**250,000**	**2,385,000**
OPERATIONS TOTAL	**17,197,000**	**14,740,000**	**10,485,000**	**42,422,000**		**32,557,000**	**100,000**	**6,760,000**	**2,755,000**	**250,000**	**42,422,000**

CAPITAL PROGRAMME 2026-2028
ENVIRONMENT, CLIMATE ACTION, ACTIVE TRAVEL AND SPORT

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	REVENUE PROVISION	UNDER ASSESSMENT	TOTAL INCOME 2026-2028
Environment									
Landfill Projects									
Balleally Landfill Restoration & Development	60,000	75,000	1,000,000	**1,135,000**			1,135,000		**1,135,000**
Nevitt Landfill	50,000	50,000	50,000	**150,000**			150,000		**150,000**
Dunsink Landfill Restoration & Development	1,015,000	25,000	50,000	**1,090,000**			1,090,000		**1,090,000**
Brooks End Unregulated Landfill	100,000	150,000	150,000	**400,000**			400,000		**400,000**
Barnageeragh Historic Landfill Remediation	50,000	125,000	125,000	**300,000**			300,000		**300,000**
Landfill Projects Sub Total	**1,275,000**	**425,000**	**1,375,000**	**3,075,000**			**3,075,000**		**3,075,000**
Climate Mitigation Measures									
Blanchardstown District Heating Scheme	400,000	700,000	800,000	**1,900,000**		1,900,000			**1,900,000**
Climate Mitigation Measures Sub Total	**400,000**	**700,000**	**800,000**	**1,900,000**		**1,900,000**			**1,900,000**
Sport									
Castlelands Swimming Pool	3,000,000	7,000,000	1,000,000	**11,000,000**				11,000,000	**11,000,000**
Sport Sub Total	**3,000,000**	**7,000,000**	**1,000,000**	**11,000,000**				**11,000,000**	**11,000,000**
Active Travel									
Public usage - Electric Vehicle Charging Points and Software	4,000,000	1,000,000	1,000,000	**6,000,000**		6,000,000			**6,000,000**
New Street, Malahide	1,772,191	3,333,332	253,075	**5,358,598**		5,358,598			**5,358,598**
Fingal Cycling Training Facilities	85,000	85,000	85,000	**255,000**	255,000				**255,000**
Broomfield to Paddy's Hill Cycling Scheme	233,332	146,666	221,250	**601,248**		601,248			**601,248**
Bicycle Parking	100,000	100,000	100,000	**300,000**	300,000				**300,000**
Baldoyle Circle (Baldoyle Phase 2 Improvement of Pedestrian and Cycle Facilities on existing Road Network	85,156	85,156	85,156	**255,468**		255,468			**255,468**
Rathingle to Rivervalley Cycle Scheme	75,000	475,000	25,000	**575,000**		575,000			**575,000**
Snugborough Road - NAC to Ongar	114,000	1,936,000	4,572,000	**6,622,000**		6,622,000			**6,622,000**
Seatown Roundabout to Estuary Road (Swords to Malahide)	1,800,000	200,000		**2,000,000**		2,000,000			**2,000,000**

CAPITAL PROGRAMME 2026-2028
ENVIRONMENT, CLIMATE ACTION, ACTIVE TRAVEL AND SPORT

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	REVENUE PROVISION	UNDER ASSESSMENT	TOTAL INCOME 2026-2028
Donabate to Portrane (R126) - Distributor Rd to Portrane Avenue	200,000	2,215,000	1,025,000	**3,440,000**		3,440,000			**3,440,000**
Balbriggan - Coney Hill From Devlin Bridge to Bremore Cottages	120,000	50,000		**170,000**		170,000			**170,000**
Skerries - Harbour Road Public Realm Scheme	2,670,000	550,000	250,000	**3,470,000**		3,470,000			**3,470,000**
Skerries Active Travel Plan	1,150,000	1,150,000	300,000	**2,600,000**		2,600,000			**2,600,000**
Seamount Heights to Old Golf Links Park	750,000	41,500		**791,500**	791,500				**791,500**
Castleknock to Dunsink Lane	5,369,100	313,500		**5,682,600**		5,682,600			**5,682,600**
Clonee to Blanchardstown Shopping Centre	162,232	9,240,000	1,000,000	**10,402,232**		10,402,232			**10,402,232**
Balrothery Mobility Scheme	248,368	3,457,650	1,130,000	**4,836,018**		4,836,018			**4,836,018**
Balbriggan Road Mill Street and Drogheda Street	60,000	2,985,000	750,000	**3,795,000**		3,795,000			**3,795,000**
Data collections traffic, air, noise	50,000	50,000	50,000	**150,000**		150,000			**150,000**
Permeability Links North County (2025 - 2027)	300,000	300,000	300,000	**900,000**	900,000				**900,000**
Castleknock to Blanchardstown via Farmleigh (cycle scheme)	200,000	200,000	2,400,000	**2,800,000**		2,800,000			**2,800,000**
Active Travel - Feltrim Road Improved Pedestrian & Cycling Facilities	247,029	6,132,570	6,063,267	**12,442,866**		12,442,866			**12,442,866**
Holy Family Junior National School (Swords) (SRTS R2)	707,090	40,000		**747,090**		747,090			**747,090**
St. Helen's National School - Portmarnock (SRTS R2)	682,090	40,000		**722,090**		722,090			**722,090**
Scoil Bhríde Buachaillí - Blanchardstown (SRTS R2)	282,090	40,000		**322,090**		322,090			**322,090**
Scoil Bhríde Cailíníí - Blanchardstown (SRTS R2)	282,090	40,000		**322,090**		322,090			**322,090**
St Colmcille's National School (Swords) (SRTS R2)	663,090	40,000		**703,090**		703,090			**703,090**
Fingal Small Works Safe Routes to School	300,000			**300,000**		300,000			**300,000**
Loughshinny Active Travel	100,000	100,000		**200,000**	200,000				**200,000**
Hartstown Way Huntstown Road Phase 2	4,147,500	237,500		**4,385,000**		4,385,000			**4,385,000**

CAPITAL PROGRAMME 2026-2028
ENVIRONMENT, CLIMATE ACTION, ACTIVE TRAVEL AND SPORT

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	GRANTS	REVENUE PROVISION	UNDER ASSESSMENT	TOTAL INCOME 2026-2028
St. Nichola's of Myra NS (SRTS R3)	347,722	305,000		**652,722**		652,722			**652,722**
Scoil Mhuire JNS (SRTS R3)	347,722	305,000		**652,722**		652,722			**652,722**
Scoil Thomais (SRTS R3)	347,722	305,000		**652,722**		652,722			**652,722**
Donabate ETNS (SRTS R3)	347,722	305,000		**652,722**		652,722			**652,722**
Holywell ETNS (SRTS R3)	347,722	305,000		**652,722**		652,722			**652,722**
Malahide/Portmarnock ETNS (SRTS R3)	347,722	305,000		**652,722**		652,722			**652,722**
Broadmeadow Community NS (SRTS R3)	347,722	305,000		**652,722**		652,722			**652,722**
Fingal Quiet Streets	80,000			**80,000**	80,000				**80,000**
Active Travel Sub Total	**29,469,412**	**36,718,874**	**19,609,748**	**85,798,034**	**2,526,500**	**83,271,534**			**85,798,034**
ENVIRONMENT, CLIMATE ACTION, ACTIVE TRAVEL AND SPORT TOTAL	**34,144,412**	**44,843,874**	**22,784,748**	**101,773,034**	**2,526,500**	**85,171,534**	**3,075,000**	**11,000,000**	**101,773,034**

CAPITAL PROGRAMME 2026-2028
ECONOMIC, ENTERPRISE, TOURISM AND CULTURAL DEVELOPMENT

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	LOANS	GRANTS	REVENUE PROVISION	UNDER ASSESSMENT	TOTAL INCOME 2026-2028
Swords Cultural Quarter										
County Library, Arts Centre & Theatre	32,383,600	1,979,700		**34,363,300**		34,363,300				**34,363,300**
SCQ-Public Realm	7,000,000	3,000,000		**10,000,000**	10,000,000					**10,000,000**
Swords Cultural Quarter Sub Total	**39,383,600**	**4,979,700**		**44,363,300**	**10,000,000**	**34,363,300**				**44,363,300**
Urban/Rural Regeneration										
Our Balbriggan URDF Project No.1: Quay Street & Harbour including RNLI Boathouse	8,000,000			**8,000,000**			6,000,000	2,000,000		**8,000,000**
Our Balbriggan URDF Project No. 2: 2-4 Dublin Street	3,000,000	816,273		**3,816,273**			2,862,205	954,068		**3,816,273**
Our Balbriggan URDF Project No.3: 10-16 Bridge Street (de Bruin's Site)	1,933,977	6,000,000	5,500,000	**13,433,977**			10,075,483	3,358,494		**13,433,977**
Our Balbriggan URDF Project No.4: Railway Street & Station Plaza		250,000	250,000	**500,000**			375,000	125,000		**500,000**
Our Balbriggan URDF Project No.5: Promenade Coastal Improvement & Restorations	1,002,961	634,949	2,000,000	**3,637,910**			2,728,433	909,478		**3,637,910**
Balbriggan Youth Recreation Spaces	50,000	50,000	50,000	**150,000**				150,000		**150,000**
Town Regeneration Supported Schemes	1,129,625	564,812	564,813	**2,259,250**			1,694,438	564,813		**2,259,250**
URDF 3: Vacant Properties & Derelict Sites	900,000	900,000	900,000	**2,700,000**			2,700,000			**2,700,000**
Urban/Rural Regeneration Sub Total	**16,016,563**	**9,216,034**	**9,264,813**	**34,497,410**			**26,435,558**	**8,061,853**		**34,497,410**
Heritage Properties										
Development works to Malahide Castle	1,205,568	648,009		**1,853,577**				1,853,577		**1,853,577**
Bremore Castle	500,000	1,800,000	200,000	**2,500,000**					2,500,000	**2,500,000**
Development works to Ardgillan Castle	18,000	250,000	250,000	**518,000**				518,000		**518,000**
Skerries Mills Red barn	1,600,000	75,000		**1,675,000**					1,675,000	**1,675,000**
Skerries Martello Tower	500,000	700,000		**1,200,000**				1,200,000		**1,200,000**
Swords Castle	413,000	21,000		**434,000**					434,000	**434,000**
Shackleton Mills	255,000	15,000		**270,000**					270,000	**270,000**
Howth Martello Tower	30,000	30,000	10,000	**70,000**					70,000	**70,000**
Malahide Demesne Properties	75,000	250,000	250,000	**575,000**					575,000	**575,000**
M&E Newbridge House	1,121,000	260,000	77,000	**1,458,000**					1,458,000	**1,458,000**
Heritage Properties Sub Total	**5,717,568**	**4,049,009**	**787,000**	**10,553,577**				**3,571,577**	**6,982,000**	**10,553,577**

CAPITAL PROGRAMME 2026-2028
ECONOMIC, ENTERPRISE, TOURISM AND CULTURAL DEVELOPMENT

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	LEVIES	LOANS	GRANTS	REVENUE PROVISION	UNDER ASSESSMENT	TOTAL INCOME 2026-2028
Industrial Development										
Enterprise Centres	100,000	100,000	100,000	**300,000**				300,000		**300,000**
Damastown Industrial Estate	500,000			**500,000**	500,000					**500,000**
Stephenstown Industrial Estate	2,000,000	4,000,000	6,000,000	**12,000,000**	12,000,000					**12,000,000**
Cherryhound Lands	1,000,000	1,000,000		**2,000,000**	2,000,000					**2,000,000**
Upgrade Works for Industrial/Business Parks	500,000			**500,000**	500,000					**500,000**
Industrial Development Sub Total	**4,100,000**	**5,100,000**	**6,100,000**	**15,300,000**	**15,000,000**			**300,000**		**15,300,000**
Council Properties										
Sluagh Hall, Swords	20,000	10,000	10,000	**40,000**					40,000	**40,000**
Maintenance of Community Properties (Balrothery Community/Heritage Centre	100,000	10,000	10,000	**120,000**					120,000	**120,000**
56 Church Street Skerries	10,000	10,000	10,000	**30,000**					30,000	**30,000**
Buzzardstown House	10,000	10,000	10,000	**30,000**					30,000	**30,000**
Council Properties Sub Total	**140,000**	**40,000**	**40,000**	**220,000**					**220,000**	**220,000**
Libraries										
Skerries - Refurbishment of Library	178,600			**178,600**				178,600		**178,600**
Improvement works to Libraries (Malahide/Balbriggan/Blanchardstown)	547,100	394,000	58,500	**999,600**					999,600	**999,600**
Baldoyle - General Works	35,300			**35,300**				35,300		**35,300**
Donabate Library - Ballisk House Extension	250,000	2,000,000	1,000,000	**3,250,000**					3,250,000	**3,250,000**
Howth - Refurbishment of Library	187,000	500,000		**687,000**					687,000	**687,000**
My Open Library (MOL) Works	34,200	600,000	600,000	**1,234,200**					1,234,200	**1,234,200**
Churchfields Library, Dublin 15	800,000	500,000	1,000,000	**2,300,000**					2,300,000	**2,300,000**
Libraries Sub Total	**2,032,200**	**3,994,000**	**2,658,500**	**8,684,700**				**213,900**	**8,470,800**	**8,684,700**
Arts										
Per Cent for Art Projects	200,000	470,000	500,000	**1,170,000**	1,170,000					**1,170,000**
Seamus Ennis Arts Centre	500,000	1,000,000		**1,500,000**					1,500,000	**1,500,000**
Arts Sub Total	**700,000**	**1,470,000**	**500,000**	**2,670,000**	**1,170,000**				**1,500,000**	**2,670,000**
ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT TOTAL	**68,089,931**	**28,848,743**	**19,350,313**	**116,288,987**	**26,170,000**	**34,363,300**	**26,435,558**	**12,147,330**	**17,172,800**	**116,288,987**

CAPITAL PROGRAMME 2026-20278
CORPORATE AND DIGITAL SERVICES

DESCRIPTION	EXP 2026	EXP 2027	EXP 2028	TOTAL EXP 2026-2028	REVENUE PROVISION	UNDER ASSESSMENT	TOTAL INCOME 2026-2028
Corporate							
Corporate Buildings Improvements (Creche)	50,000	50,000	50,000	**150,000**	150,000		**150,000**
County Hall Upgrade Works/Workplace Spatial Strategy	575,000			**575,000**	575,000		**575,000**
Baldoyle Library	25,000			**25,000**	25,000		**25,000**
Draíocht/Blanchardstown Library	750,000			**750,000**	750,000		**750,000**
Grove Road	270,000	150,000	120,000	**540,000**	540,000		**540,000**
EPC	300,000	200,000	200,000	**700,000**	700,000		**700,000**
County Hall	1,100,000	300,000	200,000	**1,600,000**	1,600,000		**1,600,000**
Malahide Library	100,000			**100,000**	100,000		**100,000**
Balbriggan Library	100,000			**100,000**	100,000		**100,000**
Corporate Sub Total	**3,270,000**	**700,000**	**570,000**	**4,540,000**	**4,540,000**		**4,540,000**
Digital Services							
Network	120,000	500,000	150,000	**770,000**		770,000	770,000
Storage compute	600,000	200,000		**800,000**		800,000	800,000
Digital Services Sub Total	**720,000**	**700,000**	**150,000**	**1,570,000**		**1,570,000**	**1,570,000**
CORPORATE AND DIGITAL SERVICES TOTAL	**3,990,000**	**1,400,000**	**720,000**	**6,110,000**	**4,540,000**	**1,570,000**	**6,110,000**

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 21

PROPOSED DISPOSAL OF PROPERTIES

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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 1603

16th September 2025

TO: Each Member of the Council

RE: Notice of proposed disposal of land at Clonswords, Ballyboughal, Co. Dublin to Mr John Rodgers

Mr John Rodgers of Murragh Farm, Oldtown, Co. Dublin has approached the Council regarding an exchange of lands at Ballyboughal, Co. Dublin. Mr Rodgers owns a parcel of c. 3.63 acres of land zoned RU/RV in Ballyboughal Village in Folio DN220760F adjacent to Ballyboughal Graveyard, which he proposes to exchange for c. 42.98 acres of Council owned land to the north of Ballyboughal Village, Clonswords, Co. Dublin in Folio DN194548F, which is zoned RU 'Rural' and is currently in agricultural use under a con-acre licence agreement to Mr. Rodgers through the Council's annual advertised con-acre lettings process.

Following valuation of both plots of land and negotiations between the parties, it has been agreed to proceed by way of a direct exchange of lands in which Fingal County Council will dispose of the c. 42.98 acres of Council owned land at Clonswords, Ballyboughal, Co. Dublin to Mr John Rodgers in exchange for the acquisition of the c. 3.63 acres of land at Ballyboughal Village, Co. Dublin from Mr. John Rodgers which are located in the village centre and provide potential for future development by the Council to deliver on objectives for the local community.

It is proposed to dispose of land at Clonswords, Ballyboughal, Co. Dublin comprising an area of c. 42.98 acres approximately as shown delineated by the centre of the red line on Drawing No. LA-4050-25 dated 9th May 2025 to Mr John Rodgers, Murragh Farm, Oldtown, Co. Dublin, 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) on the following terms and conditions:

1. That the purpose of the disposal is to facilitate continued agricultural use of the land at Clonswords, Ballyboughal by Mr John Rodgers of Murragh Farm, Oldtown, Co. Dublin and in exchange the acquisition by Fingal County Council of c. 3.63 acres of land in Ballyboughal Village from Mr Rodgers adjacent to Ballyboughal Graveyard.

2. That the Council holds the freehold interest in the lands shown delineated by centre of the red line on Drawing No. LA-4050-25 dated 9th May 2025 comprising an area of c. 42.98 acres approximately in Folio DN194548F. These lands are currently in agricultural use by Mr John Rodgers of Murragh Farm, Oldtown, Co. Dublin by way of a con-acre licence agreement under the Council's annual con-acre licence process.

3. That Mr John Rodgers of Murragh Farm, Oldtown, Co. Dublin holds the freehold interest in the lands shown delineated by the centre of the red line and marked 'B' comprising an area of c. 2.16 acres approximately and 'C' comprising an area of c. 1.47 acres approximately respectively on Drawing No. LA-4090-24 dated 9th October 2024, comprising a total area of c. 3.63 acres approximately in Folio DN220760F

4. That Council shall transfer the freehold title with vacant possession of the plot shown delineated by centre of the red line on Drawing No. LA-4050-25 dated 9th May 2025 comprising an area of c. 42.98 acres approximately in Folio DN194548F.

5. That in full and equal exchange for the lands set out in Item 2 above, the applicant will transfer the freehold title with vacant possession, save for Item 12 below, of the lands delineated by the centre of the red line and marked 'B' comprising an area of c. 2.16 acres approximately and 'C' comprising an area of c. 1.47 acres approximately respectively on Drawing No. LA-4090-24 dated 9th October 2024, comprising a total area of c. 3.63 acres approximately in Folio DN220760F, in addition to a nominal consideration payable to the Council of €1.00 (one Euro).

6. That the consideration/valuation agreed in respect of the Council's lands at Item 2 above, with the benefit of vacant possession, is the sum of **€785,000.00 (seven hundred and eighty five thousand Euro)**.

7. That the consideration/valuation agreed in respect of Mr John Rodgers lands at Item 3 above, with the benefit of vacant possession, is the sum of **€780,825.00 (seven hundred and eighty thousand, eight hundred and twenty-five Euro)**.

8. That the land values and costs in respect of the land exchange are the agreed lands in a straightforward land exchange and a nominal consideration payable to the Council in the sum of €1.00 (one Euro).

9. That each party shall be responsible for their own V.A.T, Stamp Duty or other costs arising.

10. That all outstanding charges, levies, rates and taxes (if any) on the respective properties, for which each party is liable, shall be cleared prior to completion of the transaction.

11. That the Council owned lands referenced at Item 2 above are currently held by the applicant under a con-acre licence agreement. The applicant will be required to enter into a further con-acre agreement, on the same terms and conditions, until such time as the exchange of lands is finalised.

12. That following the completion of the exchange of lands, the applicant shall be granted a con-acre licence agreement for use of the lands being acquired and outlined at Item 3 above for a period of eleven months at a fee of €650.00 (six hundred and fifty Euro). This licence will be subject to renewal for a further period of eleven months, until such time as the Council require possession. The licence (and any subsequent licence) can be terminated with 4 weeks written notice from the Council. The licence shall contain all the

covenants and conditions normally contained in Council licenses of this nature and any other terms and conditions deemed appropriate by the Council's solicitor.

13. That upon termination of the con-acre licence, outlined at Item 7 above, the Council shall erect a boundary/fence incorporating the subject plot. The cost of same will be borne by the Council.

14. That each party shall be responsible for their own professional fees.

15. That the above is subject to proof of satisfactory title.

16. That the above proposal is subject to the necessary approvals and consents being obtained.

17. Any other terms and conditions will be set out in the legal documentation.

The land to be disposed of was acquired by Fingal County Council from Peter McCulloch and Gill McCulloch in 2007 for landbank purposes.

Notice is hereby given that a report on the proposed disposal was included on the Agenda of the Balbriggan/Rush-Lusk/Swords Area Committee (Services B) meeting which was held on Thursday, 11th September 2025 and the proposed disposal will be included on the Agenda for consideration at the meeting of Fingal County Council to be held on Monday 13th October 2025.

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

Area of Lands marked B and C is 14704 m2

Area of Land marked "B" and delineated by center of red line surrounding the land
8756 m2
Folio Number DN220760F

Area of Land marked "C" and delineated by center of red line surrounding the land
5948 m2
Folio Number DN220760F

Comhairle Contae Fhine Gall Fingal County Council	Comhairle Contae Fhine Gall FINGAL COUNTY COUNCIL	Dwg No: LA-4090-24	O.S.Ref:
		Date: 09 Oct 2024	Drawn By: LJM
		Scale: 1/1000	Checked:
		Dev. File No: L.D. xxx	Job No. SM/090/24
Project: Land at Ballyboghil		Gross Area :	
		Road Area :	
		Nett Area :	

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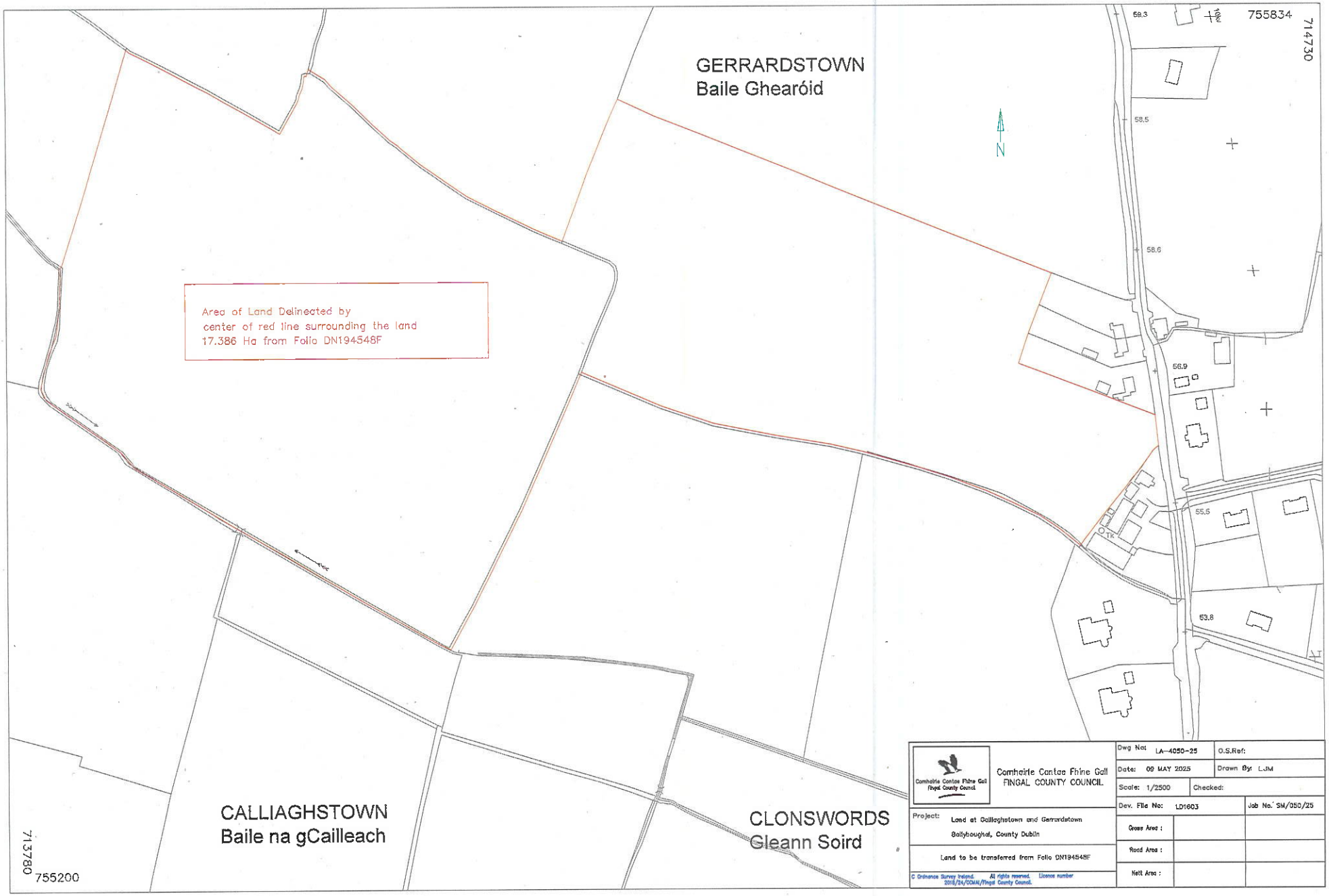
GERRARDSTOWN
Baile Ghearóid
CALLIAGHSTOWN
Baile na gCailleach
CLONSWORDS
Gleann Soird
Area of Land Delineated by
center of red line surrounding the land
17.386 Ha from Folio DN194548F
N
755834
714730
713780
755200
58.3
58.5
58.6
56.9
55.5
53.8
Comhairle Contae Fhine Gall
Fingal County Council
Project:
Land at Calliaghstown and Gerrardstown
Ballyboughal, County Dublin
Land to be transferred from Folio DN194548F
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Dwg No: LA-4050-25
O.S.Ref:
Date: 09 MAY 2025
Drawn By: LJM
Scale: 1/2500
Checked:
Dev. File No: LD1603
Job No.: SM/050/25
Gross Area :
Road Area :
Nett Area :

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 22

DECLARATION OF ROADS

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 22a

GLASLINN, DONABATE, CO DUBLIN

DECLARATION OF ROADS TO BE PUBLIC ROADS

Statutory Notice has been given in the press of the Council's intention to consider the making of a declaration that the road set out hereunder be public roads. No objections have been received, and it is recommended that the road be taken in charge.

Road Schedule

BC Number – 1802
Taking In Charge – Glaslinn
DED: Donabate, TL: Ballisk

Road Name	Length	Description
Glaslinn (a) Main	132m	From junction of Portrane Rd (L2170), heading South passing at 7m on left hand side a junction with Glaslinn No. 1 to 7, bend to left at 89m and heading East to Tri-junction at No.15/22 Glaslinn.
Glaslinn (b) Cul-de-sac	57m	7m from main entrance heading 57m East from junction at No. 7 to cul-de-sac at No.1.
Glaslinn (c) Cul-de-sac	62m	From tri-junction at 15/22 heading North for 40m then bending east for 22m to cul-de-sac at No.26.

Glaslinn (d) Cul-de-sac	33m	From tri-junction at 15/22 heading South for 33m to cul-de-sac at No.19.
	Total Length: 284m	

Road Schedule

BC Number – 1802
Taking In Charge – Glaslinn
DED: Donabate, TL: Ballisk

Road Name	Length	Description
Glaslinn (a) Main	132m	From junction of Portrane Rd (L2170), heading South passing at 7m on left hand side a junction with Glaslinn No. 1 to 7, bend to left at 89m and heading East to Tri-junction at No.15/22 Glaslinn.
Glaslinn (b) Cul-de-sac	57m	7m from main entrance heading 57m East from junction at No. 7 to cul-de-sac at No.1.
Glaslinn (c) Cul-de-sac	62m	From tri-junction at 15/22 heading North for 40m then bending east for 22m to cul-de-sac at No.26.
Glaslinn (d) Cul-de-sac	33m	From tri-junction at 15/22 heading South for 33m to cul-de-sac at No.19.
	Total Length: 284m	

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Manhole Schedule, Glaslinn, Donabate

Surface Water Sewer			
MH Ref	C.L (m)	I.L (m)	Dia. (mm)
S01	6.78	5.26	225
S02	6.58	4.86	225
S03	6.59	5.61	225
S04	6.38	5.28	225
S05	6.43	4.77	225
S06	6.47	4.69	225
S07	6.2	4.32	225
S08	5.57	4.75	225
S09	5.29	4.37	225
S10	5.67	4.27	225
S11(Hydrobrake)	6.05	3.95	225
SAttenuation	5.4	4.2	225
S12	6.06	4.09	225
S12A(Interceptor	6.02	2.72	225
S13	5.7	3.86	225
S14	5.29	3.72	225
S15	5.39	3.56	225
Foul Sewer			
MH Ref	C.L (m)	I.L (m)	Dia. (mm)
F01	6.39	4.81	225
F02	6.41	4.36	225
F03	6.49	4.2	225
F04	6.22	3.48	225
F05	5.7	3.01	225
F06	5.29	2.7	225
F07	5.41	2.04	225

QR code Locator

Key Plan

SENIOR ENGINEER: COLIN GALLAGHER

DATE: June 2025	SURVEYED BY: A.O'Callaghan		
CHECKED BY: A. O'Callaghan	DRAWN BY: J.Burke/Y.Cao		
APPROVED BY: C. Gallagher	BC : BC 1802		
DRAWING NUMBER: BC - 1802	REV.	SCALE: 1:500 @ A1	
		OS Ref. 2858-D	

ALL FOUL AND SURFACE WATER SEWERS ARE 225mm DIA UNLESS STATED.
SCALED DIMENSIONS T TO BE USED.
LENGTH OF ROADS ARE AS ON THE ATTACHED ROAD SCHEDULE.
WATER MAINS 100mm DIA. UNLESS OTHERWISE STATED.

Comhairle Contae Fhine Gall
Fingal County Council

Inspectorate Division

TAKING IN CHARGE

Glaslinn - TIC (1 of1)

BalliskTd Donabate DED

Areas proposed to be taken in charge
Wayleave Required for services access (N/A)
Surface Water SUDS Infrastructure
Foul Water System
Watermains
LP Public Lighting
Surface Water System proposed to be taken in charge.
Hydrant
Sluice Valve

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 22b

TAYLOR HILL PHASE 1 & 2, BALBRIGGAN, CO DUBLIN

DECLARATION OF ROADS TO BE PUBLIC ROADS

Statutory Notice has been given in the press of the Council's intention to consider the making of a declaration that the road set out hereunder be public roads. No objections have been received, and it is recommended that the road be taken in charge.

Road Schedule

BC Number – 1803
Taking In Charge – Taylor Hill Phase 1 & 2, Balbriggan
DED: Balbriggan Rural, TL: Clonard

Road Name	Length	Description
The Green	306m	From the entrance at Castlemill Link Road, heading Southwest for 239m, meeting The Wood in front of House No.32. The branch road begins at the junction in front of House No. 15 The Green, travel North and finishers at the end, passing House No. 12 The Green.
The Cresent	380m	The Road begins at the junction in front of House No. 6a The Crescent,

		travels northeast, to the cul-de-sac in front of House No.1 (74m) The road starts in front of House No. 7, The Crescent, heads south, then turns west in front of House No. 21, The Crescent, and ends at the junction near House No. 27, The Crescent.
The Walk	310m	The road starts at its junction with The Green, heading south. After passing the roundabout, it continues southward, curves eastward, and stops just passing public light no. 111.
The View	132m	The road starting from the junction in front of House No.16 The View, heading West and finishes at the junction in front of House No. 1 The View.
The Wood	236m	The road begins at the junction of The Close, heading South for 127m to the junction of The View, Keep heading South for 109m to the junction of the Way.
The Close	128m	The road starts in front of House No. 1, The Close, heads northeast, and finishes at the end passing House No. 20 The Close.
The Way	341m	The road begins at the junction of Boulevard and Way, heads straight northeast, and ends at the junction at the roundabout.

The Park	314m	The road begins at the cul-de-sac in front of House No. 15 on Park, heads Northeast, turning Southeast and then heading Northeast to the junction of the Wood.
The Drive	47m	The road begins at the junction in front of House No. 32 on Way, heads northwest through the Drive, and ends in front of House No. 4 on The Drive.
The Rise	103m	The road begins at the junction in front of House No. 14 on Rise, travels southwest, and ends at the junction in front of House No. 1 on Rise.
The Grange	241m	The road begins at the junction southeast of House No. 6, travels northwest, passes several junctions along the way, and ends at the junction of The Terrace.
The Court	52m	The road begins at the junction north of House No. 1 on Court, travels west, passing several points along the way, and ends at its terminus.
The Mews	109m	Road beginning at the junction, in front of house No. 5 Court, travelling Northwest and stopping at the junction in front of house No. 7 Gardens.

The Grove	38m	The road begins at the junction in front of House No. 5 The Grove and finishes at the end in front of House No. 1 The Grove.
The Terrace	35m	From the junction of The Gardens heading North to the cul-de-sac in front of House No.1.
The Gardens	98 m	The road begins at the junction in front of House No. 36 on Grange, travels west, and ends at the terminus in front of the public open space opposite to House No. 13 on The Gardens.
Footpath Connecting The Mews to The Grange	48m	The footpath starts from House No.1 The Mews heading Northeast to the House No.43 on the Grange.
Footpath Connecting The Park to The Way	58m	The footpath starts from House No.2 The Park heading South to the House No.13 on the Way.
Footpath Connecting The Gardens to The Mews	105m	The footpath starts from House No.13 The Gardens heading South to the House No.10 on the Mews.
	Total= 3081 m	

Road Schedule

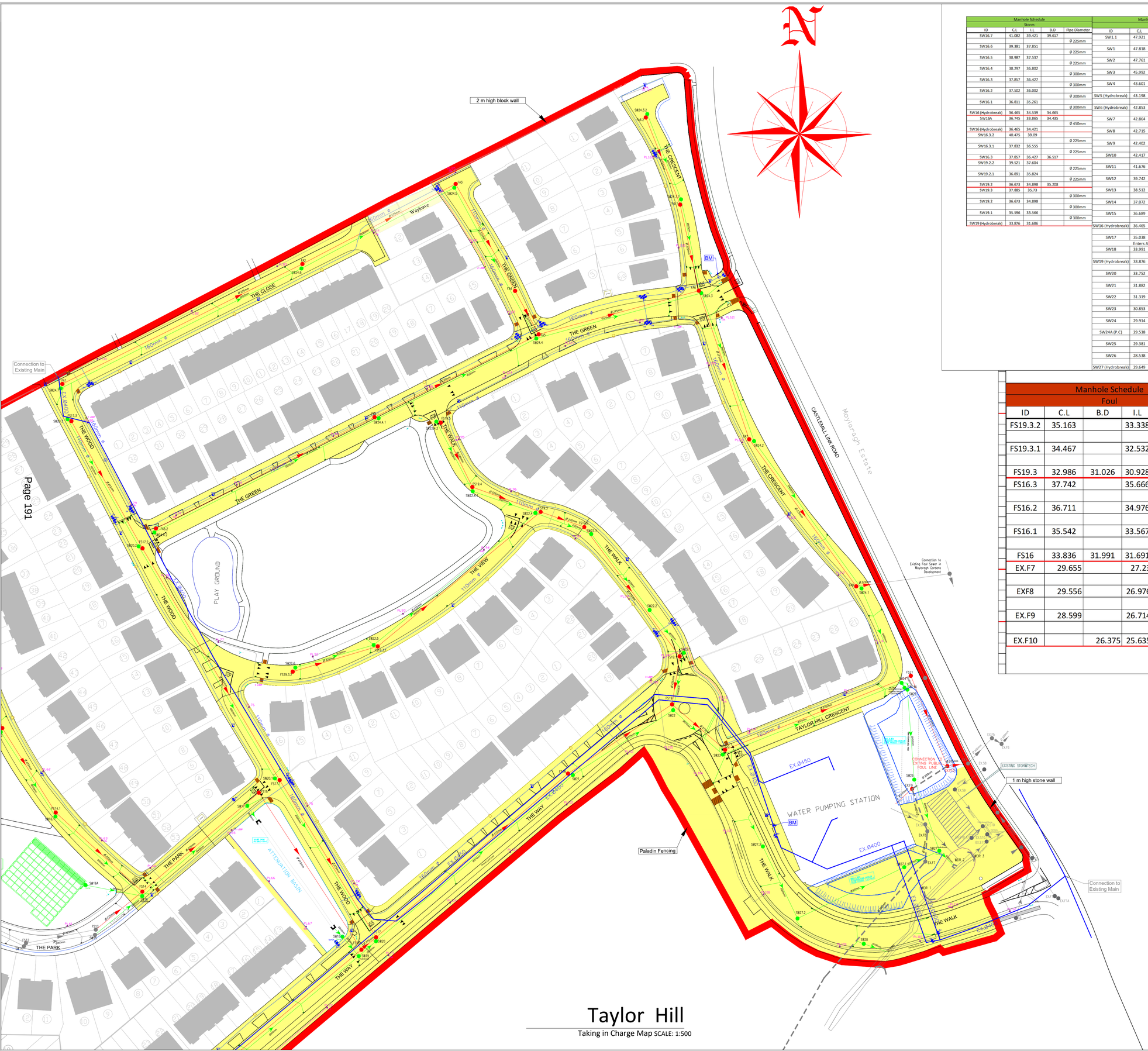
BC Number – 1803
Taking In Charge – Taylor Hill Phase 1 & 2, Balbriggan
DED: Balbriggan Rural, TL: Clonard

Road Name	Length	Description
The Green	306m	From the entrance at Castlemill Link Road, heading Southwest for 239m, meeting The Wood in front of House No.32. The branch road begins at the junction in front of House No. 15 The Green, travel North and finishers at the end, passing House No. 12 The Green.
The Cresent	380m	The Road begins at the junction in front of House No. 6a The Crescent, travels northeast, to the cul-de-sac in front of House No.1 (74m) The road starts in front of House No. 7, The Crescent, heads south, then turns west in front of House No. 21, The Crescent, and ends at the junction near House No. 27, The Crescent.
The Walk	310m	The road starts at its junction with The Green, heading south. After passing the roundabout, it continues southward, curves eastward, and stops just passing public light no. 111.
The View	132m	The road starting from the junction in front of House No.16 The View, heading West and finishes at the junction in front of House No. 1 The View.

The Wood	236m	The road begins at the junction of the The Close, heading South for 127m to the junction of The View, Keep heading South for 109m to the junction of the Way.
The Close	128m	The road starts in front of House No. 1, The Close, heads northeast, and finishes at the end passing House No. 20 The Close.
The Way	341m	The road begins at the junction of Boulevard and Way, heads straight northeast, and ends at the junction at the roundabout.
The Park	314m	The road begins at the cul-de-sac in front of House No. 15 on Park, heads Northeast, turning Southeast and then heading Northeastto the junction of the Wood.
The Drive	47m	The road begins at the junction in front of House No. 32 on Way, heads northwest through the Drive, and ends in front of House No. 4 on The Drive.
The Rise	103m	The road begins at the junction in front of House No. 14 on Rise, travels southwest, and ends at the junction in front of House No. 1 on Rise.

The Grange	241m	The road begins at the junction southeast of House No. 6, travels northwest, passes several junctions along the way, and ends at the junction of The Terrace.
The Court	52m	The road begins at the junction north of House No. 1 on Court, travels west, passing several points along the way, and ends at its terminus.
The Mews	109m	Road beginning at the junction, in front of house No. 5 Court, travelling Northwest and stopping at the junction in front of house No. 7 Gardens.
The Grove	38m	The road begins at the junction in front of House No. 5 The Grove and finishes at the end in front of House No. 1 The Grove.
The Terrace	35m	From the junction of The Gardens heading North to the cul-de-sac in front of House No.1.
The Gardens	98 m	The road begins at the junction in front of House No. 36 on Grange, travels west, and ends at the terminus in front of the public open space opposite to House No. 13 on The Gardens.
Footpath connecting The Mews to The Grange	48m	The footpath starts from House No.1 The Mews heading Northeast to the House No.43 on the Grange.

Footpath connecting The Park to The Way	58m	The footpath starts from House No.2 The Park heading South to the House No.13 on the Way.
Footpath connecting The Gardens to The Mews	105m	The footpath starts from House No.13 The Gardens heading South to the House No.10 on the Mews.
	Total= 3081 m	



Taylor Hill

Taking in Charge Map SCALE: 1:500

Manhole Schedule				
Storm				
ID	C.L	I.L	B.D	Pipe Diameter
SW16.7	41.082	39.421	39.617	
				Ø 225mm
SW16.6	39.381	37.851		
				Ø 225mm
SW16.5	38.987	37.537		
				Ø 225mm
SW16.4	38.297	36.802		
				Ø 300mm
SW16.3	37.857	36.427		
				Ø 300mm
SW16.2	37.502	36.002		
				Ø 300mm
SW16.1	36.811	35.261		
				Ø 300mm
SW16 (Hydrobreak)	36.465	34.539	34.665	
SW16A	36.745	33.865	34.435	
				Ø 450mm
SW16 (Hydrobreak)	36.465	34.421		
SW16.3.2	40.475	39.09		
				Ø 225mm
SW16.3.1	37.832	36.555		
				Ø 225mm
SW16.3	37.857	36.427	36.517	
SW19.2.2	39.521	37.604		
				Ø 225mm
SW19.2.1	36.891	35.824		
				Ø 225mm
SW19.2	36.673	34.898	35.208	
SW19.3	37.885	35.73		
				Ø 300mm
SW19.2	36.673	34.898		
				Ø 300mm
SW19.1	35.596	33.566		
				Ø 300mm
SW19 (Hydrobreak)	33.876	31.686		

Manhole Schedule				
Storm				
ID	C.L	I.L	B.D	Pipe Diameter
SW1.1	47.921	46.641		
				Ø 225mm
SW1	47.818	46.113		
				Ø 225mm
SW2	47.761	45.936		
				Ø 300mm
SW3	45.992	43.002	44.202	
				Ø 300mm
SW4	43.601	42.231		
				Ø 300mm
SW5 (Hydrobreak)	43.198	41.445	41.543	
				Ø 675mm
SW6 (Hydrobreak)	42.853	41.373	41.388	
				Ø 300mm
SW7	42.864	41.324		
				Ø 300mm
SW8	42.715	41.187		
				Ø 300mm
SW9	42.402	40.697		
				Ø 300mm
SW10	42.417	40.087		
				Ø 300mm
SW11	41.676	39.511		
				Ø 300mm
SW12	39.742	37.842		
				Ø 300mm
SW13	38.512	36.83		
				Ø 300mm
SW14	37.072	35.417		
				Ø 300mm
SW15	36.689	35.004		
				Ø 300mm
SW16 (Hydrobreak)	36.465	34.421		
				Ø450mm
SW17	35.038	33.42	33.708	
Enters Attinuation Basin				
SW18	33.991	32.311	32.851	
				Ø 300mm
SW19 (Hydrobreak)	33.876	31.686	31.881	
				Ø 300mm
SW20	33.752	31.522		
				Ø 375mm
SW21	31.882	30.287		
				Ø 375mm
SW22	31.319	29.824		
				Ø 375mm
SW23	30.853	29.368		
				Ø 375mm
SW24	29.914	27.644		
				Ø 375mm
SW24A (P.C)	29.538			
				Ø 375mm
SW25	29.381	27.536		
				Ø 450mm
SW26	28.538	27.29		
				Ø 450mm
SW27 (Hydrobreak)	29.649	27.134	27.159	

Manhole Schedule				
Foul				
ID	C.L	B.D	I.L	Pipe Diameter
FS19.3.2	35.163		33.338	
				Ø 225mm
FS19.3.1	34.467		32.532	
				Ø 225mm
FS19.3	32.986	31.026	30.928	
FS16.3	37.742		35.666	
				Ø 375mm
FS16.2	36.711		34.976	
				Ø 375mm
FS16.1	35.542		33.567	
				Ø 375mm
FS16	33.836	31.991	31.691	
EX.F7	29.655		27.23	
				Ø 300mm
EXF8	29.556		26.976	
				Ø 300mm
EX.F9	28.599		26.714	
				Ø 300mm
EX.F10		26.375	25.635	

Manhole Schedule				
Foul				
ID	C.L	B.D	I.L	Pipe Diameter
FS14.3.2	40.431		39.021	
				Ø 150mm
FS14.3.1	37.828		36.033	
				Ø 150mm
FS14	37.837		35.992	
FS16.2.2	39.572		37.637	
				Ø 225mm
FS16.2.1	36.874		35.784	
				Ø 225mm
FS16.2	36.711	35.116	34.976	
FS17.3	36.899		35.784	
				Ø 225mm
FS17.2	36.631		35.253	
				Ø 225mm
FS17.1	34.666		33.118	
				Ø 225mm
FS17	33.762	31.797	31.537	
FA1	36.662		35.092	
				Ø 225mm
FA2	34.129		31.964	
				Ø 225mm
FA3	31.185		29.86	
				Ø 225mm
FA4	31.447		29.402	
				Ø 225mm
FA5	31.821		29.001	
				Ø 225mm
FA6	29.432		27.527	
				Ø 225mm
FA7	30.622		27.267	
				Ø 225mm
FA8	30.078	26.963	25.183	
FA6.2	29.862		28.327	
				Ø 225mm
FA6.1	29.649		28.024	
				Ø 225mm
FA6	29.432		27.527	
FA5.2	36.464		34.874	
				Ø 225mm
FA5.1	34.233		32.541	
				Ø 225mm
FA5	31.821		29.001	
FS19.5	33.417		31.967	
				Ø 225mm
FS19.4	33.151		31.518	
				Ø 225mm
FS19.3	32.986		30.928	
				Ø 225mm
FS19.2	32.517		30.662	
				Ø 225mm
FS19.1	31.308		30.038	
				Ø 225mm
FS19	31.323	29.868	29.708	

Site location
QR code

SENIOR ENGINEER: COLIN GALLAGHER

DATE: July 2025	SURVEYED BY: D.Curtis/Y.Cao		ALL FOUL AND SURFACE WATER SEWERS ARE Ø225mm DIA UNLESS STATED
CHECKED BY: A.O'Callaghan	DRAWN BY: AP/Y.Cao		SCALED DIMENSIONS T TO BE USED.
APPROVED BY: M.Byrne	BC . BC 1803		LENGTH OF ROADS ARE AS ON THE ATTACHED ROAD SCHEDULE.
DRAWING NUMBER: BC-1803-1001	REV.	SCALE: 1:500 @ A1	WATER MAINS 100mm DIA UNLESS OTHERWISE STATED.
		OS Ref. 2583-15	

Comhairle Contae Fhine Gall
Fingal County Council

Inspectorate Division

TAKING IN CHARGE Taylor Hill Phase 1 & 2 Sheet1

Clonard Balbriggan Rural

Areas proposed to be taken in charge

Foul Water System proposed to be taken in charge.

Surface Water System proposed to be taken in charge.

Watermains proposed to be taken in charge.

Hydrant

Sluice Valve

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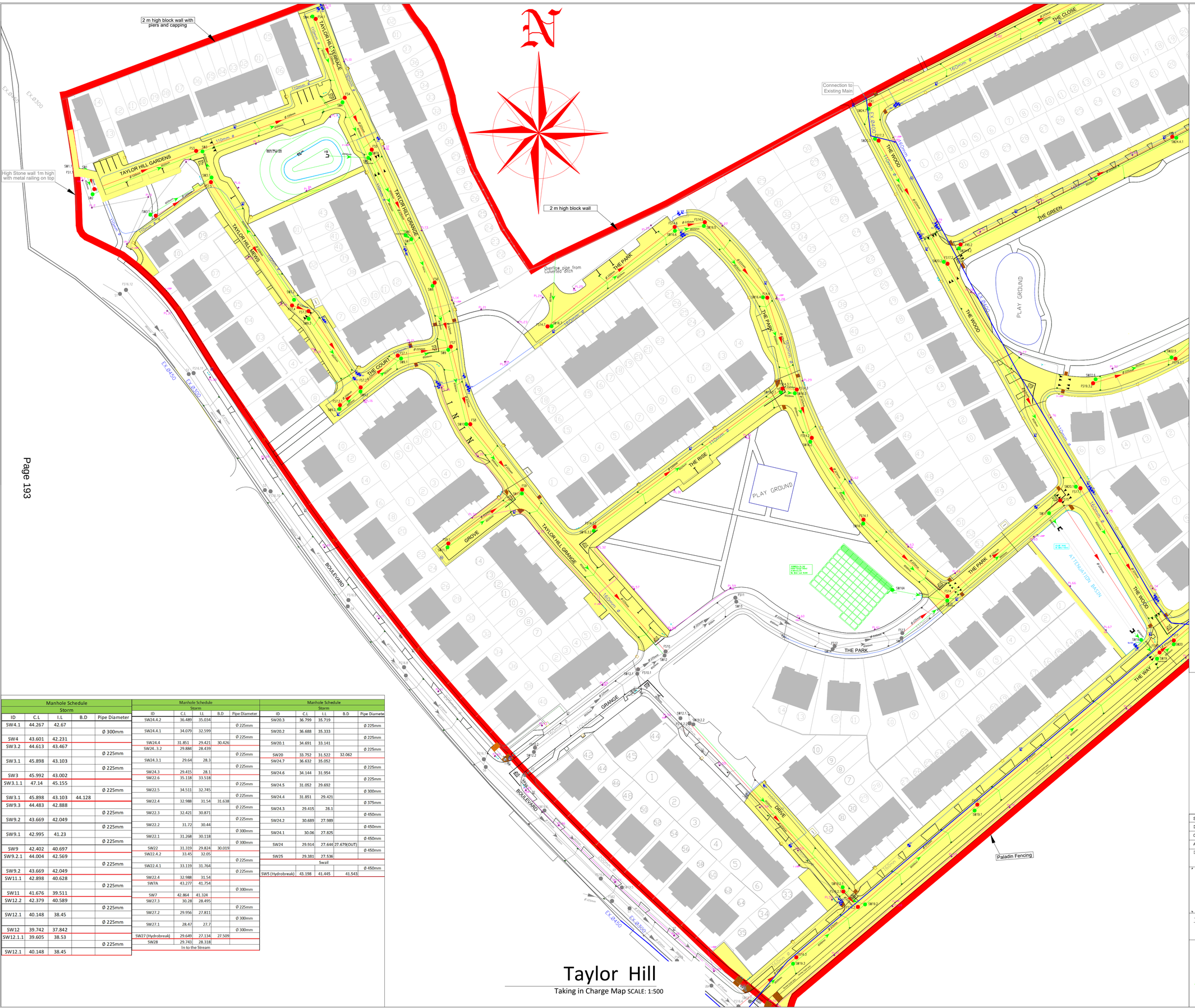

Taylor Hill

Taking in Charge Map SCALE: 1:500

Manhole Schedule				
Foul				
ID	C.L	B.D	I.L	Pipe Diameter
FS1.1	47.918		46.478	
				Ø 150mm
FS1	47.783		46.013	
				Ø 150mm
FS2	47.683		45.823	
				Ø 150mm
FS3	46.107		44.315	
				Ø 150mm
FS4	43.646		41.856	
				Ø 225mm
FS5	43.267		41.712	
				Ø 225mm
FS6	42.686		41.146	
				Ø 225mm
FS7	42.393		40.203	
				Ø 225mm
FS8	42.412		39.982	
				Ø 225mm
FS9	41.68		39.075	
				Ø 225mm
FS10	39.692	38.142	37.137	
				Ø 225mm
FS11	38.576		36.901	
				Ø 225mm
FS12	37.085		35.485	
				Ø 225mm
FS13	36.721		35.123	
				Ø 225mm
FS14	36.478		34.078	
				Ø 225mm
FS15	34.782		33.127	
				Ø 225mm
FS16	33.836	31.991	31.691	
				Ø 375mm
FS17	33.762		31.537	
				Ø 375mm
FS18	31.904		30.32	
				Ø 375mm
FS19	31.323		29.708	
				Ø 375mm
FS20	30.832		29.397	
				Ø 375mm
FS21	29.585		26.535	
				Ø 375mm
EX.F10	28.75	26.1	25.635	
FS4.1	44.243		42.313	
				Ø 150mm
FS4	43.646		41.856	
FS7.6	47.108		44.998	
				Ø 150mm
FS7.5	45.919		44.157	
				Ø 150mm
FS7.4	44.725		42.888	
				Ø 150mm
FS7.3	44.523		42.725	
				Ø 225mm
F7.2	43.665		41.6	
				Ø 225mm
FS7.1	43.016	41.141	40.501	
				Ø 225mm
FS7	42.393		40.203	
FS9.1	42.772		40.432	
				Ø 225mm
FS9	41.68		39.075	
FS10.2	42.312		40.574	
				Ø 225mm
FS10.1	40.095	38.465	37.54	
				Ø 225mm
FS10	39.692		37.137	
FS14.7	41.122		39.467	
				Ø 150mm
FS14.6	39.34		37.78	
				Ø 225mm
FS14.5	38.912		37.347	
				Ø 225mm

Manhole Schedule				
Storm				
ID	C.L	I.L	B.D	Pipe Diameter
SW4.1	44.267	42.67		
				Ø 300mm
SW4	43.601	42.231		
SW3.2	44.613	43.467		
				Ø 225mm
SW3.1	45.898	43.103		
				Ø 225mm
SW3	45.992	43.002		
SW3.1.1	47.14	45.155		
				Ø 225mm
SW3.1	45.898	43.103	44.128	
SW9.3	44.483	42.888		
				Ø 225mm
SW9.2	43.669	42.049		
				Ø 225mm
SW9.1	42.995	41.23		
				Ø 225mm
SW9	42.402	40.697		
SW9.2.1	44.004	42.569		
				Ø 225mm
SW9.2	43.669	42.049		
SW11.1	42.898	40.628		
				Ø 225mm
SW11	41.676	39.511		
SW12.2	42.379	40.589		
				Ø 225mm
SW12.1	40.148	38.45		
				Ø 225mm
SW12	39.742	37.842		
SW12.1.1	39.605	38.53		
				Ø 225mm
SW12.1	40.148	38.45		

Manhole Schedule				
Storm				
ID	C.L	I.L	B.D	Pipe Diameter
SW24.4.2	36.489	35.034		
				Ø 225mm
SW24.4.1	34.079	32.599		
				Ø 225mm
SW24.4	31.851	29.421	30.426	
SW24..3.2	29.884	28.439		
				Ø 225mm
SW24.3.1	29.64	28.3		
				Ø 225mm
SW24.3	29.415	28.1		
SW22.6	35.118	33.518		
				Ø 225mm
SW22.5	34.511	32.745		
				Ø 225mm
SW22.4	32.988	31.54	31.638	
				Ø 225mm
SW22.3	32.421	30.871		
				Ø 225mm
SW22.2	31.72	30.44		
				Ø 300mm
SW22.1	31.268	30.118		
				Ø 300mm
SW22	31.319	29.824	30.019	
SW22.4.2	33.45	32.05		
				Ø 225mm
SW22.4.1	33.119	31.764		
				Ø 225mm
SW22.4	32.988	31.54		
SW7A	43.277	41.754		
				Ø 300mm
SW7	42.864	41.324		
SW27.3	30.28	28.495		
				Ø 225mm
SW27.2	29.956	27.811		
				Ø 300mm
SW27.1	28.47	27.7		
				Ø 300mm
SW27 (Hydrobreak)	29.649	27.134	27.509	
SW28	29.743	28.318		
	In to the Stream			

Manhole Schedule				
Storm				
ID	C.L	I.L	B.D	Pipe Diameter
SW20.3	36.799	35.719		
				Ø 225mm
SW20.2	36.688	35.333		
				Ø 225mm
SW20.1	34.691	33.141		
				Ø 225mm
SW20	33.752	31.522	32.062	
SW24.7	36.632	35.052		
				Ø 225mm
SW24.6	34.144	31.954		
				Ø 225mm
SW24.5	31.052	29.692		
				Ø 300mm
SW24.4	31.851	29.421		
				Ø 375mm
SW24.3	29.415	28.1		
				Ø 450mm
SW24.2	30.689	27.989		
				Ø 450mm
SW24.1	30.06	27.825		
				Ø 450mm
SW24	29.914	27.644	27.679(OUT)	
				Ø 450mm
SW25	29.381	27.536		
		Swail		
				Ø 450mm
SW5 (Hydrobreak)	43.198	41.445	41.543	

Site location
QR code

SENIOR ENGINEER: COLIN GALLAGHER			
DATE: July 2025	SURVEYED BY: D.Curtis/Y.Cao	ALL FOUL AND SURFACE WATER SEWERS ARE Ø25mm DIA UNLESS STATED.	
CHECKED BY: A.O'Callaghan	DRAWN BY: AP/Y.Cao	SCALED DIMENSIONS T TO BE USED.	
APPROVED BY: M.Byrne	BC . BC 1803	LENGTH OF ROADS ARE AS ON THE ATTACHED ROAD SCHEDULE.	
DRAWING NUMBER: BC-1803-1002	REV.	SCALE: 1:500 @ A1	WATER MAINS 100mm DIA UNLESS OTHERWISE STATED.
		OS Ref. 2583-15	

Comhairle Contae Fhine Gall
Fingal County Council

Inspectorate Division

TAKING IN CHARGE Taylor Hill Phase 1 & 2 Sheet2

Clonard Balbriggan Rural

Areas proposed to be taken in charge

Foul Water System proposed to be taken in charge.

Surface Water System proposed to be taken in charge.

Watermains proposed to be taken in charge.

Hydrant

Sluice Valve

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 22c

GREENBROOK, RUSH, CO DUBLIN

DECLARATION OF ROADS TO BE PUBLIC ROADS

Statutory Notice has been given in the press of the Council's intention to consider the making of a declaration that the road set out hereunder be public roads. No objections have been received, and it is recommended that the road be taken in charge.

Road Schedule

BC Number – BC1804
Taking In Charge – Greenbrook
DED: Rush, TL: Rush

Road Name	Length	Description
Greenbrook (a) Entrance	11m	From Main Road Brook Lane heading South for 11m to Tri-junction with Greenbrook at No.39.
Greenbrook (b)	118m	From Tri-junction at No.39 heading West for 59m then heading South for 59m to junction at No.25.
Greenbrook (c) cul-de-sac	14m	From junction at No.25 heading South for 14m to No. 23 (cul-de-sac) .

Greenbrook (d)	68m	From the junction of at No.25heading East for 68m to junction at No.11.
Greenbrook (e) cul-de-sac	24m	From the junction at No.11 heading south for 24m to No.14 (cul-de-sac).
Greenbrook (f)	76m	From junction at No.11 heading North for 64m then turning West at No.40 for 12m to junction with Entrance Road.
	Total Length: 311m	

Road Schedule

BC Number – BC1804
Taking In Charge – Greenbrook
DED: Rush, TL: Rush

Road Name	Length	Description
Greenbrook (a) Entrance	11m	From Main Road Brook Lane heading South for 11m to Tri-junction with Greenbrook at No.39.
Greenbrook (b)	118m	From Tri-junction at No.39 heading West for 59m then heading South for 59m to junction at No.25.
Greenbrook (c) cul-de-sac	14m	From junction at No.25 heading South for 14m to No. 23 (cul-de-sac) .
Greenbrook (d)	68m	From the junction of at No.25heading East for 68m to junction at No.11.
Greenbrook (e) cul-de-sac	24m	From the junction at No.11 heading south for 24m to No.14 (cul-de-sac).
Greenbrook (f)	76m	From junction at No.11 heading North for 64m then turning West at No.40 for 12m to junction with Entrance Road.
	Total Length: 311m	

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Greenbrook

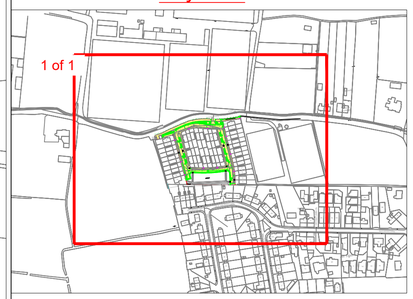
Taking in Charge Map SCALE: 1:500 @A1

MANHOLE SCHEDULE

Surface Water Sewer			
Manhole No.	**Cover Level**	**Invert Level**	**Pipe Dia.**
SW01	19.388	18.426	150mm
SW02	19.186	18.14	150mm
SW03	19.289	18.18	150mm
SW04	19.381	18.28	150mm
SW05	19.532	18.867	150mm
SW06	19.697	18.824	150mm
SW07A	19.902	18.262	150mm
SW08	20.155	19.412	150mm
SW09	20.5	19.6	150mm
SW08A	20.5	19.67	150mm
SW10	20.5	18.435	150mm
SW11	19.95	19.15	150mm
SW12	19.7	18.9	150mm
SW13	19.6	18.8	150mm
SW13A	19.6	18.7	150mm
SW14	19.608	18.691	150mm
SW15	19.511	18.795	150mm
SW17	19.35	18.436	150mm
SW20	18.97	18.27	150mm
SW21	18.97	18.27	150mm
Foul Sewer			
Manhole No.	**Cover Level**	**Invert Level**	**Pipe Dia.**
FS1.1	19.31	17.535	150mm
FS2.0	19.202	17.65	150mm
FS2.1	19.768	18.259	150mm
FS2.2	20.132	18.433	150mm
FS2.3	19.958	18.451	150mm
FS2.4	20.05	18.685	150mm
FS1.5	20.031	18.748	150mm
FS1.4	20.012	18.559	150mm
FS1.3	19.562	18.227	150mm

QR code Locator

Key Plan



SENIOR ENGINEER: COLIN GALLAGHER

DATE:	July 2025	SURVEYED BY:	A O'Callaghan
CHECKED BY:	A. O'Callaghan	DRAWN BY:	J.Burke/Y.Cao
APPROVED BY:	C. Gallagher	BC.:	BC1804
DRAWING NUMBER: BC 1804	REV:	SCALE:	1:500 @ A1
		OS Ref.	2791-12

ALL FOUL AND SURFACE WATER SEWERS ARE 225mm DIA UNLESS STATED.
SCALED DIMENSIONS T TO BE USED.
LENGTH OF ROADS ARE AS ON THE ATTACHED ROAD SCHEDULE.
WATER MAINS 100mm DIA. UNLESS OTHERWISE STATED.

Comhairle Contae Fhine Gall
Fingal County Council

Inspectorate Division

TAKING IN CHARGE

Greenbrook - TIC (1 of1)

Rush Td Rush DED

Areas proposed to be taken in charge

Surface Water SUDS Infrastructure

Surface Water System proposed to be taken in charge.

LP Public Lighting

FUEL SEP Fuel Separation

Foul Water System I.W. Self Lay.

Watermains I.W.Self Lay

HYD Hydrant

Sluice Valve

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Comhairle Contae Fhine Gall
Fingal County Council

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 23

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), Proposed Public Play Space Development at Hartstown Park, Dublin 15

Comhairle Contae Fhine Gall
Fingal County Council

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

Report pursuant to Part XI of the Planning & Development Act 2000 (as amended) and Part 8 of the Local Government Planning & Development Regulations 2001 (as amended)

Part XI/002/25 Proposed Play Space Development at Hartstown Park, Dublin 15.

Contents

1.0 Introduction

2.0 Description of the Proposed Development

3.0 Evaluation of the Proposed Development

4.0 List of the Persons & Bodies who made Submissions or Observations

5.0 Summary of the Observations

6.0 Recommendation to Members

Appendix 1. Planning Report

Appendix 2. List of Submissions & Observations

1.0 Introduction

Part 8 of the Planning and Development Regulations 2001 (as amended) outlines the requirements in respect of certain classes of Local Authority development. These regulations apply to the proposed public play space at Hartstown Park, Dublin 15.

Following a Play Audit undertaken by Fingal County Council a gap was identified in the play provision within Hartstown and surrounding areas.

The Council proposes to provide a Neighbourhood Equipped Area of Play (NEAP) sized play space of approximately 3,000m2 area which complies with Fingal's play policy standards for open spaces categorised as Urban Neighbourhood Park size (20ha-50ha). Hartstown Park is the largest open space in the vicinity with an area of 25.6ha.

2.0 Description of the Proposed Development

A Neighbourhood Equipped Area for Play (NEAP) play space totalling approximately 3,000m2, constructed in line with the principles of universal design, to include:

i. A mixture of synthetic and natural materials as surfacing which will vary from engineered woodchip to gravel paths and water permeable safety surfacing.

ii. 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, these will be located adjacent to the play space entrance plaza.

iii. A timber sculpture with information signage and a seating area with picnic tables, table tennis and foosball table will be included within the enclosed entrance plaza area

iv. Approximately 20 no. pieces of play equipment will be installed within the site boundary.

v. An area for sand play will be included.

vi. An area for water play will be included.

vii. An area for climbing play will be included.

viii. An area of swings will be included.

ix. An area for teen activity will be included.

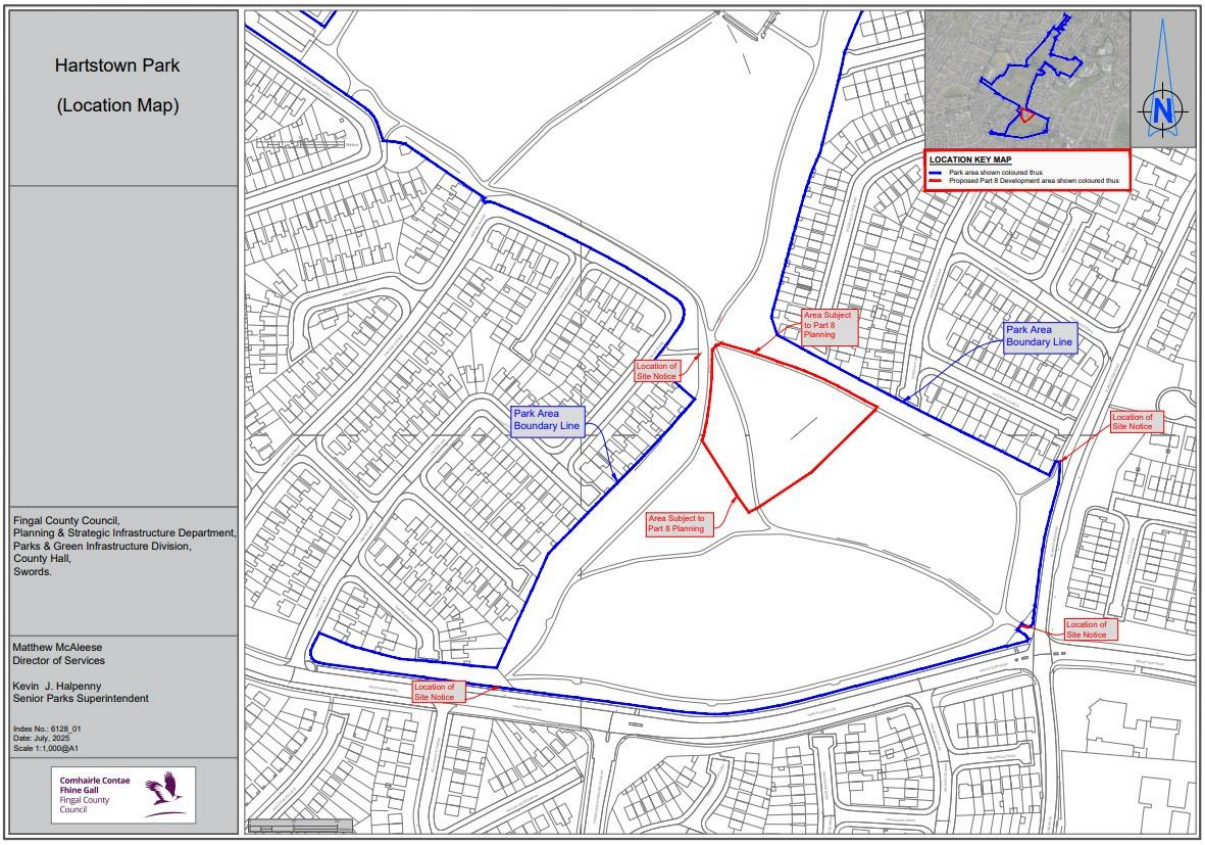
x. There will be no need for stormwater to leave the site as all surfaces will be permeable negating the need for additional surface run off to localised stormwater network

xi. Approximately 60 no. trees will be planted as part of this proposal, no trees will be removed during construction and all trees will have root protection zones set up during the construction period.

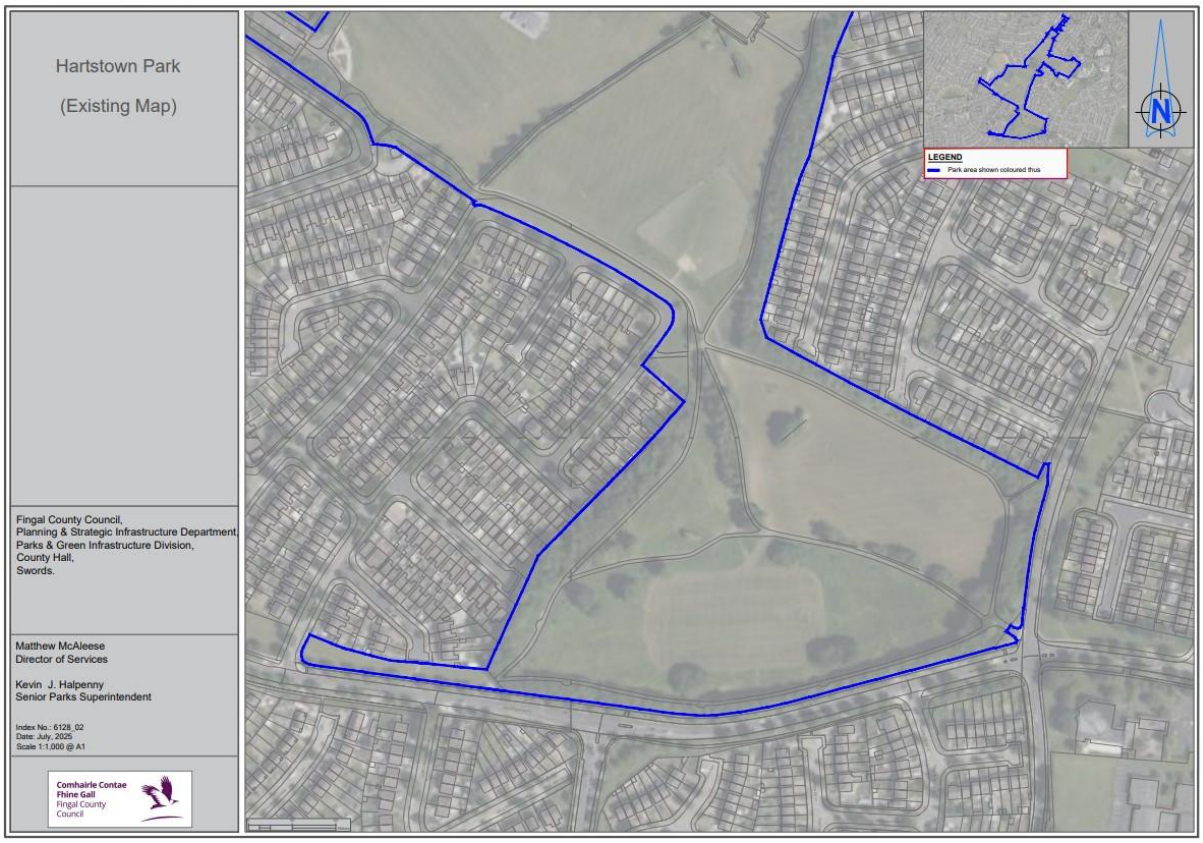
xii. It is proposed that where access points are through existing trees that this will be by raised boardwalks which will protect the existing root zone of trees

The total site area including landscaping comprises of 3,000m2. As the proposed play space is within the NEAP category it is suitable for children up to the age of 17 years old.

Planning Drawings



Site Location Map



Existing Layout Map

Proposed Site Layout

Indicative Image 1.

Indicative Image 2.

Indicative Image 3.

Indicative Image 4.

3.0 Evaluation of the Proposed Development

It is considered that the proposed play space development project would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to open space, green infrastructure, and play provision. The development would enhance the amenities of the area through improving the range of facilities in the area. The proposed development is considered to accord with the proper planning and sustainable development of the area, subject to the recommendations contained in the planning report.

For further details, see Appendix 1. Planning Report

4.0 List of the Persons & Bodies who made Submissions or Observations

See Appendix 2.

5.0 Summary of the Observations

1. Prescribed Bodies

No prescribed bodies were identified to be notified of the proposed development and invited to make a submission:

No submissions were received from any external prescribed consultees.

2. Submissions Received from Individuals and Organisations

Following the initial recording of all submissions, each one was read to allocate the issues raised into appropriate themes as listed below:

List of Themes
1. General support for the proposed development
2. Car parking management
3. Types of play equipment incl. sports facilities
4. Wider Park Management
5. Park Accessibility

Theme 1. General support for the Proposed Development (4)

FIN-C855-01, FIN-C855-02, FIN-C855-03, FIN-C855-05

Summary of Observations:
The main support relevant to this theme can be summarised as follows:

- A children's play area is welcome.
- Its about time there was a play area for kids.
- More than welcome by the residents in the area.
- Broadly welcome the proposal for a play space which will benefit the younger residents of Clonsilla.

Response:

- The comments are noted.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 2: Car Parking Management (2)
The main issues relevant to this theme can be summarised as follows:

FIN-C855-03, FIN-C855-04

Summary of Observations:

- Very few people walk to the existing amenities in the park, e.g. sports facilities and dog run.
- The existing car park may not be big enough. Estate roads, particularly on match days are full, as well as the car park.
- Cars observed parking on grass verges and obstructing driveways to residents' homes in the Oakview estate, particularly on weekends with match days.
- Can 'No parking on grass' signs be installed?
- Could a second car park be provided in the park?

Response:

- Fingal County Council acknowledges that parking on roads adjoining Hartstown Park is an issue for many residents in the area, particularly on the weekends. The matter will be referred to the Operations Dept. regarding possible parking management solutions. As the playground is a Neighbourhood Equipped Area for Play (NEAP), it is intended for residents living within 1.5km walking distance. This will negate the need for driving to a playground facility.
- The Council also have plans for a further two new play spaces in the Dublin 15 area; in Hazelbury and Ongar Park (under construction at time of writing), these will dilute the requirement for car travel to Hartstown Park as a play destination.
- The focus of this planning application is on the interest of addressing a deficiency and an appetite of play provision for the local community, for all the above reasons, a new car park does not form part of the scope of this Part XI process.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 3: Types of play equipment incl. sports facilities (1)

FIN-C855-02

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Stone table tennis tables were installed in the park, these were vandalised shortly after. Therefore, installing the same would be a waste of public money.
- Equipment needs to be sturdy and robust to withstand vandalism.
- There has been no mention of traditional play equipment as part of the proposals outlined, such as slides, swings and roundabouts; these are the things that kids actually want.
- Perhaps a sports facility such as squash, handball, tennis, badminton would be a good idea for teenagers.

Response:

- Robust equipment will be selected and installed as appropriate for publicly accessible areas.
- Among the 20 items of play equipment proposed; this will be a combination of traditional play items such as swings among more natural, incidental play features such as logs, mounding and boulders.
- The focus of this planning application is on the interest of addressing a deficiency and appetite of local play provision serving the locality, provision of sports recreational facilities such as tennis, handball etc. are not under consideration within this proposal but may be appropriate elsewhere within the park, subject to a separate planning application if required.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 4: Wider Park Management (2)

FIN-C855-01, FIN-C855-03

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Other areas of the park also need improvement.
- Could more litter bins be provided to address the litter problems.

Response:

- Additional bins will be installed at convenient locations for both the park users and staff who will carry out the collections. The quantity and type to be agreed with the Operations Department.
- As a result of this development, the park will receive additional resourcing for improved sustainable management.

Recommendations:

- Install litter bins near the playground in agreement with the Operations Dept.

Theme 5: Park Accessibility (1)

FIN-C855-05

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- The speed bumps located withing the car park impede access for the visually impaired and wheelchair users as well as those travelling on cargo bicycles.
- We recommend that a Part M compliant, designated safe, flat access route be provided in accordance with the relevant guidelines, to include tactile warning strips, and an accessible K gate.

Response:

- The issues associated with inclusive park access are noted, however this is outside the scope of the play space project. The item will be referred to the Operations Dept and Active Travel Section of Fingal County Council.

Recommendations:

- With respect of the above submission, no changes are recommended.

Review following public consultation

Documents for the development proposal was placed on public display from 16th July 2025 to 13th August 2025 including the erection of site notices, published newspaper notice, copies at Civic Offices Blanchardstown & County Hall Swords and available online via the Fingal Consultation Portal.

A total of 5 no. submissions were received within the consultation period. The submissions received were considered and reviewed with respect to the proper planning and sustainable development of the area. No additional issues arose to alter the opinion of the Planning and Strategic Infrastructure Department that the proposed development is consistent with the proper planning and sustainable development of the area.

Conclusion

The proposed development has been further reviewed and assessed by the P&SI Department (with supporting reports from internal sections included as Appendix 1 of this Report). Subject to the recommendations indicated below, the proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

6.0 Recommendation to Members

It is considered that the proposed Play Space Development at Hartstown Park, Dublin 15 would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to open space, green infrastructure, and play provision. The development would enhance the amenities of the area through improving the range of facilities in the area. The proposed development is considered to accord with the proper planning and sustainable development of the area.

Subject to the recommendations outlined in the Planning Report (Appendix 1) it is recommended that the Council members approve the Proposed Play Space Development for Hartstown Park, Dublin 15 as proposed.

Appendix 1 – Planner's Report incl. Consultee Reports

FINGAL COUNTY COUNCIL

PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT PRELIMINARY PLANNING REPORT

Register Reference: PART XI 002 25

Proposed Development: Hartstown Park

Location: Hartstown Park, Dublin 15

Proposing Department: Parks and Green Infrastructure Division

Application Type: Part XI

Site Location

The proposed site is in Hartstown Park, Dublin 15. The site is in an existing public green space which includes a dog park, outdoor gym and calisthenics area, basketball court, St. Peregrines GAA pitch and Hartstown-Huntstown Football Club. The site is bordered by residential developments including Hartstown to the west and Blakestown to the east.

Hartstown Community School is located along the northwest border of Hartstown Park, approx. 380m northwest of the proposed development. The site is greenfield and is in a residential area. The park is accessible through 15 pedestrian entrances in addition to a combined pedestrian and service access gate. A car park which can accommodate 60 vehicles is located adjacent to the service access gate, along the northwest perimeter of the park. The proposed site for the play space is in the southern portion of the park close to the intersection of major pedestrian routes which traverse the Park. The existing site has a flat greenfield topography which includes 2 existing tree groupings.

Proposed Development

The project will consist of:

• A mixture of synthetic and natural materials as surfacing which will vary from engineered woodchip to gravel paths and water permeable safety surfacing, as listed on the Landscape Plans.
• 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, these will be located adjacent to the play space entrance plaza.
• A timber sculpture with information signage and a seating area with picnic tables table tennis and foosball table will be included within the enclosed entrance plaza area outlined in blue.
• Approximately 20 no. pieces of play equipment will be installed within the site boundary.
• An area for sand play will be included.
• An area for water play will be included.
• An area for climbing play will be included.
• An area of swings will be included.
• An area for teen activity will be included.
• There will be no need for stormwater to leave the site as all surfaces will be permeable negating the need for additional surface run off to localised stormwater network

• Approximately 60 no. trees will be planted as part of this proposal, no trees will be removed during construction and all trees will have root protection zones set up during the construction period.
• It is proposed that where access points are through existing trees that this will be by raised boardwalks which will protect the existing root zone of trees.

Fingal County Development Plan 2023 – 2029 considerations

Zoning Objective

The site is zoned 'OS – Open Space' under the Development Plan, with an objective to *"Preserve and provide for open space and recreational amenities"*

The vision applying to this zoning objective is to *"Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority"*

Objective CIOSO7 – Community Infrastructure and Local Amenity

Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.

Policy CIOSP6 – Facilities for Children, Teens and Young Adults

Provide appropriate recreational, community, social and educational facilities for children, teens and young adults.

Policy CIOSP7 – Variety of Community Facilities

Ensure the timely provision of community services, recreational facilities (including playgrounds) and resources, including schools, community, religious, burial and health facilities, required for the creation of sustainable communities.

4.5.2.6 Playgrounds and play facilities.

Within the Fingal area, play facilities are located in Regional, Local and Neighbourhood Parks and within residential open space. Providing excellent play facilities for all the children of Fingal and visitors to the County, is a priority. Fingal County Council currently manages a network of play spaces on Council managed land ranging from playgrounds of various sizes in local and regional parks, to MUGA's and skate parks. The Council has approved Fingal's first Play Policy, Space for Play – A Play Policy for Fingal, which aims to provide a framework for the provision of safe, accessible, inclusive, natural and engaging play spaces for all children and adolescents up to the age of seventeen. The Play Policy provides the basis on which the current and future play provision throughout the County will be developed to the highest quality in line with international best practice. In residential and mixed-use developments, it will be a requirement of the Council to provide play facilities as part of the landscape plan for the site. The requirements for same are detailed in Table 4.2 and Chapter 14 Development Management Standards.

Policy CIOSP13 – Open Space/Parks

Continue the development of a hierarchy of multifunctional active and passive recreational open spaces and facilities to serve all age cohorts.

Policy CIOSP14 – Sports, Recreation and Play Amenities

Support sports, recreational and play amenities in the County for all ages and abilities; encourage sporting and recreational organisations to achieve their aims and goals and support platforms for new and alternative sports to develop.

Objective CIOSO44 – Playgrounds

Facilitate the provision of appropriately scaled children's playground facilities within new and existing residential development in line with the Council's Play Policy.

Objective CIOSO52 – Trees
Protect, preserve and ensure the effective management of trees and groups of trees.

Objective GINHO7 – Provision of Open Space
Provide a range of accessible new parks, open spaces and recreational facilities accommodating a wide variety of uses (both passive and active), use intensities and interests.

Objective GINHO8 – Routes
Provide attractive and safe routes linking parks and open spaces and other related features such as cultural sites and heritage assets as an integral part of green infrastructure provision, where appropriate and feasible.

Objective GINHO19 – Green Networks
Create an integrated and coherent green infrastructure for the County by requiring the retention of substantial networks of green space in urban, urban fringe and adjacent countryside areas to serve the needs of communities now and in the future including the need to adapt to and mitigate climate change

Objective GINHO23 – Policies
Support and implement The Forest of Fingal-A Tree Strategy for Fingal, Keeping it Green – An Open Space Strategy for Fingal and Space for Play – A Play Policy for Fingal during the lifetime of the Development Plan.

Policy GINHP22 – Tree Planting
Provide for appropriate protection of trees and hedgerows, recognising their value to our natural heritage, biodiversity and climate action and encourage tree planting in appropriate locations.

Objective DMSO77 – Community Facilities
Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following:

- *Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.*
- *Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.*
- *Conformity with the requirements of appropriate legislative guidelines.*
- *Conformity with land use zoning objectives*

Planning History
None on subject site.

Departmental Reports
Water Services Department, received 9th June 2025: No objection.

Parks and Green Infrastructure Division, received 28th May 2025: No objection.

Transportation Planning, received 9th June 2025: No objections subject to recommendations.

Assessment

The proposed scheme has been considered in light of the following issues:

- Drawings prepared
- Principle of the development
- Impact on the amenities of the area
- Parks and Green Infrastructure
- Water and drainage
- Transportation

Drawings and documents prepared
Article 83(1) of the Planning and Development Regulations 2001, as amended, detail the drawings and particulars required to be made available for Part 8/Part 11 projects.

These include a site plan, drawn to a scale of not less than 1:500, showing the boundary of the site, on which it is proposed to carry out the proposed development and the buildings or other structures, and roads or other features, in the vicinity of the site. A drawing titled 'Hartstown Park (Proposed Playground)' has been prepared, to a scale of 1:500 and has been submitted in addition to a site location map , scale 1:1000 and topographical map, scale !;1000 showing all existing features in the vicinity.

As per Article 83 (1)(c)(ii) of the Regulations, additional drawings as necessary to describe the scheme at a scale of not less than 1:100 have been provided e.g. indicative play equipment etc.

Principle of development
The site is zoned 'OS – Open Space', where the uses of open space and recreational/sports facility are permitted in principle. The principle of the development is therefore acceptable, subject to assessment and compliance with Development Plan policy.

Impact on the amenities of the area
The proposed development is not considered to give rise to unduly negative impacts on the visual amenities of the area but would rather enhance the amenity value of the park and consequently the amenities of the area and thereby would benefit residents in this community. The addition of a playground at this location is consistent with CIOSP13, CIOSP14, and CIOSO44 which seek to provide recreation spaces and playgrounds at appropriate locations.

The proposed site for the play space is in the southern portion of the park close to the intersection of major pedestrian routes which traverse the Park and is highly accessible which is positive. The area being considered as a play space will provide both active and passive recreation with an area of approximately 3,000 sqm. The existing site has a flat greenfield topography which includes 2 existing tree groupings.

No tree or hedgerow removals are required to facilitate the proposed development works. All existing trees will be protected, retained and incorporated into the design for an overall net gain in biodiversity and tree canopy cover, this is aligned with 'Forest of Fingal, a Tree Strategy for Fingal' and 'Fingal Biodiversity Action Plan'.

The proposed site layout includes new low mounding and tree planting in order to provide screening of the proposed playground from adjoining residential areas. The proposed planting of 60 no. trees shall incorporate pollinator & seasonal interest alongside naturalised flowering bulbs. Selected native and naturalised tree species shall be used to supplement the play space. Natural wildflower meadow will be developed as part of the scheme.

The proposed development will not impact unduly in a negative way on the residential amenities of existing residential development through overlooking.

A Construction and Environmental Management Plan has been submitted to address potential impacts during the construction stage with mitigation measures set out in the document. Restrictions will be imposed on working hours to minimise impacts on park visitors and adjoining residents.

Site management will be fully aware of the location of the construction works in relation to the neighbouring residential and public areas and will take all appropriate measures to reduce noise emissions from the site. These include but are not exclusive to:
- Working within the stated hours on the planning conditions.
- Shutting down plant when not in use,
- Keeping covers on compressors and other plant closed.
- Managing work activities and work sequences to minimize noise exposure.
- Use of well-maintained and certified plant and machinery.
- Noise monitoring on site.

Parks and Green Infrastructure

The report from the Parks Division states that there are no objections to the proposed development. Therefore, it is considered that there are no particular issues in respect of parks and green infrastructure arising from the proposed playground.

Water and Drainage
The report from the Water Services Department section states that there are no objections to the proposed development. Therefore, it is considered that there are no particular issues in respect of water infrastructure arising from the proposed playground.

Transportation
The report from Transportation Planning states that the development is acceptable subject to condition. The proposed provision of cycle parking to support the development is welcomed. 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, these will be located adjacent to the play space entrance plaza The proposed quantum is acceptable.

Appropriate Assessment
An Appropriate Assessment (Screening) Report has been submitted with the subject planning application. This report states that:

- The proposed project is not anticipated to have likely significant effects on the QIs and SCIs of any Natura 2000 site. Likely significant effects from vehicular emissions via the air pathway are not anticipated during the construction and operational phases for the Natura 2000 sites and their respective QIs /SCIs.

- Due to the scale of the proposed development and distance to Natura 2000 sites, likely significant effects via the air (dust) pathway are not anticipated during the construction and operational phases for the Natura 2000 sites and their respective QIs / SCIs.

- There will be no temporary or permanent reduction in habitat area (including supporting ex-situ habitats) for any of the Natura 2000 sites.

- No disturbance to key species is anticipated during operation of the project.
- Due to the location of the proposed site and the low scale of the works, the proposed project is not anticipated to have a likely significant effect via surface water, groundwater, groundwater-to-surface water, and land and air pathways to any Natura 2000 sites within the ZoI.
- There will be no temporary or permanent habitat or species fragmentation within any Natura 2000 sites.
- There will be no temporary changes in key indicators of conservation value, specifically surface water quality.

Fingal County Council have examined, analysed and evaluated the content of the proposed development at Hartstown Park, including the information and assessments presented in the screening for appropriate assessment report, and are in agreement with the conclusion of the screening for appropriate assessment report with respect to the potential for the proposed project to have a likely significant effect on any European sites.

Fingal County Council have determined that, in light of best scientific knowledge, including in particular the nature of the predicted effects 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, either alone or in combination with other plans or projects. In reaching this determination, consideration has been given to the scale of the works, the distance and weak hydrological links to any Designated Sites and considering the evidence that the site or nearby (250 m) sites are not utilised by SCI that may be significantly affected by the proposal.

This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

The conclusions are considered reasonable taking into account that there will not be any likely significant effects arising from the proposed development on any Natura sites, particularly taking into account the nature of the proposed development and nature and location of the subject site.

Environmental Impact Assessment

An EIA Screening report has been prepared for the proposed development. The report concludes that:

The proposed Hartstown Park Playground, Dublin 15 does not correspond to any project type that is subject to EIA requirements. It is not a sub-threshold development and no further preliminary examination or further stages of EIA screening are required to be followed for it. It 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 proposal is not of a scale which would fall within the fifth schedule of the Planning and Development Regulations 2001 (as amended) requiring an EIA. It is also noted that of the environmental receptors detailed in

the seventh schedule of the same regulations, that significant environmental effects are unlikely to arise from the proposed development and that there are no characteristics of the proposed development which would require an EIA to be undertaken.

Conclusion

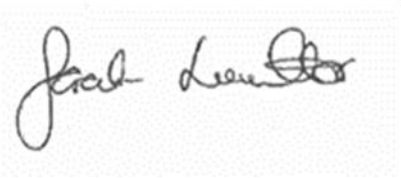
The proposed development would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to open space, green infrastructure, and play provision. The development would enhance the amenities of the area through improving the range of facilities in the area. The proposed development is considered to accord with the proper planning and sustainable development of the area.

Recommendation

The proposed development would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to the provision of additional playground facilities.

There are a number of issues raised by the Transportation Planning Section which need to be noted before the scheme goes on display as follows:

- The cycle parking shall be monitored where there is a need for future additional cycle parking it should be facilitated and potentially include dedicated storage solutions for scooters and other smaller vehicles.
- Any works to the public footpath and road carriageway to facilitate the development and any repairs to the public footpath and road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the Councils' standards for taking-in-charge and to the satisfaction of the Council.
- A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the approval of the Planning Authority by the Main Contractor prior to construction, signal on the public Road shall comply with Chapter 8 of the Traffic Signs Manual.



Sarah Lowther
Senior Executive Planner

Sean Walsh
Senior Planner

Copies of Reports from Internal Sections of the Planning & Strategic Infrastructure Department

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE
PLANNING REPORT
Water Services

Register Reference: PARTXI/002/25
Registration Date: 26/05/2025
Development: The proposals for a public play space at Hartstown Park incorporates the following,

- A mixture of synthetic and natural materials as surfacing which will vary from engineered woodchip to gravel paths and water permeable safety surfacing, as listed on the Landscape Plans.
- 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, these will be located adjacent to the play space entrance plaza.
- A timber sculpture with information signage and a seating area with picnic tables table tennis and foosball table will be included within the enclosed entrance plaza area outlined in blue.
- Approximately 20 no. pieces of play equipment will be installed within the site boundary.
- An area for sand play will be included.
- An area for water play will be included.
- An area for climbing play will be included.
- An area of swings will be included.
- An area for teen activity will be included.
- There will be no need for stormwater to leave the site as all surfaces will be permeable negating the need for additional surface run off to localised stormwater network.

- Approximately 60 no. trees will be planted as part of this proposal, no trees will be removed during construction and all trees will have root protection zones set up during the construction period.
- It is proposed that where access points are through existing trees that this will be by raised boardwalks which will protect the existing root zone of trees.

Location: Hartstown Park, Dublin 15
Applicant: Planning and Strategic Infrastructure Department
Application Type: Part VIII (Dev by Plan Auth)

Report

Surface Water: No objection
Flooding: No objection

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE
PLANNING REPORT
Parks and Green Infrastructure Division's Report

Register Reference: PARTXI/002/25
Registration Date: **26/05/2025**
Development: The proposals for a public play space at Hartstown Park incorporates the following,

- A mixture of synthetic and natural materials as surfacing which will vary from engineered woodchip to gravel paths and water permeable safety surfacing, as listed on the Landscape Plans.
- 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, these will be located adjacent to the play space entrance plaza.
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- An area of swings will be included.
- An area for teen activity will be included.
- There will be no need for stormwater to leave the site as all surfaces will be permeable negating the need for additional surface run off to localised stormwater network.
- Approximately 60 no. trees will be planted as part of this proposal, no trees will be removed during construction and all trees will have root protection zones set up during the construction period.
- It is proposed that where access points are through existing trees that this will be by raised boardwalks which will protect the existing root zone of trees.

Location: Hartstown Park, Dublin 15
Applicant: Planning and Strategic Infrastructure Department
Application Type: Part VIII (Dev by Plan Auth)

Report

The Parks and Green Infrastructure Division has no objections in relation to the proposed development.

Signed: **Gemma Carr**

Position: **Senior Executive Parks and Landscape Officer**

Date: **28/05/25**

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE
PLANNING REPORT

Register Reference: PARTXI/002/25
Registration Date: 26/05/2025
Development: The proposals for a public play space at Hartstown Park incorporates the following,

- A mixture of synthetic and natural materials as surfacing which will vary from engineered woodchip to gravel paths and water permeable safety surfacing, as listed on the Landscape Plans.
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- An area for teen activity will be included.
- There will be no need for stormwater to leave the site as all surfaces will be permeable negating the need for additional surface run off to localised stormwater network.
- Approximately 60 no. trees will be planted as part of this proposal, no trees will be removed during construction and all trees will have root protection zones set up during the construction period.
- It is proposed that where access points are through existing trees that this will be by raised boardwalks which will protect the existing root zone of trees.

Location: Hartstown Park, Dublin 15
Applicant: Planning and Strategic Infrastructure Department
Application Type: Part VIII (Dev by Plan Auth)

General
The proposed provision of cycle parking to support the development is welcomed. 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, these will be located adjacent to the play space entrance plaza The proposed quantum is acceptable.
Conclusion
The Transportation Planning Section has no objection to the proposed development subject to the following conditions:

- The cycle parking shall be monitored where there is a need for future additional cycle parking it should be facilitated and potentially include dedicated storage solutions for scooters and other smaller vehicles.

- Any works to the public footpath and road carriageway to facilitate the development and any repairs to the public footpath and road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the Councils' standards for taking-in-charge and to the satisfaction of the Council.

- A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the approval of the Planning Authority by the Main Contractor prior to construction, signal on the public Road shall comply with Chapter 8 of the Traffic Signs Manual.

Signed: **Niamh O Connor**
09/06/2025
Position:
Date:

Addendum

Following the Preliminary Planning Report dated 26th June 2025 the proposed development went on public display from the 16th July 2025 to the 13th August 2025 with 5 no. submissions received.
This Addendum is to confirm that I have reviewed the proposed development and submissions received. I can confirm that the planning recommendation has not changed in light of these submissions.

Appropriate Assessment:
A Stage 1 Appropriate Assessment Screening report has been submitted. The Council's examination of the AA Screening report has determined that it can be excluded, on the basis of objective information, that the Local Authority Own Development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site or sites. The Council has thus determined on examination that the Local Authority Own Development would not be likely have a significant effect on any European Site and an Appropriate Assessment is not required.

Environmental Impact Assessment Screening:
An Environmental Impact Assessment Screening Report in relation to the proposed Local Authority Own Development has been submitted. An examination of the Local Authority Own Development has determined that there is no real likelihood of significant effects on the environment arising from the Local Authority Own Development and has concluded that an EIA is not required.

The proposed development would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to the provision of additional facilities to an existing public park.

Signed _____

Senior Planner

03/09/2025

Appendix 2 – List of Submissions & Observations

URN	Author	Type
FIN-C855-1	Margaret Donegan	Individual
FIN-C855-2	Paul O'Ciarmhaic	Individual
FIN-C855-3	Resident Oakview Park	Individual
FIN-C855-4	Catherine Burke	Individual
FIN-C855-5	Fingal Active Travel Group	Organisation

Comhairle Contae Fhine Gall
Fingal County Council

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 24

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), Proposed Public Play Space Development at Hazelbury Park, Dublin 15

Comhairle Contae Fhine Gall
Fingal County Council

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

Report pursuant to Part XI of the Planning & Development Act 2000 (as amended) and Part 8 of the Local Government Planning & Development Regulations 2001 (as amended)

Part XI/003/25 Proposed Play Space Development at Hazelbury Park, Dublin 15.

Contents

1.0 Introduction

2.0 Description of the Proposed Development

3.0 Evaluation of the Proposed Development

4.0 List of the Persons & Bodies who made Submissions or Observations

5.0 Summary of the Observations

6.0 Recommendation to Members

Appendix 1. Planning Report

Appendix 2. List of Submissions & Observations

Appendix 3. Revised proposals in response to submissions and observations received

1.0 Introduction

Part 8 of the Planning and Development Regulations 2001 (as amended) outlines the requirements in respect of certain classes of Local Authority development. These regulations apply to the proposed public play space at Hazelbury Park, Dublin 15.

Following a Play Audit undertaken by Fingal County Council, a gap was identified in the play provision within Hazelbury Park and surrounding catchment areas.

The Council proposes to provide a Local Equipped Area of Play (LEAP) sized play space of approximately 1,000m2 which complies with Fingal's play policy standards for open spaces categorised as Local Park size (2ha-20ha). Hazelbury Park is the largest public open space in the vicinity with an area of 12.69ha.

2.0 Description of the Proposed Development

A Local Equipped Area for Play (LEAP) play space totalling approximately 1,000m2, constructed in line with the principles of universal design, to include:

i. A mixture of natural and synthetic surfacing materials which will vary from engineered wood chip to gravel paths and water permeable safety surfacing, as listed on the landscape plan.

ii. 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, to be located adjacent to the gabion walling.

iii. Approximately 20 no. pieces of play equipment will be installed within the site boundary.

iv. An area for accessible sand play will be included.

v. There will be no need for stormwater to leave the site as provision will be made within the site for a wetland area, all runoffs will be directed here in time of extreme weather events*

vi. Aquatic plants will be planted on the margins of the wetland.

vii. An area of grassland will be maintained as natural meadow.

viii. Approximately 10 no. trees will be planted as part of this proposal, and no trees will be removed during construction and all trees in proximity of works will have root protection zones set up during the construction period.

ix. A canvas shade structure 3-4m high is proposed in the picnic area*

x. Swings and climbing structures are proposed with height not exceeding 4m.

xi. A double width accessible embankment slide will be included in the proposal.

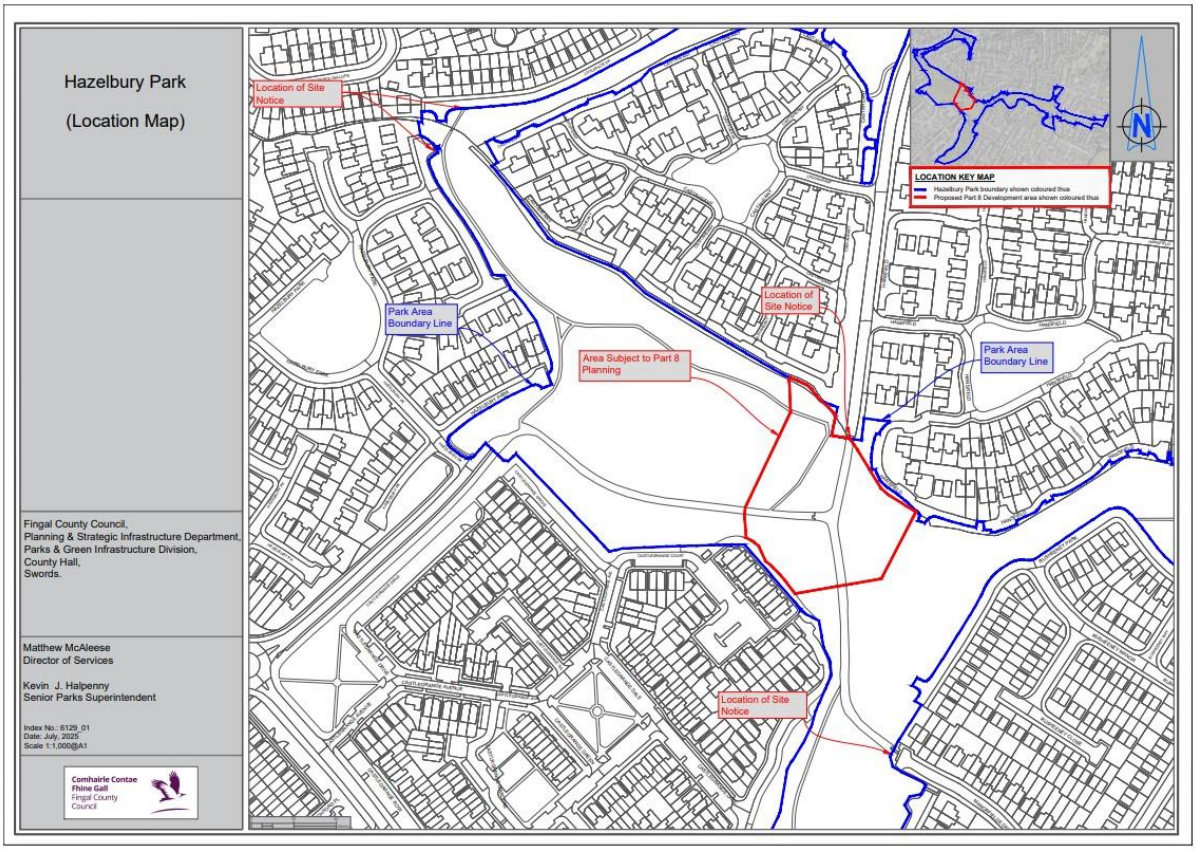
xii. An accessible trim trail aimed at 3–10 year olds will be provided.

xiii. One dedicated disabled car parking space will be located beside the nearest entrance point.

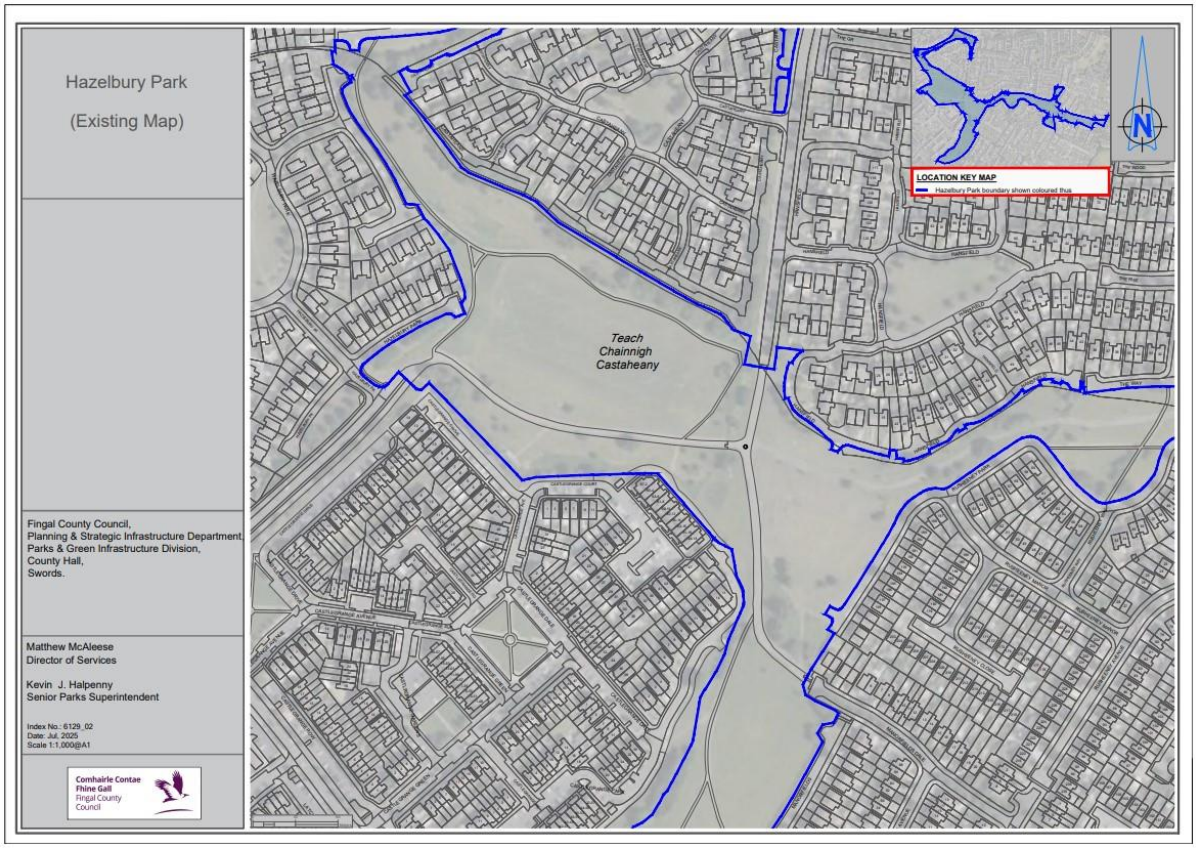
The total site area including landscaping comprises of 1,000m2. As the proposed play space is within the LEAP category for a local park, it is suitable for children up to the age of 17 years old.

**See Appendix 3 for revised proposals in response to submissions and observations received*

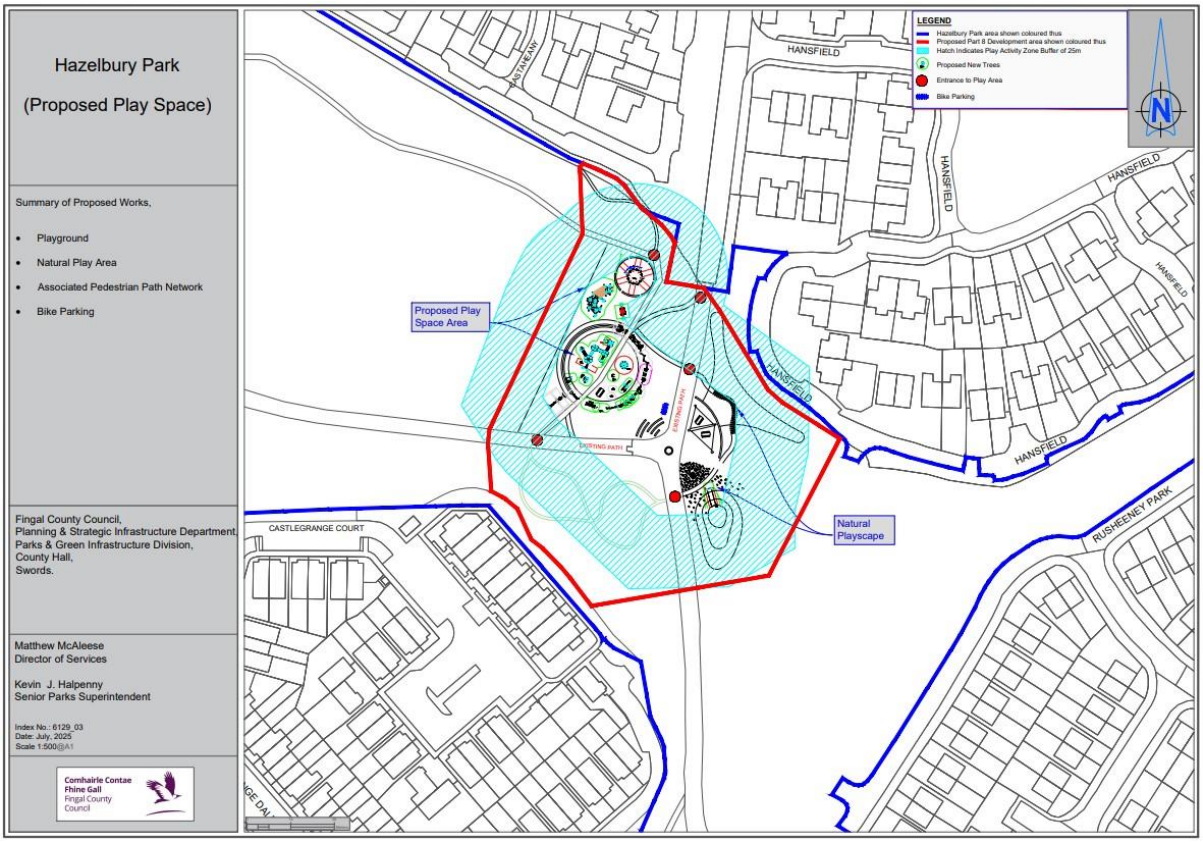
Planning Drawings (as they went on public display)



Site Location Map



Existing Layout Map



Proposed Site Layout

Indicative Image 1.

Indicative Image 2.

Indicative Image 3.

Indicative Image 4.

3.0 Evaluation of the Proposed Development

It is considered that the proposed play space development would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to open space, green infrastructure, and play provision. The development would enhance the amenities of the area through improving the range of facilities in the area. The proposed development is considered to accord with the proper planning and sustainable development of the area, subject to the recommendations contained in the planning report.

For further detail see Appendix 1. Planning Report

4.0 List of the Persons & Bodies who made Submissions or Observations

See Appendix 2.

5.0 Summary of the Observations

1. Prescribed Bodies

There were no prescribed bodies identified to be notified of the proposed development and invited to make a submission:

No submissions were received from any external prescribed consultees.

2. Submissions Received from Individuals and Organisations

Following the initial recording of all submissions, each one was read to allocate the issues raised into appropriate themes as listed below:

List of Themes

1. General support for the proposed development

2. Like the proposed plans and ideas in principle

3. Anti-social behaviour & vandalism

4. Littering, hygiene and public health

5. Maintenance & management of the proposed facilities

6. Additional facilities / equipment required

7. Supervision / surveillance and security

8. Location and scale of the proposed play space

9. Health and Safety

10. Traffic and parking

11. Environmental & drainage impact

12. Cycling accessibility

13. Public consultation

14. Planning process

15. Objections to the proposals

Theme 1. General support for the Proposed Development (11)

FIN-C854-05, FIN-C854-08, FIN-C854-13, FIN-C854-14, FIN-C854-19, FIN-C854-37, FIN-C854-38, FIN-C854-40, FIN-C854-45, FIN-C854-49, FIN-C854-57.

Summary of Observations:

The main support relevant to this theme can be summarised as follows:

- I support the proposals.
- Great, imaginative proposals.
- A play area in this neighbourhood is long overdue.
- Increased all year round play opportunities in the area.
- It's great to have a playground within walking distance of homes, this will reduce the need to travel for access to play facilities, therefore lower environmental impact.
- The area needs a playground for the benefit of local children, teens and families, a fantastic addition to the park.
- Delighted to see this proposed development, a valuable recreational space.
- This is a natural and engaging space, to the benefit of younger residents of Clonsilla.
- The area will be transformed from a pass-through area to a vibrant community focused destination.
- It could foster a safer, more positive atmosphere for all residents.

Response:

- The comments are noted.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 2: Like the proposed plans and ideas in principle (15)

FIN-C854-01, FIN-C854-04, FIN-C854-05, FIN-C854-06, FIN-C854-09, FIN-C854-10, FIN-C854-15, FIN-C854-16, FIN-C854-17, FIN-C854-26, FIN-C854-27, FIN-C854-31, FIN-C854-34, FIN-C854-56, FIN-C854-58.

Summary of Observations:

The main comments relevant to this theme can be summarised as follows:

- Plans look good / lovely / amazing on paper; however, I have concerns.
- Like the plans in principle but have concerns.
- Wonderful / nice / good idea in theory but have concerns.
- The idea to add more facilities to Hazelbury Park is good, but I have concerns.
- While I welcome the intention to create recreational spaces for children and families, I have concerns.
- There are pros and cons to the current plans.

Response:

- The comments are noted.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 3: Anti-Social Behaviour & Vandalism (50)

FIN-C854-01, FIN-C854-03, FIN-C854-04, FIN-C854-05, FIN-C854-06, FIN-C854-07, FIN-C854-08, FIN-C854-09, FIN-C854-11, FIN-C854-12, FIN-C854-13, FIN-C854-14, FIN-C854-15, FIN-C854-16, FIN-C854-17, FIN-C854-18, FIN-C854-20, FIN-C854-21, FIN-C854-22, FIN-C854-23, FIN-C854-24, FIN-C854-25, FIN-C854-26, FIN-C854-27, FIN-C854-28, FIN-C854-29, FIN-C854-30, FIN-C854-31, FIN-C854-32, FIN-C854-33, FIN-C854-34, FIN-C854-35, FIN-C854-36, FIN-C854-40, FIN-C854-41, FIN-C854-42, FIN-C854-43, FIN-C854-44, FIN-C854-45, FIN-C854-47, FIN-C854-48, FIN-C854-50, FIN-C854-51, FIN-C854-53, FIN-C854-55, FIN-C854-56, FIN-C854-57, FIN-C854-58, FIN-C854-59, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- The Council should consult with An Garda Síochána to see how many call outs there have been because of anti-social behaviour activity.
- The development will cause more anti-social behaviour which will affect the residents.
- Drug activity already exists within the park.
- This will end up as a space with night gatherings of adolescence.
- This has the potential to attract gangs and anti-social behaviour.
- Facilities will result in more noise, especially at times when council staff are not present.

- Facilities will be destroyed in no time. Trees, equipment and facilities in the park have been vandalised and burnt within the park.
- Hope that vandalism concerns will not be realised.
- There are break ins to homes and cars in the area.
- A more robust, fire-resistant solution to the canvas structure should be considered.
- What is the strategy to mitigate and deter anti-social activity in the park to ensure a safe and welcoming environment.
- Will the equipment be made from robust materials that are durable against fire and vandalism.

Response:

- The selected prominent location of the playground provides passive observation/supervision opportunities from surrounding pathways, roads and residential areas. If the playground were in a more sheltered, hidden or secluded area then the opportunity for anti-social behaviour could increase.
- The expected increased footfall of the park because of the new development would also add to the passive surveillance in the area.
- The Council will work with the operations department and community garda as required in the interest of deterring anti-social behaviour and protecting the new facility investment.
- Robust equipment will be selected and installed as appropriate for public areas.
- The improved landscape as a result in this development will give the added impression of a cared for space, this is known to help to reduce acts of vandalism in public areas. Areas with a look of neglect are known to encourage vandalism tendencies.

Recommendations:

- The plans for the proposed play space will be revised to omit the shaded canopy structure.

Theme 4: Littering, hygiene and public health (42)

FIN-C854-01, FIN-C854-03, FIN-C854-04, FIN-C854-09, FIN-C854-11, FIN-C854-12, FIN-C854-13, FIN-C854-14, FIN-C854-15, FIN-C854-17, FIN-C854-18, FIN-C854-20, FIN-C854-21, FIN-C854-22, FIN-C854-23, FIN-C854-24, FIN-C854-26, FIN-C854-27, FIN-C854-30, FIN-C854-31, FIN-C854-32, FIN-C854-33, FIN-C854-34, FIN-C854-35, FIN-C854-39, FIN-C854-40, FIN-C854-41, FIN-C854-42, FIN-C854-43, FIN-C854-44, FIN-C854-45, FIN-C854-46, FIN-C854-47, FIN-C854-48, FIN-C854-50, FIN-C854-51, FIN-C854-52, FIN-C854-53, FIN-C854-55, FIN-C854-56, FIN-C854-58, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Broken glass, gas canisters, drug bags are already an issue in the park.
- A new playground will bring a mess with it.
- Who will clean the wetland and picnic area.
- There is a problem with vermin and litter in the area.
- The design should include toilets.
- No waste management plan is included in the documents.
- Dog and cat faeces is already a problem in the area.
- Lack of bins in the area already, the Council should provide more bins and litter patrols.
- Risks associated with cat and dog waste in sand play area if this is not fenced off.

Response:

- Additional bins will be installed at convenient locations for both the park users and staff who will carry out the collections. The quantity and type to be agreed with the Operations Department.
- A business case will be made to ensure that adequate resourcing will be in place in terms of litter management, to be agreed with the Operations Department.
- The Council are confident that a new investment into the park will foster a greater care for the park on the part of the local users, visitors and general public.
- Public toilets are not under consideration as part of this proposal. Sustainable toilets, e.g. compost toilets may be appropriate in a convenient location to compliment the park and new facilities. This will be considered during the operational phase and in consultation with the Operations Department.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 5: Maintenance & management of the proposed facilities (18)

FIN-C854-01, FIN-C854-03, FIN-C854-08, FIN-C854-11, FIN-C854-13, FIN-C854-17, FIN-C854-18, FIN-C854-23, FIN-C854-25, FIN-C854-29, FIN-C854-34, FIN-C854-38, FIN-C854-42, FIN-C854-45, FIN-C854-48, FIN-C854-50, FIN-C854-55, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- The wetland area will not be properly maintained, are there provisions in place for this?
- The park is not properly maintained at the moment.
- The facilities will require regular maintenance
- Maintenance details / plans are not included in the planning pack, is there an operational management plan?
- The Council need to commit to a clear plan and budget for the sustainable upkeep of the facilities.
- I assume the maintenance resourcing will be increased to coincide with the new facility

Response:

- Prior to and during the operational phase, the Council will ensure adequate resourcing will be in allocated for the sustainable upkeep of the new play space, this will have a knock-on effect in the form of additional resources for Hazelbury Park as a whole.
- The proposed play facility will receive the same maintenance regime as all other Fingal playgrounds. The facility will receive a litter pick, litterbin emptying and full visual inspection each morning. The facility will receive an external safety audit every 6 months for the early identification of defects.
- Maintenance plans will be produced in advance of the opening and operational stage of the new facility.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 6: Additional facilities / equipment required (9)

FIN-C854-02, FIN-C854-03, FIN-C854-10, FIN-C854-12, FIN-C854-13, FIN-C854-14, FIN-C854-20, FIN-C854-47, FIN-C854-57.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Basketball court / sports facilities needed to address a deficiency and demand for a wider age range of the area.
- Need to provide provision for teenagers of the local area, plans appear to cater for younger children only.

- Is there additional seating apart from the picnic area?
- Will there be accessible play features?
- The Council need to install dedicated dog runs in the park with bins and seating.
- Stone chess table or a boules area for the older cohort?

Response:

- As the proposed play space is within the LEAP (Local Equipped Area for Play) category for a local park, it is suitable for children or teenagers up to the age of 17 years old.
- There is a space allocated to the north of the main play area suitable for users up to and including 17 years. Proposals include a more challenging climbing frame, seating and swings.
- The focus of this planning application is on the interest of addressing a deficiency and appetite of local play provision serving the locality, provision of sports recreational facilities such as basketball, boules etc. are not under consideration within this proposal but may be appropriate elsewhere within the park, subject to a separate planning application if required.
- Dedicated dog runs are not under consideration as part of these play space proposals, this may be appropriate elsewhere in the park, to be agreed with the Operations Department.

Recommendations:

- Teenage provision will be explored further at the detailed design stage of this project in the interest of improving provision.
- There may be scope to provide one or more chess tables, this will be explored as part of the detailed design stage.

Theme 7: Supervision / Surveillance and Security (28)

FIN-C854-03, FIN-C854-05, FIN-C854-06, FIN-C854-09, FIN-C854-11, FIN-C854-12, FIN-C854-17, FIN-C854-18, FIN-C854-20, FIN-C854-23, FIN-C854-26, FIN-C854-30, FIN-C854-36, FIN-C854-40, FIN-C854-41, FIN-C854-42, FIN-C854-43, FIN-C854-44, FIN-C854-45, FIN-C854-46, FIN-C854-48, FIN-C854-50, FIN-C854-52, FIN-C854-53, FIN-C854-55, FIN-C854-58, FIN-C854-59, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- The new facility will need CCTV cameras.

- Recommend installation of lighting as part of the development, as well as other parts of the park.
- If lighting was installed, this would create extra light pollution.
- The park receives little supervision as it is, a warden / park ranger / garda is needed to monitor and patrol the facilities.
- Facility should be fenced off and secured at nighttime.
- The park should have official opening/closing times and be secured when closed

Response:

- The comments are noted regarding the installation of lighting and CCTV both in support and concerned of potential impacts. There is no lighting proposed as part of the playground project. There is existing public lighting running along the path network through this location.
- Any additional proposed lighting in the park is a matter for the Operations Department in consultation with the Public Lighting Section and are external to this project.
- If, during the operation of the play space, requests for the installation of CCTV are received due to anti-social behaviour and/or damage to play items, then the need for CCTV will be reviewed by the Council.
- The selected prominent location of the play space and increased footfall will provide passive observation/supervision opportunities from the surrounding park, roads and residential areas.
- The design of the space is to be open plan, if fencing is to be installed, this will be approximately 1.2m in height, typical of all play areas in Fingal. High security fencing surrounding play areas is not reasonably practical as a security measure.

Recommendations:

- To future proof the facilities, ducting will be specified and installed at the detail design and construction stages of the project, if the requirement for CCTV or additional public lighting becomes apparent, this will negate the need for a complex and expensive retrofit.

Theme 8: Location and scale of the proposed play space (41)

FIN-C854-03, FIN-C854-04, FIN-C854-08, FIN-C854-09, FIN-C854-10, FIN-C854-12, FIN-C854-15, FIN-C854-17, FIN-C854-18, FIN-C854-20, FIN-C854-21, FIN-C854-22, FIN-C854-23, FIN-C854-24, FIN-C854-25, FIN-C854-27, FIN-C854-28, FIN-C854-29, FIN-C854-30, FIN-C854-31, FIN-C854-33, FIN-C854-34, FIN-C854-35, FIN-C854-40, FIN-C854-42, FIN-C854-43, FIN-C854-44, FIN-C854-45, FIN-C854-46, FIN-C854-47, FIN-C854-48, FIN-C854-50, FIN-

C854-51, FIN-C854-52, FIN-C854-53, FIN-C854-54, FIN-C854-55, FIN-C854-56, FIN-C854-58, FIN-C854-59, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- The proposed location of the play space is not convenient at the intersection of pathways within the park.
- Hazelbury park is not a suitable park for a new play space.
- Location of play space should not cause the pitch to be reduced in size.
- Wetland and shaded canvas area is too close to peoples' homes at the proposed location.
- Noise generated will disturb the residents, measures will be required to mitigate this, e.g. landscape buffers, restricted opening times.
- Hazelbury Park does not have the scale to accommodate the play space and associated landscape proposals.
- There is a direct view to people's homes from some aspects of the space causing loss of privacy.
- Unacceptable to have a barbeque area close to the front of people's homes
- Proposals are not in keeping with the character of the area, the facilities should be scaled back appropriately.
- The play space as proposed is located outside the park, it should be located within the fenced area of the park.
- Best practice is to locate play facilities and water 30-60m from people's homes.
- Residents do want a playground, but one which is reduced in size / modest in scale
- Can the Council give examples and data in other Dublin areas where a project of this scale has been delivered close in proximity to residential areas.
- The proposed location will block a busy thoroughfare through the park, the proposals should be situated further away from the pathways.
- What are the measured set-backs to residential homes and what mitigation is proposed?
- Too many amenities planned for a small residential space.
- Proposed pond is only 5 metres from homes.
- The picnic area is under 10 metres from nearest homes.

Response:

- A county wide play accessibility audit carried out has identified this area having a deficiency in public play provision.
- The park is categorised as a local park with an area in excess of 12ha, therefore it is ideal and has the capacity to accommodate a play space of this scale and nature.
- While the proposed site boundary is approximately 1,000 m2 in size, large portions of the space do not contain traditional play equipment, for example, 25% of the space will be retained as a meadow with mown pathways throughout.
- The proposed location within the park is in accordance with guidelines outlined in 'Space for Play, A Play Policy for Fingal' as follows:
    - Locate near a well used pedestrian route
    - Position on a well drained, reasonably flat site
    - Passive observation opportunity
    - Minimum of 25m from nearest dwelling.

- The footprint of the edge of the proposed wetland starts at the existing boundary ditch, this is approximately 15m from the nearest home.
- The design of the wetland area will be such that it will not hold open water for most of the year. To act as a sustainable water attenuation feature, in the event of heavy rainfall, this will capture surface water and reduce the risk of localised flooding.
- Measures including earth mounding and screen planting will be implemented to mitigate excessive noise and increase privacy for the homes in adjacent residential areas.
- The design of the play space has accounted for the location of the pitch, which will remain at its current size.
- Proposals include for a picnic style seated area, not a barbeque area.
- A recent playground installation took place in Lanesborough Park, Meakstown, Dublin 11, this was opened in 2024, this has been a very popular and positive addition to the park. The play equipment is located close in proximity to homes, while compliant with the recommendation in 'A Space for Play, A Play Policy for Fingal' – a minimum of 25m from the nearest dwelling. This distance requirement is also allowed for as part of the proposals in Hazelbury Park.
- Approximately one half of the proposed site is allocated to traditional play equipment. The remaining space is to be a meadow and wetland area.

Recommendations:

- The attenuation pond in the wetland area will be amended in such a way that it will capture rainwater and runoff in extreme rainfall events, it will not be constructed as a permanent water body that retains water all year round. It will

be constructed as a swale / rain garden, to be planted with native & naturalised sedges and rushes to filter pollutants, increasing both the water quality and biodiversity value. This will be addressed and specified as part of the detail design stage.

- The plans for the proposed play space will be revised to omit the shaded canopy structure.
- The detailed design of this project will further address privacy concerns and noise abatement to people's homes through strategic landscaping and planting measures.
- Fingal County Council will hold further consultation with local resident representatives during the detailed design phase of the project to allay concerns about the development.

Theme 9: Health & Safety (39)

FIN-C854-06, FIN-C854-08, FIN-C854-09, FIN-C854-11, FIN-C854-15, FIN-C854-16, FIN-C854-17, FIN-C854-18, FIN-C854-21, FIN-C854-22, FIN-C854-23, FIN-C854-24, FIN-C854-25, FIN-C854-28, FIN-C854-29, FIN-C854-30, FIN-C854-31, FIN-C854-33, FIN-C854-35, FIN-C854-36, FIN-C854-37, FIN-C854-38, FIN-C854-40, FIN-C854-42, FIN-C854-43, FIN-C854-44, FIN-C854-45, FIN-C854-46, FIN-C854-47, FIN-C854-48, FIN-C854-50, FIN-C854-51, FIN-C854-52, FIN-C854-53, FIN-C854-54, FIN-C854-56, FIN-C854-57, FIN-C854-59, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Bikes and e-scooters traverse through the park at speed as they can easily gain access with no speed control measures, this needs to be addressed with barriers or kissing gates.
- Could there be a dedicated marked cycleway with rumble strips or similar to ensure care is taken on approach to the play area?
- Concerns due to the proximity of the GAA pitch.
- Risk of children falling into the wetland area as no boundary is proposed.
- Will there be safety signage for the pond area?
- Was there a safety assessment carried out in relation to the pond?
- Health & safety issues will be increased due to resulting additional traffic in the area.
- Lack of lighting will undermine the safe usability of the play space.
- Women may not be attracted to an area that has no lighting.
- A four metre high climbing structure is not safe.

Response:

- The park is designed to support and promote active travel, including bicycles and scooters. The Transportation planning section has identified the requirement of bicycle parking provision as part of this proposal.
- Mitigation measures in respect of cycling at speed, such as rumble strips will be considered as part of the detail design stage of the project.
- The rain garden will be designed and constructed with health and safety in mind.
- The GAA pitch will be considered at the detail design stage.
- The concerns around increased traffic are noted. As a Local Equipped Area for Play, the intention of this space is to be located within a radius of 500-1000m from the child's home, in keeping with 'Space for Play, A Play Policy for Fingal'. This will negate the need for driving to a playground facility.
- All play equipment (including climbing structures) and safety surfacing will be independently assessed to ensure the relevant safety standards are met. This will be undertaken by a member of The Registered Play Inspectors International (RPII), these checks will be carried out at the detail design, construction and post completion stages.

Recommendations:

- An appropriately sized ball-stop net to the end of the GAA pitch will be installed if this is required.
- As part of the detailed design, possible options to slow down bicycle and e-scooter traffic on approach to the play space will be explored.
- The attenuation pond in the wetland area will be amended in such a way that it will capture rainwater and runoff in extreme rainfall events, it will not be constructed as a permanent water body that retains water all year round. It will be constructed as a swale / rain garden, to be planted with native & naturalised sedges and rushes to filter pollutants, increasing both the water quality and biodiversity value. This will be addressed and specified as part of the detail design stage.

Theme 10: Traffic / Parking (31)

FIN-C854-09, FIN-C854-10, FIN-C854-11, FIN-C854-12, FIN-C854-14, FIN-C854-15, FIN-C854-17, FIN-C854-18, FIN-C854-22, FIN-C854-23, FIN-C854-24, FIN-C854-25, FIN-C854-26, FIN-C854-28, FIN-C854-30, FIN-C854-31, FIN-C854-32, FIN-C854-35, FIN-C854-36, FIN-C854-39, FIN-C854-40, FIN-C854-42, FIN-C854-46, FIN-C854-48, FIN-C854-50, FIN-C854-51, FIN-C854-52, FIN-C854-53, FIN-C854-55, FIN-C854-56, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- The proposals will increase parking in the area and surrounding housing estates, where associated problems already exist, especially on match days.
- Proposals provide little or no parking for visitors.
- Plans make no reference to traffic survey, traffic management plan, road safety audit or traffic impact assessment.
- Access for emergency and service vehicles may be compromised as a result of increased parking.
- What parking enforcement is proposed?
- Are there plans for a car park as part of this application?

Response:

- The concerns around increased traffic are noted. As a Local Equipped Area for Play, the intention of this space is to be located within a radius of 500-1000m from the child's home, in keeping with 'Space for Play, A Play Policy for Fingal'. This will negate the need for driving to a playground facility.
- The Council also have plans for a further two new play spaces in the Dublin 15 area; in Hartstown and Ongar Park (under construction at time of writing), these will reduce the requirement for car travel to Hazelbury Park as a play destination.
- The primary proposal for this space is to serve the local community and promote active travel such as walking and cycling to the park, if some users choose or need to drive, it is not envisaged this will significantly increase the volume of traffic and exacerbate parking problems, the car volume will be lower as well as staggered thought the day when compared to an organised weekend event such as a match day.
- One dedicated disabled car parking space, located conveniently at the nearest entrance is appropriate for a development of this scale.
- The proposals were assessed internally by the Transportation Planning Section, the corresponding report did not raise any traffic related issues.
- The Preliminary Planners Report did not prescribe the requirement for a traffic management plan to be conducted as part of this Part XI planning application.

Recommendations:

- With respect to the above submissions, no changes are recommended.

Theme 11: Environmental & Drainage Impact (21)

FIN-C854-18, FIN-C854-22, FIN-C854-23, FIN-C854-24, FIN-C854-26, FIN-C854-35, FIN-C854-39, FIN-C854-40, FIN-C854-41, FIN-C854-42, FIN-C854-43, FIN-C854-44, FIN-C854-46, FIN-C854-48, FIN-C854-52, FIN-C854-53, FIN-C854-54, FIN-C854-55, FIN-C854-56, FIN-C854-58, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Wetland area will increase the risk of flooding to homes.
- No hydrological survey or flood risk assessment was conducted as part of the plans.
- No clarity on how the wetland will avoid flooding, water stagnation or habitat degradation.
- The Council's ecological checks were carried out at the wrong time of year.
- The location of the proposed wetland is prone to flooding in winter.
- Do sustainable drainage details exist for the pond?
- Have the hydrological pathways been assessed as part of the Appropriate Assessment, taking account of impact to the Tolka catchment?
- What are the drainage solutions?
- What trees will be removed as part of the development?
- What are the storage calculations and other such details for the pond?

Response:

- The localised flooding events at the proposed wetland location are noted. As the site is within Flood Zone C as shown in the Fingal County Council Development Plan 2023-2029 Strategic Flood Risk Assessment, a site-specific flood risk assessment was deemed unnecessary by independent environmental specialists as part of the Environmental Impact Screening of this Part XI planning application.
- The landscape design of the play space, particularly the wetland quarter, will manage surface water by capturing water runoff during periods of high rain or storm, this will improve the localised flooding issues outlined.
- The approach to the attenuation pond design will be revised and redesigned as follows: the proposed wetland area will not be constructed with a PVC liner, therefore water will not be retained and it will be a dry bed for most of the year. The location for this wetland area was selected due to the relatively low-lying location of the site and existing natural ditch. The primary purpose or function is flood relief, where the water will be captured in excessive rainfall events.

- All the play space surfaces will be porous with a combination of grass, gravel, open textured blacktop and engineered woodchip. There will not be any additional run off to the existing storm water services, neither will the proposals add to any localised flooding.
- Construction details for the rain garden / swale will be addressed as part of the detail design stage of this project.
- The Appropriate Assessment undertaken states the following: The habitat survey was conducted outside of the optimal window for vegetation and invertebrates (mid-December 2024), as such, some vegetation species may not have been present at the time of survey efforts, however, given the nature of the site as a park within a suburban area, it is not anticipated that there would be any rare species present.
- The Appropriate Assessment has considered the Tolka catchment, during both the construction and operational phases, it is not anticipated that large quantities of pollutants or silt from the works would reach the River Tolka during pollutant spill events, due to the presence of both local vegetation in the area, and the presence of surface water drainage infrastructure along the roadways between the site and the river. In the highly unlikely event that pollutants that reach the watercourse, they would then need to travel approximately 17km through the River Tolka before reaching the nearest Natura 2000 site.
- No tree removals are required to facilitate the proposed development. All existing trees and hedgerows will be protected, retained and incorporated into the design for an overall net gain in biodiversity and tree canopy cover.

Recommendations:

- The attenuation pond in the wetland area will be amended in such a way that it will capture rainwater and runoff in extreme rainfall events, however it will not be constructed as a permanent water body that retains water all year round. The new proposed rain garden / swale will remain dry for the majority of the year, it will be planted with native and naturalised sedges and rushes to filter pollutants, increasing both the water quality and biodiversity value. This will be addressed and specified as part of the detail design stage.

Theme 12: Cycling accessibility (2)

FIN-C854-19, FIN-C854-49.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Suggest increasing the number of bicycle parking spaces proposed.

- Cargo bike parking is welcomed.
- Improved access is required at several entrances to the park to facilitate cargo bikes.
- Promote access via the Greater Dublin Area Cycle Network Plan, which is an objective of 'Fingal Development Plan 2023-2029'.
- Can kissing gates be replaced with K Barriers for improved access for cargo bikes, wheelchair users and the visually impaired?

Response:

- Access to the park and the upgrade of entrances for improved access is outside the scope of this play space project. The item will be referred to the Operations Dept. and Active Travel Dept. of Fingal County Council.

Recommendations:

- The possibility of increasing the number of bicycle parking provision will be explored as part of the detailed design and construction stages of this project.

Theme 13: Public consultation (5)

FIN-C854-4, FIN-C854-20, FIN-C854-26, FIN-C854-44, FIN-C854-58.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- It was requested that a meeting between the residents, local Councillors and the Council would be set up to discuss the plans.
- Locals need to be consulted with their views listened to.

Response:

- This Part XI planning process includes a statutory public consultation process. Requests for further meetings with the residents are noted. Meetings aimed at addressing any fears and concerns will be arranged.

Recommendations:

- Liaison at local level to take place during the detail design and development phases of the project.

Theme 14: Planning process (1)

FIN-C854-48

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Under Part XI/Section 179, members must be satisfied the scheme accords with proper planning and sustainable development. On the published file, key evidence is missing, namely:
- Flood Risk Assessment
- SuDS / Drainage information
- Water Framework Directive information
- Appropriate Assessment Information
- Operational Management Plan
- Set backs and buffers information
- Parking information

Response:

- Due process has been followed as per Section 179, Planning and Development Act 2000 as amended, with appropriate documents submitted to determine whether the development is consistent with the proper planning and sustainable development of the area.

  For further information, see Addendum to Planning Report in Appendix 1.

Recommendations:

- With respect to the above submission, no changes are recommended.

Theme 15: Objections to the proposals (31)

FIN-C854-7, FIN-C854-11, FIN-C854-15, FIN-C854-18, FIN-C854-20, FIN-C854-21, FIN-C854-22, FIN-C854-23, FIN-C854-24, FIN-C854-25, FIN-C854-26, FIN-C854-28, FIN-C854-29, FIN-C854-30, FIN-C854-31, FIN-C854-32, FIN-C854-33, FIN-C854-34, FIN-C854-35, FIN-C854-36, FIN-C854-39, FIN-C854-42, FIN-C854-43, FIN-C854-44, FIN-C854-46, FIN-C854-48, FIN-C854-50, FIN-C854-51, FIN-C854-56, FIN-C854-59, FIN-C854-60.

Summary of Observations:
The main issues relevant to this theme can be summarised as follows:

- Objections due to the concerns as outlined in above observations.

- I object to this proposal in its current form / scale / location.
- Would not be against a more modestly sized facility.
- Objections specifically relating to the proposed canopy structure and attenuation pond.

Response:

- The comments are noted. The responses to the issues in above themes apply.

Recommendations:

- The proposals have been revised to omit the canopy structure and the wetland area amended as outlined in recommendations above.

Review following public consultation

Documents for the development proposal was placed on public display from 16th July 2023 to 13th August 2024 including the erection of site notices, published newspaper notice, copies at Civic Offices Blanchardstown & County Hall Swords and available online via the Fingal Consultation Portal.

A total of 60 no. submissions were received within the consultation period. The submissions received were considered and reviewed with respect to the proper planning and sustainable development of the area. No additional issues arose to alter the opinion of the Planning and Strategic Infrastructure Department that the proposed development is consistent with the proper planning and sustainable development of the area.

Conclusion

The proposed development has been further reviewed and assessed by the P&SI Department (with supporting reports from internal sections included as Appendix 1 of this Report). Subject to the recommendations indicated below, the proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

6.0 Recommendation to Members

It is considered that the proposed Play Space Development at Hazelbury Park, Dublin 15 would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to open space, green

infrastructure, and play provision. The development would enhance the amenities of the area through improving the range of facilities in the area. The proposed development is considered to accord with the proper planning and sustainable development of the area.

Subject to the recommendations outlined in the Planning Report (Appendix 1) it is recommended that the Council members approve the Proposed Play Space Development for Hazelbury Park, Dublin 15 as proposed.

Appendix 1 – Planner's Report incl. Consultee Reports

FINGAL COUNTY COUNCIL

PLANNING & STRATEGIC INFRASTRUCTURE DEPARTMENT PRELIMINARY PLANNING REPORT

Register Reference:	PART XI 003 25
Proposed Development:	Hazelbury Park
Location:	Hazelbury Park, Dublin 15
Proposing Department:	Parks and Green Infrastructure Division
Application Type:	Part XI

Site Location

The site is within an existing public green space directly adjacent to Hazelbury Park GAA Pitch. The site is bordered by residential developments including Castaheany to the north, Rusheeney to the southeast, Hunters Run to the northeast, Castlegrange to the southwest and Littlepace to the northwest. Several schools are within the vicinity of the proposed development. Mary Mother of Hope Junior and Senior School are approximately 350m to the north, while Coláiste Pobail Setanta and Scoil Grainne are located approximately 550m to the southwest. The site is accessed by several residential roads including Littlepace Lane, Little Pace Park, Castaheany Lane, Rusheeney Park and Manorfields Dale.

The park is approximately 12 Ha in size and is classified as a Local Park (Class 1 as per Development Contribution scheme). 'Space for Play – A Play Policy for Fingal', recommends a level of play provision for such parks to be LEAP (Local Equipped Area of Play) with a minimum activity zone of 400 sqm to give provision to residents within a distance of 500 – 1000m walking distance.

A culverted tributary of the River Tolka is in the vicinity of the proposed development, however no parts of the river close to the site are above ground

Proposed Development

The project will consist of:
• A mixture of natural and synthetic surfacing materials which will vary from engineered wood chip to gravel paths and water permeable safety surfacing, as listed on the landscape plan.
• 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, to be located adjacent to the gabion walling
• Approximately 20 no. pieces of play equipment will be installed within the site boundary.
• An area for accessible sand play will be included.
• There will be no need for stormwater to leave the site as provision will be made within the site for a wetland area, all runoffs will be directed here in time of extreme weather events.
• Aquatic plants will be planted on the margins of the wetland.
• An area of grassland will be maintained as natural meadow.
• Approximately 10 no. trees will be planted as part of this proposal, and no trees will be removed during construction and all trees in proximity of works will have root protection zones set up during the construction period
• A canvas shade structure 3-4m high is proposed in the picnic area.
• Swings and climbing structures are proposed with height not exceeding 4m.
• A double width accessible embankment slide will be included in the proposal.
• An accessible trim trail aimed at 3–10-year-olds will be provided.
• One dedicated disabled car parking space will be located beside the nearest entrance point.

Fingal County Development Plan 2023 – 2029 considerations

Zoning Objective

The site is zoned 'OS – Open Space' under the Development Plan, with an objective to *"Preserve and provide for open space and recreational amenities"*

The vision applying to this zoning objective is to *"Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority"*

Objective CIOSO7 – Community Infrastructure and Local Amenity

Ensure that proposals do not have a detrimental effect on local amenity by way of traffic, parking, noise or loss of privacy of adjacent residents.

Policy CIOSP6 – Facilities for Children, Teens and Young Adults

Provide appropriate recreational, community, social and educational facilities for children, teens and young adults.

Policy CIOSP7 – Variety of Community Facilities
Ensure the timely provision of community services, recreational facilities (including playgrounds) and resources, including schools, community, religious, burial and health facilities, required for the creation of sustainable communities.

4.5.2.6 Playgrounds and play facilities.
Within the Fingal area, play facilities are located in Regional, Local and Neighbourhood Parks and within residential open space. Providing excellent play facilities for all the children of Fingal and visitors to the County, is a priority. Fingal County Council currently manages a network of play spaces on Council managed land ranging from playgrounds of various sizes in local and regional parks, to MUGA's and skate parks. The Council has approved Fingal's first Play Policy, Space for Play – A Play Policy for Fingal, which aims to provide a framework for the provision of safe, accessible, inclusive, natural and engaging play spaces for all children and adolescents up to the age of seventeen. The Play Policy provides the basis on which the current and future play provision throughout the County will be developed to the highest quality in line with international best practice. In residential and mixed-use developments, it will be a requirement of the Council to provide play facilities as part of the landscape plan for the site. The requirements for same are detailed in Table 4.2 and Chapter 14 Development Management Standards.

Policy CIOSP13 – Open Space/Parks
Continue the development of a hierarchy of multifunctional active and passive recreational open spaces and facilities to serve all age cohorts.

Policy CIOSP14 – Sports, Recreation and Play Amenities
Support sports, recreational and play amenities in the County for all ages and abilities; encourage sporting and recreational organisations to achieve their aims and goals and support platforms for new and alternative sports to develop.

Objective CIOSO44 – Playgrounds
Facilitate the provision of appropriately scaled children's playground facilities within new and existing residential development in line with the Council's Play Policy.

Objective CIOSO52 – Trees
Protect, preserve and ensure the effective management of trees and groups of trees.

Objective GINHO7 – Provision of Open Space
Provide a range of accessible new parks, open spaces and recreational facilities accommodating a wide variety of uses (both passive and active), use intensities and interests.

Objective GINHO8 – Routes

Provide attractive and safe routes linking parks and open spaces and other related features such as cultural sites and heritage assets as an integral part of green infrastructure provision, where appropriate and feasible.

Objective GINHO19 – Green Networks
Create an integrated and coherent green infrastructure for the County by requiring the retention of substantial networks of green space in urban, urban fringe and adjacent countryside areas to serve the needs of communities now and in the future including the need to adapt to and mitigate climate change

Objective GINHO23 – Policies
Support and implement The Forest of Fingal-A Tree Strategy for Fingal, Keeping it Green – An Open Space Strategy for Fingal and Space for Play – A Play Policy for Fingal during the lifetime of the Development Plan.

Policy GINHP22 – Tree Planting
Provide for appropriate protection of trees and hedgerows, recognising their value to our natural heritage, biodiversity and climate action and encourage tree planting in appropriate locations.

Objective DMSO77 – Community Facilities
Any application for community facilities such as leisure facilities, sports grounds, playing fields, play areas, community halls, organisational meeting facilities, medical facilities, childcare facilities, new school provision and other community orientated developments, shall have regard to the following:

- *Overall need in terms of necessity, deficiency, and opportunity to enhance or develop local or County facilities.*
- *Practicalities of site in terms of site location relating to uses, impact on local amenities, desirability, and accessibility.*
- *Conformity with the requirements of appropriate legislative guidelines.*
- *Conformity with land use zoning objectives*

Planning History
None on subject site.

Departmental Reports
Water Services Department, received 9th June 2025: No objection.

Parks and Green Infrastructure Division, received 28th May 2025: No objection.

Transportation Planning Report, received 9th June 2025: No objections subject to recommendations.

Assessment

The proposed scheme has been considered in light of the following issues:

- Drawings prepared
- Principle of the development
- Impact on the amenities of the area
- Parks and Green Infrastructure
- Water and drainage
- Transportation

Drawings and documents prepared

Article 83(1) of the Planning and Development Regulations 2001, as amended, detail the drawings and particulars required to be made available for Part 8/Part 11 projects. These include a site plan, drawn to a scale of not less than 1:500, showing the boundary of the site, on which it is proposed to carry out the proposed development and the buildings or other structures, and roads or other features, in the vicinity of the site. A drawing titled 'Hazelbury Park (Proposed Playground)' has been prepared, to a scale of 1:500 and has been submitted in addition to a site location map, scale 1:1000 and a map, scale 1:1000 showing all existing features in the vicinity.

As per Article 83 (1)(c)(ii) of the Regulations, additional drawings as necessary to describe the scheme have been provided e.g. indicative play equipment etc.

Principle of development

The site is zoned 'OS – Open Space', where the uses of open space and recreational/sports facility are permitted in principle. The principle of the development is therefore acceptable, subject to assessment and compliance with Development Plan policy.

Impact on the amenities of the area

The proposed development is not considered to give rise to unduly negative impacts on the visual amenities of the area but would rather enhance the amenity value of the park and consequently the amenities of the area and thereby would benefit residents in this community. The addition of a playground at this location is consistent with CIOSP13, CIOSP14, and CIOSO44 which seek to provide recreation spaces and playgrounds at appropriate locations.

The proposed development is in a central area of the park close to the intersection of the major pedestrian routes which traverse the park. The area being considered as a play

space to provide both active and passive recreation is approximately 1,000 sqm in size. The proposed playground is categorised as a Local Equipped Area for Play (LEAP) as per 'Space for Play – A Play Policy for Fingal'. LEAP playgrounds are suitable for Local Parks (2ha - 20ha in size).

No tree or hedgerow removals are required to facilitate the proposed development. All existing trees and hedgerows will be protected, retained and incorporated into the design for an overall net gain in biodiversity and tree canopy cover, this is consistent with both 'Forest of Fingal, a Tree Strategy for Fingal' and 'Fingal Biodiversity Action Plan'.

The proposals include new low mounding and tree planting to provide visual screening of the playground from adjoining residential areas. The proposed tree planting shall incorporate pollinator & seasonal interest planting including naturalised flowering bulbs. Selected native and naturalised tree species shall be used to supplement the play space. Natural wildflower meadow will be developed as part of the scheme.

The proposed development will not impact unduly in a negative way on the residential amenities of existing residential development through overlooking.

A Construction and Environmental Management Plan has been submitted to address potential impacts during the construction stage with mitigation measures set out in the document. Restrictions will be imposed on working hours to minimise impacts on park visitors and adjoining residents.

Site management will be fully aware of the location of the construction works in relation to the neighbouring residential and public areas and will take all appropriate measures to reduce noise emissions from the site. These include but are not exclusive to:
- Working within the stated hours on the planning conditions.
- Shutting down plant when not in use,
- Keeping covers on compressors and other plant closed.
- Managing work activities and work sequences to minimize noise exposure.
- Use of well-maintained and certified plant and machinery.
- Noise monitoring on site.

<u>Parks and Green Infrastructure</u>

The report from the Parks section states that there are no objections to the proposed development. Therefore, it is considered that there are no particular issues in respect of parks and green infrastructure arising from the proposed playground.

<u>Water and Drainage</u>

The report from the Water Services Department states that there are no objections to the proposed development. Therefore, it is considered that there are no particular issues in respect of water infrastructure arising from the proposed playground.

Transportation
The report from Transport Planning Section states that the development is acceptable subject to condition. The proposed provision of cycle parking to support the development is welcomed. 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, these will be located adjacent to the play space entrance plaza The proposed quantum is acceptable.

Appropriate Assessment
An Appropriate Assessment (Screening) Report has been submitted with the subject planning application. This report states that:

- The proposed project is not anticipated to have likely significant effects on the QIs and SCIs of any Natura 2000 site. Likely significant effects from vehicular emissions via the air pathway are not anticipated during the construction and operational phases for the Natura 2000 sites and their respective QIs /SCIs.

- Due to the scale of the proposed development and distance to Natura 2000 sites, likely significant effects via the air (dust) pathway are not anticipated during the construction and operational phases for the Natura 2000 sites and their respective QIs / SCIs.

- There will be no temporary or permanent reduction in habitat area (including supporting ex-situ habitats) for any of the Natura 2000 sites.

- No disturbance to key species is anticipated during operation of the project.

- Due to the location of the proposed site and the low scale of the works, the proposed project is not anticipated to have a likely significant effect via surface water, groundwater, groundwater-to-surface water, and land and air pathways to any Natura 2000 sites within the ZoI.

- There will be no temporary or permanent habitat or species fragmentation within any Natura 2000 sites.

- There will be no temporary changes in key indicators of conservation value, specifically surface water quality.

Fingal County Council have examined, analysed and evaluated the content of the proposed development at Hazelbury Park, including the information and assessments presented in the screening for appropriate assessment report, and are in agreement with the conclusion of the screening for appropriate assessment report with respect to the potential for the proposed project to have a likely significant effect on any European sites.

Fingal County Council have determined that, in light of best scientific knowledge, including in particular the nature of the predicted effects 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, either alone or in combination with other plans or projects. In reaching this determination, consideration has been given to the scale of the works, the distance and weak hydrological links to any Designated Sites and considering the evidence that the site or nearby (250 m) sites are not utilised by SCI that may be significantly affected by the proposal.

This assessment was reached without considering or taking into account mitigation measures or measures intended to avoid or reduce any impact on European sites.

The conclusions are considered reasonable taking into account that there will not be any likely significant effects arising from the proposed development on any Natura sites, particularly taking into account the nature of the proposed development and nature and location of the subject site.

Environmental Impact Assessment

An EIA Screening report has been prepared for the proposed development. The report concludes that:

• The size of the site at 0.6 Ha and the extent of the proposed development are of a small scale and significantly below the stated thresholds of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended at or above which there is a mandatory requirement for EIA.
• The location of the proposed development in an existing public green space for the provision of public open space in an existing urbanised location, which is not particularly sensitive to the environmental effects of development of this nature and scale.
• In accordance with the AA Screening Determination, it is considered that significant effects to any Designated Sites are unlikely to occur as a result of the proposal.
• There are no surface water bodies on the site and significant impacts to nearby

waterbodies are unlikely to occur due to the scale and nature of the proposal and the distance to those waterbodies.
• No rare, threatened or legally protected plant species, as listed in the Irish Red Data Book 1 – Vascular Plants (Curtis & McGough, 1988), the Flora Protection Order, 2022 or the EU Habitats Directive, occur within the site.
• The site has no key ecological receptors as defined by the ecological resource valuations presented in the National Roads Authority/Transport Infrastructure Ireland Guidelines for Assessment of Ecological Impacts of National Road Schemes (NRA/TII, 2009 (Rev. 2)). No habitats or species with links to European sites, and no 'reservoir' type habitats, are present on the site.
• There will be no impacts on European Protected species, such as bats, as a result of the proposed development
• The provision of landscaping on-site, in the form of tree planting (10.no trees) will ensure a 'net biodiversity gain'.

For the purposes of EIA Screening, the Council has had regard to and considers the EIA Screening Report, in addition to the suite of application documentation, to provide a full, detailed and comprehensive assessment, for EIA Screening purposes, of the proposed development. Noting the information and assessment detailed herein, and Art. 120 1(a) of the 2001 Regulations, which requires the Council, in its EIA Screening determination, to carry out a preliminary examination of, at the least, the nature, size or location of the development, the Council has concluded, based on the information and evidence before it, that due to the nature, scale and location of the proposed development there is no real likelihood of significant impacts 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.

Conclusion
The proposed development would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to open space, green infrastructure, and play provision. The development would enhance the amenities of the area through improving the range of facilities in the area. The proposed development is considered to accord with the proper planning and sustainable development of the area.

Recommendation

The proposed development would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to the provision of additional playground facilities.

There are a number of issues raised by the Transportation Planning Section which need to be noted before the scheme goes on display as follows:

- The location of the cycle parking shall be clearly detailed on the drawings and the short-stay bicycle parking designed for ease of use by the general public and visitors to a development should be located in a highly visible area with good passive surveillance, which are easy to access and well lit. They should ideally be situated no further than 15m from main entry points.

- The cycle parking shall be monitored where there is a need for future additional cycle parking it should be facilitated and potentially include dedicated storage solutions for scooters and other smaller vehicles.

- Any works to the public footpath and road carriageway to facilitate the development and any repairs to the public footpath and road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the Councils' standards for taking-in-charge and to the satisfaction of the Council.

- A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the approval of the Planning Authority by the Main Contractor prior to construction, signal on the public Road shall comply with Chapter 8 of the Traffic Signs Manual.

Sarah Lowther
Senior Executive Planner

Sean Walsh
Senior Planner

Copies of Reports from Internal Sections of the Planning & Strategic Infrastructure Department

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE
PLANNING REPORT
Report of the Water Services Department

Register Reference: PARTXI/003/25
Registration Date: 26/05/2025
Development: The proposals for a public play space at Hazelbury Park incorporates the following,

- A mixture of natural and synthetic surfacing materials which will vary from engineered wood chip to gravel paths and water permeable safety surfacing, as listed on the landscape plan.
- 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, to be located adjacent to the gabion walling.
- Approximately 20 no. pieces of play equipment will be installed within the site boundary.
- An area for accessible sand play will be included.
- There will be no need for stormwater to leave the site as provision will be made within the site for a wetland area, all runoffs will be directed here in time of extreme weather events.
- Aquatic plants will be planted on the margins of the wetland.
- An area of grassland will be maintained as natural meadow.
- Approximately 10 no. trees will be planted as part of this proposal, and no trees will be removed during construction and all trees in proximity of works will have root protection zones set up during the construction period.
- A canvas shade structure 3-4m high is proposed in the picnic area.
- Swings and climbing structures are proposed with height not exceeding 4m.
- A double width accessible embankment slide will be included in the proposal.
- An accessible trim trail aimed at 3–10-year-olds will be provided.
- One dedicated disabled car parking space will be located beside the nearest entrance point.

Location: Hazelbury Park, Dublin 15
Applicant: Planning and Strategic Infrastructure Department
Application Type: Part VIII (Dev by Plan Auth)

Report

Comhairle Contae Fhine Gall
Fingal County Council

Flood risk: No objection
Surface water drainage: No objection

Engineer:	***AS***	Endorsed:	**DD**
			09/06/2025
Date:	***09/06/2025***	Date:	

-

Report

Surface Water: No objection
Flooding: No objection

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE
PLANNING REPORT
Parks and Green Infrastructure Division Report

Register Reference: PARTXI/003/25
Registration Date: 26/05/2025
Development: The proposals for a public play space at Hazelbury Park incorporates the following,

- A mixture of natural and synthetic surfacing materials which will vary from engineered wood chip to gravel paths and water permeable safety surfacing, as listed on the landscape plan.
- 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, to be located adjacent to the gabion walling.
- Approximately 20 no. pieces of play equipment will be installed within the site boundary.
- An area for accessible sand play will be included.
- There will be no need for stormwater to leave the site as provision will be made within the site for a wetland area, all runoffs will be directed here in time of extreme weather events.
- Aquatic plants will be planted on the margins of the wetland.
- An area of grassland will be maintained as natural meadow.
- Approximately 10 no. trees will be planted as part of this proposal, and no trees will be removed during construction and all trees in proximity of works will have root protection zones set up during the construction period.
- A canvas shade structure 3-4m high is proposed in the picnic area.
- Swings and climbing structures are proposed with height not exceeding 4m.
- A double width accessible embankment slide will be included in the proposal.
- An accessible trim trail aimed at 3–10-year-olds will be provided.
- One dedicated disabled car parking space will be located beside the nearest entrance point.

Location: Hazelbury Park, Dublin 15
Applicant: Planning and Strategic Infrastructure Department
Application Type: Part VIII (Dev by Plan Auth)

Report

The Parks and Green Infrastructure Division has no objections in relation to the proposed development.

Signed:	**Gemma Carr**
Position:	**Senior Executive Parks and Landscape Officer**
Date:	**28/05/25**

FINGAL COUNTY COUNCIL INTERNAL CONSULTEE
PLANNING REPORT
Transportation Planning Report

Register Reference: PARTXI/003/25
Registration Date: 26/05/2025
Development: The proposals for a public play space at Hazelbury Park incorporates the following,

- A mixture of natural and synthetic surfacing materials which will vary from engineered wood chip to gravel paths and water permeable safety surfacing, as listed on the landscape plan.
- 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, to be located adjacent to the gabion walling.
- Approximately 20 no. pieces of play equipment will be installed within the site boundary.
- An area for accessible sand play will be included.
- There will be no need for stormwater to leave the site as provision will be made within the site for a wetland area, all runoffs will be directed here in time of extreme weather events.
- Aquatic plants will be planted on the margins of the wetland.
- An area of grassland will be maintained as natural meadow.
- Approximately 10 no. trees will be planted as part of this proposal, and no trees will be removed during construction and all trees in proximity of works will have root protection zones set up during the construction period.
- A canvas shade structure 3-4m high is proposed in the picnic area.
- Swings and climbing structures are proposed with height not exceeding 4m.
- A double width accessible embankment slide will be included in the proposal.
- An accessible trim trail aimed at 3–10-year-olds will be provided.
- One dedicated disabled car parking space will be located beside the nearest entrance point.

Location: Hazelbury Park, Dublin 15
Applicant: Planning and Strategic Infrastructure Department
Application Type: Part VIII (Dev by Plan Auth)

General

The proposed provision of cycle parking to support the development is welcomed. The proposed development will include 6 no. bicycle parking spaces (including 2 no. cargo bike stands) will be included using Sheffield type bicycle stands, to be located adjacent to the gabion walling. The proposed quantum is acceptable.

Conclusion

The Transportation Planning Section has no objection to the proposed development subject to the following conditions:

- The location of the cycle parking shall be clearly detailed on the drawings and the short-stay bicycle parking designed for ease of use by the general public and visitors to a development should be located in a highly visible area with good passive surveillance, which are easy to access and well lit. They should ideally be situated no further than 15m from main entry points.

- The cycle parking shall be monitored where there is a need for future additional cycle parking it should be facilitated and potentially include dedicated storage solutions for scooters and other smaller vehicles.

- Any works to the public footpath and road carriageway to facilitate the development and any repairs to the public footpath and road carriageway necessary as a result of the development shall be at the expense of the developer and completed to the Councils' standards for taking-in-charge and to the satisfaction of the Council.

- A detailed Construction Management Plan and Construction Traffic Management Plan shall be submitted for the approval of the Planning Authority by the Main Contractor prior to construction, signal on the public Road shall comply with Chapter 8 of the Traffic Signs Manual.

Signed: **Niamh O Connor**

09/06/2025

Position:

Date:

Addendum

Following the Preliminary Planning Report dated 26th June 2025 the proposed development went on public display from the 16th July 2025 to the 13th August 2025 with 60 no. submissions received.
Following review minor changes to the project have been proposed:

1. The canvas shade structure 3-4m high in the picnic / seating area is to be omitted from the plans.
2. The proposed attenuation pond in the wetland area will be amended in such a way that it will capture rainwater and runoff in extreme rainfall events, it will not be constructed as a permanent water body that retains water all year round. It will be constructed as a swale / rain garden, to be planted with native & naturalised sedges and rushes to filter pollutants, increasing both the water quality and biodiversity value. This will be addressed and specified as part of the detail design stage.

This Addendum is to confirm that I have been made aware of these minor changes. I can confirm that the planning recommendation has not changed in light of these minor changes and review of the proposal.
With respect to planning issues raised (FIN-C854-48) due process has been followed as per Section 179, Planning and Development Act 2000 as amended with appropriate documents submitted to determine whether the development is consistent with the proper planning and sustainable development of the area.

<u>Appropriate Assessment:</u>
A Stage 1 Appropriate Assessment Screening report has been submitted. The Council's examination of the AA Screening report has determined that it can be excluded, on the basis of objective information, that the Local Authority Own Development, individually or in combination with other plans or projects, would be likely to have a significant effect on a European site or sites. The Council has thus determined on examination that the Local Authority Own Development would not be likely have a significant effect on any European Site and an Appropriate Assessment is not required.

<u>Environmental Impact Assessment Screening:</u>
An Environmental Impact Assessment Screening Report in relation to the proposed Local Authority Own Development has been submitted. An examination of the Local Authority Own Development has determined that there is no real likelihood of significant effects on the environment arising from the Local Authority Own Development and has concluded that an EIA is not required.

The proposed development would be in accordance with the zoning objective applicable to these lands in the Fingal County Development Plan 2023-2029, and policies as they relate to the provision of additional facilities to an existing public park.

Signed _____

Senior Planner

10/09/2025

Appendix 2 – List of Submissions & Observations

URN	Author	Type
FIN-C854-1	Anna Korfanty	Individual
FIN-C854-2	Piotr Peczek	Individual
FIN- C854-3	Ole Bu	Individual
FIN- C854-4	Elizabeth C Kenny	Individual
FIN- C854-5	Thomas Slattery	Individual
FIN- C854-6	Séanna O'Moore	Individual
FIN- C854-7	Derek Shortall	Individual
FIN- C854-8	Secretary Erin Go Bragh	Organisation
FIN- C854-9	Angela Murphy	Individual
FIN- C854-10	Liam Newell	Individual
FIN- C854-11	Alicia Smardz	Individual
FIN- C854-12	Alice Talbot	Individual
FIN- C854-13	John Brogan	Individual
FIN- C854-14	Monica M	Individual
FIN- C854-15	Nkiru Orji	Individual
FIN- C854-16	Valerie Woods	Individual
FIN- C854-17	Andy Skyes	Individual
FIN- C854-18	Eibhlin Casserly	Individual
FIN- C854-19	Paul Corcoran	Individual
FIN- C854-20	Igor Obineja	Individual
FIN- C854-21	Eze Orji	Individual
FIN- C854-22	Jean-Claude van der Mescht	Individual
FIN- C854-23	Gillian Walsh	Individual
FIN- C854-24	Ken C	Individual
FIN- C854-25	Mk K	Individual

FIN- C854-26	L M	Individual
FIN- C854-27	Chioma Orji	Individual
FIN- C854-28	Tina Ede	Individual
FIN- C854-29	Cristina G	Individual
FIN- C854-30	Angela Byrne	Individual
FIN- C854-31	Caoimhe O'Moore	Individual
FIN- C854-32	Suainibhe Kelly	Individual
FIN- C854-33	Marina A	Individual
FIN- C854-34	A M White	Individual
FIN- C854-35	Chris Maguire	Individual
FIN- C854-36	Neil Dunlop	Individual
FIN- C854-37	Aisling Hall	Individual
FIN- C854-38	Stephen Doyle	Individual
FIN- C854-39	Jackie Maguire	Individual
FIN- C854-40	Jen W	Individual
FIN- C854-41	Oliver Orji	Individual
FIN- C854-42	Paul Smith	Individual
FIN- C854-43	Mariana V	Individual
FIN- C854-44	Ludmila B	Individual
FIN- C854-45	Tomasz Babiak	Individual
FIN- C854-46	David Lane	Individual
FIN- C854-47	Séamus Murray	Individual
FIN- C854-48	Micheal Marsh	Individual
FIN- C854-49	Fingal Active Travel Group	Organisation
FIN- C854-50	Lindy Greene	Individual
FIN- C854-51	Miriam Doyle	Individual
FIN- C854-52	Heather S	Individual
FIN- C854-53	Mollie S	Individual

FIN- C854-54	Alicia Smardz	Individual
FIN- C854-55	Roberta Talbot	Individual
FIN- C854-56	Grace Thompson	Individual
FIN- C854-57	Kathryn G	Individual
FIN- C854-58	Hazelbury Residents Association	Organisation
FIN- C854-59	Jackie Allison	Individual
FIN- C854-60	Diana Baziene	Individual

***Appendix 3 – Revised proposals in response to submissions and observations received**

Appendix 3 Hazelbury Park Revision A is attached to this report

Hazelbury Park Playground Concept Proposal

Concept Proposal

The proposal for the playground and surrounding space focuses on joined up play and connecting play to natural settings. The proposals aim to more than just create a fun and imaginative play space. It looks to create a social hub for a range of age groups by introducing a number of place making things such as a wide variety of passive recreational features, attractive setting, sculptural items, habitats, potential for events and music, shade, walking recreation and play.

Careful definition of the space using materials and vegetation types would create a sense of place and a multitude of activities and things of interest would make it a regular meeting and relaxation spot for the surrounding community.

The site is intersected by a cross road that creates the potential for four differently themed spaces. The main focal area is the play hub where traditional play equipment is found. This is set amongst trees giving the sense that you are playing in amongst woodland.

A existing low-lying area of the site with existing open ditch could be extended to create a rain garden and swale area that captures surrounding water runoff and creates it into a rich habitat. The rain garden would reduce potential for flooding by taking water off surrounding surfaces during periods of heavy rainfall, the water would dissipate into the ground via the extended rain garden feature preventing standing water reaching the footpaths. It would be dry throughout most of the year but with lush growth making it a haven for wildlife. To make the rain garden accessible and a space to explore it will be subtly defined with a brick-filled gabion wall, providing structure and safety for younger visitors. Stepping stones could cross the swale, encouraging exploration and play while connecting both sides of the site.

Using the excavated material from the rain garden a small domed hill would be formed that would provide an elevated viewpoint. An embankment slide would provide the fun element and the motivation to climb the hill.
The base of the hill would be made up of a matrix or grid of stone blocks with a large stone plinth or stage in the centre.

Further relaxed spaces for people to idle amongst the meadow and parkland trees. Areas of lawn could be cut to provide spaces for sitting. Rotating cuts would create a mosaic habitat over years and allowing large areas to grow long and cutting pathways amongst it would make an interesting path for people to follow. Pockets of introduced habitat such as log piles, stumperies, and mounds could be introduced over time.

The Woodland Quarter

The main focal area is the play hub where traditional play equipment is found. This is set amongst trees giving the sense that you are playing in amongst woodland. The circular space is contained by a mound to the west which also provide a boundary to sand play area. The mound can be climbed in multiple ways including log climb, stepping stones, it can also be tunnelled through.

The eastern half of the semi-circle has accessible equipment including roundabout, sensory panels, rockers, seesaws and a trim trail which extends the entire eastern perimeter and links into the mound creating a continuous circuit. The trim trail would be design so it could be completed by early age groups but would set a challenge for children from 3-10 years old. A more challenging climbing frame along with tyre swings are found to the north in a more secluded glade like setting.

Key

01. Trim Trail
02. Sand Play
03. Picnic Tables
04. Existing trees
05. Football Pitch

Location Plan

Existing Condition

The Rain Garden Quarter

A low-lying area of the site with existing open ditch could be extended to provide a rain garden that captures surrounding water runoff during heavy storms and creates it into a rich habitat. This extension of the existing open ditch will serve to naturally dissipate excessive storm water during future extreme weather events.

This space could be simple with a viewing area edged with a brick filled gabion wall to define the edge and make safe the space for younger children.

The rain garden could be traversed by placing stepping stones.

The margins could be planted with a range of native species to encourage wildlife to flourish. Interpretation panels could be introduced once the wildlife had moved in.

Key
01. Rain garden planting
02. Stepping Stones
03. Seating area
04. Rain garden / swale

Location Plan

Existing Condition

The Hill Quarter

Using the excavated material from the rain garden a small domed hill would be formed that would provide an elevated viewpoint. An embankment slide would provide the fun element and the motivation to climb the hill. The base of the hill would be made up of a matrix or grid of stone blocks with a large stone plinth or stage in the centre.

This area could hold mini events, be an informal seating space or just another play element for children to run between or jump between the stones. This space might be used by teenagers as an informal seating area. The council's stockpile of stone could be put to beneficial use in this space.

Key
01. Mound
02. Embankment Slide
03. Natural boulders
04. Cut stone blocks

Location Plan

Existing Condition

Comhairle Contae Fhine Gall
Fingal County Council

Fingal County Council

Development Contribution Scheme

2026-2030

(under Section 48, Planning and Development Act 2000, as amended)

Introduction

1. Section 48(1) of the Planning and Development Act 2000, as amended ("**the PDA**"), enables a planning authority, when granting a planning permission under section 34 of the PDA, to include Conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority, and that is provided, or that is intended will be provided, by or on behalf of a local authority (*regardless of other sources of funding for the infrastructure and facilities*).

2. Section 48(2)(a) of the PDA requires that the basis for the determination of a contribution under s.48(1) be set out in a development contribution scheme made under s.48. Further, s.48(2)(b) provides that such a development contribution scheme may make provision for the payment of different contributions in respect of different classes or descriptions of development.

3. Section 48(3) of the PDA provides that a development contribution scheme:

   - Shall state the basis for determining the contributions to be paid in respect of public infrastructure and facilities, in accordance with the terms of the scheme (*s.48(3)(a)*).

   - In stating the basis for determining the contribution to be paid, the scheme must indicate the contribution to be paid in respect of the different classes of public infrastructure and facilities which are provided for or to be provided by any local authority and the planning authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities, except that any benefit which accrues in respect of the existing development may not be included in any such determination (*s.48(3)(b)*).

   - May allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme (*s.48(3)(c)*).

4. Section 48(15) of the PDA outlines that a planning authority may facilitate the phased payment of contributions under s.48 and may require the giving of security to ensure payment of contributions.

5. Pursuant to s.28 of the PDA, the Minister has published guidelines entitled "*Development Contributions – Guidelines for Planning Authorities*" (2013). Fingal County Council has had regard to these Guidelines in preparing this Development Contribution Scheme.

Public Infrastructure and Facilities

6. Section 48(17) of the PDA defines "*public infrastructure and facilities*" as follows:

"(a) the acquisition of land,
(b) the provision of open spaces, recreational and community facilities and amenities and landscaping works,
(c) the provision of roads, car parks, car parking places, sewers, wastewater and water treatment facilities, service connections, watermains and flood relief work,
(d) the provision of bus corridors and lanes, bus interchange facilities (including car parks for these facilities (infrastructure to facilitate public transport, cycle and pedestrian facilities, and traffic calming measures,
(e) the refurbishment, upgrading, enlargement or replacement of roads, car parks, car parking spaces, sewers, wastewater and water treatment facilities, service connections or watermains,
(f) the provision of high-capacity telecommunications infrastructure, such as broadband,
(g) the provision of school sites,
(h) any matters ancillary to paragraphs (a) to (g)."

7. This Development Contribution Scheme provides funding for three general classes of "*public infrastructure and facilities*", namely:

- Class 1: Transportation and Active Travel Infrastructure & Facilities:

- Including for the provision of roads (*including pedestrian and cycling facilities*), refurbishment, upgrading, enlargement or replacement of roads, bridges, harbours, car parks, provision of bus corridors and other infrastructure to facilitate public transport, traffic calming measures and smarter travel projects not covered by National Transport Authority grants, the acquisition of land and any ancillary matters.

- Class 2: Surface Water Infrastructure & Facilities (incl. Flood Relief):

- Including for the refurbishment, upgrading or replacement of networks, upgrade and refurbishment of pump stations, separation of combined sewers (not the responsibility of Uisce Éireann), localised flood relief and provision or retrofit of nature-based systems.

- Class 3: Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure:

- Including the provision or refurbishment of community facilities, public conveniences and any ancillary matters relating to same as part of its approach to delivering key social infrastructure.

- Including the provision of recreational facilities, open space amenities, public playgrounds, outdoor sports facilities, walkways in parks and open spaces, urban woodland and landscape improvement works. This includes provision for the implementation of the adopted Fingal Biodiversity Action Plan 2023- 2030 and significant improvements to multi-functional green infrastructure and nature-based solutions to enhance the resilience and utility of parks and public outdoor spaces.

- To meet Fingal's substantial population growth, development contributions will support the delivery, upgrading or enhancement of infrastructure and climate action measures to support development of land for economic purposes.

- Development Contributions will provide funding for tourism, cultural and regeneration initiatives and projects across the county.

- Libraries form a key part of Fingal's community, cultural and recreational infrastructure. Given the County's strong population growth, it is essential that new and existing communities have equitable access to high-quality library facilities and services. Development contributions will support the provision, expansion and enhancement of library buildings and inclusive community spaces to meet the needs of Fingal's growing and diverse population.

Note: Water Supply and Wastewater services are now in the remit of Uisce Éireann. Therefore, there is no provision in this Development Contribution Scheme for water and wastewater projects.

Review of Previous Development Contribution Scheme

8. The preparation of this Development Contribution Scheme was informed by, *inter alia*, a review of the current 2021 – 2025 Development Contribution Scheme. In this regard, it is noted that between January 2021 and August 2025 payments received amounted to €188m from invoices generated to the value of €261m.

   Approx €158m of levies has been applied to capital expenditure since January 2021. For information purposes, examples of projects enabled by development contributions are included in *Appendix 2* to this Development Contribution Scheme.

Basis for Determination of Contribution

9. The primary objective of this Development Contribution Scheme is to encourage economic activity while partly funding the provision of essential public infrastructure, without which development could not proceed. Since the introduction of same, development contributions have enabled much essential public infrastructure to be funded (*in combination with other sources of funding*).

10. The basis for determining the development contributions to be paid under this Development Contribution Scheme in respect of "*public infrastructure and facilities*" is as follows:

    (a) The amount of the costs which are attributable, in the years up to 2030, to each of the specified classes of public infrastructure and facilities.

    These costs are given in Table A of *Appendix 1* of this Development Contribution Scheme.

    (b) The aggregated floor areas, in square metres, of projected development, in the years to 2030.

    These aggregated floor areas are given in Table B of Appendix 1 of this Scheme.

    (c) The development contributions payable per square metre of the residential development and of industrial/commercial development were determined upon consideration of a number of factors including:

    (i) Eligible costs of projects;
    (ii) Expected quantum of development;
    (iii) The level of existing contribution rates; and
    (iv) An examination of current market conditions.

Development Contribution Scheme

11. This Fingal County Council Development Contribution Scheme 2026 - 2030 ("**the Scheme**") is made under Section 48 of the PDA.

12. Under the Scheme, Fingal County Council will, when granting a planning permission under s.34 of the PDA, include Conditions for requiring the payment of a contribution (*the amount of which is indicated below under the heading Level of Contribution*) in respect of public infrastructure and facilities benefiting development in the County of Fingal and that is provided, or that it is intended will be provided, by or on behalf of Fingal County Council (*regardless of other sources of funding for the infrastructure and facilities*).

13. The "*development*" for the purposes of the Scheme shall be the development the subject matter of the grant of planning permission in respect which the s.48 Development Contribution Condition has been imposed.

14. The Scheme shall apply to relevant planning applications lodged with Fingal County Council from 1 January 2026.

15. In the case of an existing grant of planning permission, granted prior to 1 January 2026 which has not yet commenced, the applicable scheme is the Development Contribution Scheme in place at the date of lodging the relevant planning application to which the permission relates.

16. In the case of planning applications made prior to 1 January 2026, the applicable scheme is the Development Contribution Scheme in place at the time of lodging the relevant planning application.

Level of Contribution

17. In terms of calculating the level of development contribution, the following applies:

    (a) Insofar as the development – per the relevant grant of permission, the subject matter of a s.48 Development Contribution Condition – is for a building or buildings, same shall be calculated by reference to the gross floor area of the building(s) in square metres.

    This means the gross floor area determined from the internal dimensions of the proposed buildings including the gross floor area of each floor including mezzanine floors.

    (b) Insofar as the development – per the relevant grant of permission, the subject matter of a s.48 Development Contribution Condition – does not comprise a building(s), same will be calculated by reference to size of the development/area over which the development occurs in square metres.

    (c) Insofar as the development - per the relevant grant of permission, the subject matter of a s.48 Development Contribution Condition – comprises both building(s) and other areas (non-buildings), same shall be calculated by reference to: (i) gross floor area of the building(s) in square metres; plus (ii) the size of the development/area (non-buildings) over which the development occurs in square metres.

18. Under the Scheme, the contributions to be paid (except where, an Exemption or Reduction applies) in respect of the different classes of public infrastructure and facilities are as follows:

Class of Public Infrastructural Development	**Residential Development - € per square metre**	**Industrial / Commercial Development - € per square metre**
Class 1: Transportation and Active Travel Infrastructure & Facilities	€67.33	€52.58
Class 2: Surface Water Infrastructure & Facilities (incl. Flood Relief)	€ 1.35	€ 1.05
Class 3 : Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure	€ 65.99	€ 51.53
Total of Contributions Payable	**€ 134.67**	**€ 105.16**

Note 1: These rates of contribution shall be effective from 1st January 2026 to 31st December 2030.

Note 2: Indexation in accordance with the Society of Chartered Surveyors Ireland (SCSI) Tender Price Index will apply annually from 1 January 2027. Having regard to economic or other circumstances and, subject to the approval of the Elected Members, it may be decided not to apply this indexation for a particular year(s).

Note 3: New extensions to existing developments will be charged at the above rates also (except where an Exemption or Reduction applies).

Contribution In Lieu of Open Space and Play Facilities

Open Space

19. The Fingal County Development Plan 2023-2029 provides the Planning Authority with discretion to determine a financial contribution in lieu of all or part of the open space requirement for a particular development. This shortfall is based on the Overall Public Open Space requirements as outlined in the current Development Plan standards. (Ref. Objectives: DMSO51 DMSO52, DMSO53, DMSO54 and DMSO57)

20. This contribution in lieu of open space will be levied at the following rates: -

    - Class I Open Space - €618,000 per Hectare to purchase land based on the value of amenity land, plus €500,000 per Hectare for development costs.

    - Class II Open Space - €2,470,000 per Hectare to purchase land in residential areas, plus €500,000 per Hectare for development costs.

Classification of Open Space	Type of Open Space*	Description
Class I	• Regional Park • Urban Neighbourhood Park • Local Park	Generally, Parks & Public Open Spaces larger than 2 hectares in area and designed to accommodate a wide variety of facilities and uses due to their size including public playgrounds over 400 sq. metres in area, sports fields and extensive walking and cycling infrastructure. Passive recreational and biodiversity areas ware also accommodated in these parks and open spaces.
Class II	• Small Park • Pocket Park	Generally, Public Open Spaces between 500 sq metres and less than 2 hectares in area, located within and preferably overlooked by residential development. They are designed to accommodate small play areas suitable for young children and do not generally include facilities for organised sports.

Type of Open Space*: As defined in Table 4.2 Public Open Space and Play Space Hierarchy and Accessibility Standards -Fingal County Development Plan 2023-2029

The above contribution will apply to all relevant permissions including provision of residential units to the Council for social housing and under Part V of the PDA.

Play Area/Facilities

21. The Fingal County Development Plan 2023-2029 provides the discretion to the Council to determine a financial contribution in lieu of all or part of the requirement for the provision of play facilities in a particular development. (Ref. Policy CIOSP 14 and Objective CIOS044)

22. Play provision is required in line with the Public Open Space and Play Space Hierarchy and Accessibility Standards outlined in the Fingal County Development Plan. (Ref. Table 4.2)

23. The Council has approved Fingal's first Play Policy, Space for Play – A Play Policy for Fingal, which aims to provide a framework for the provision of safe, accessible, inclusive, natural and engaging play spaces for all children and adolescents up to the age of seventeen. The Play Policy provides the basis on which the current and future play provision throughout the County will be developed to the highest quality in line with international best practice.

24. This contribution in lieu of play facilities will be levied at the following rates: -

    - €444.00 per Sq. Metre of play area required.

    The above contribution will apply to all relevant permissions including provision of residential units to the Council for social housing and under Part V of the PDA.

25. These rates may be reviewed by the Council from time to time having regard to market conditions. The contributions collected will be used for the provision of open space, recreational and community facilities and amenities and landscaping works – see Appendix 2.

Retention Permission

26. All retention permissions will be charged a multiple of two times the appropriate rates.

Exemptions

27. For the purposes of the applicability of the exemptions set out hereunder, the "*development*" shall be the development the subject matter of the grant of planning permission to which a s.48 Development Contribution Condition has been imposed.

28. The following categories of development will be exempted from the requirement to pay development contributions under this Scheme:

(a) Development comprising the first 40 square meters of an extension to a residential dwelling. This exemption is cumulative and limited to 40 square meters in total per dwelling. Subsequent extensions over the first 40 square meters shall be charged at the residential rate.

- This exemption will not apply to development for which retention permission is sought.

(b) Development comprising a domestic extension for accommodation of disabled/eligible person(s) are exempted in full in cases where an occupant of such an extension meets the medical requirements attached to the eligibility requirements of a Housing Adaptation Grant, Disabled Persons Grant, Housing Aid for Older People Grant or Mobility Aids Grant.

(c) New build residential development for accommodation of disabled/eligible person(s) is exempted in full in cases where an occupant of such a dwelling meets the medical requirements attached to the eligibility requirements of a Housing Adaptation Grant, Disabled Persons Grant, Housing Aid for Older People Grant or Mobility Aids Grant.

(d) Development comprising an attic conversion.

(e) Development of a domestic garage and/or garden shed.

(f) Elements of outdoor recreational developments other than buildings - such as golf courses, sports/playing pitches and tennis complexes.

(g) The development of agricultural buildings used for the purpose of horticulture and agriculture including for the purpose of housing livestock, dairy farming, training of horses, growing of produce, storage and other uses directly related to primary food production and the rearing and breeding of livestock and glasshouses and poly tunnels used for agricultural purposes by persons primarily engaged in farming.

(h) Developments by organisations, including registered charities, having exemption from income tax and corporation tax under Section 207 of the Taxes Consolidation Act 1997 (as amended) and currently holding an exemption certificate from the Revenue Commissioners. The development must be exclusively for the primary purpose of the organisation, and not to be used for profit or gain.

(i) Non-commercial community related developments by voluntary non-profit making groups, clubs or organisations. The development must be exclusively for the primary purpose of the organisation, and not to be used for profit or gain.

(j) Not for Profit Community Childcare development.

(k) Non-fee-paying primary school and secondary school development.

(l) Development comprising renovations to restore/refurbish a structure deemed to be a "*Protected Structure*" in the Fingal County Development Plan, where the Council is

satisfied that works substantially contribute to the conservation or restoration of the structure. The works must be carried out to a high architectural conservation standard as set out in national guidance on Architectural Conservation (i.e. Architectural Heritage Protection Guidelines for Planning Authorities and the Dept of Housing, Local Government and Heritage "Advice Series"). Evidence of same must be submitted to the satisfaction of the Planning Authority.

- This exemption will not apply to development for which retention permission is sought.

(m) Extensions to a structure deemed to be a "*Protected Structure*" in the County Development Plan, for private residential purposes (provided the extension is subservient in scale).

- This exemption does not apply to new build within the curtilage of the protected structure but to extensions only.

- This exemption will not apply to development for which retention permission is sought.

(n) Change of use applications: any net additional floor space will be charged at the applicable rate.

(o) Development comprising internal layout alterations where no additional floor area is created, and external walls are not being removed.

(p) Development comprising signage, Shop front, entrance gates, vehicular entrances, outdoor dining spaces/seating, railings, fencing, antennae structures, bus shelters, switch rooms, substations, power lines, gas skids, ancillary plant rooms, pump houses, bike sheds.

(q) Telecommunication infrastructure both mobile and broadband being deployed as part of a government endorsed telecommunications strategy, plan or initiative. In addition, masts, antenna, dish and other apparatus/equipment for communication purposes.

(r) Renewable energy development with a capacity up to 0.5MW will be exempt. Larger capacity development will be charged at a €1,000 per each 0.1MW above an installed capacity of 0.5MW.

(s) Demolition and Rebuild: Where permission is granted to demolish in part or in full an existing building and replace with another, then the development contribution payable is to be calculated as follows:
    - Where a contribution has been previously paid – the contribution will be levied on the increased floor area of the new build over the old.
    - If no contribution was previously paid: the contribution will be levied on the development in full.

Note: Demolition must be necessary to facilitate the proposed development. The Scheme does not provide for any rebate or refund in this regard. Agents/Applicants shall provide evidence of prior payments made when applying for permission to expedite assessment and to avail of this exemption.

(t) Carparking is exempt in the following circumstances:

(i) Carparking in residential developments.

(ii) Carparking integrated within a structure when ancillary to the proposed use of the structure. (When not exempt, i.e. when use is non-ancillary, it will be measured on the basis of the gross floor area.)

(u) Development of social housing units shall be exempt in the following circumstances:

(i) If the development is by, or on behalf of Fingal County Council, and will become part of the Council's social housing stock.

(ii) They are provided in accordance with an agreement made under Part V of the PDA and where Part V agreement(s) has been executed prior to the lodgement of a commencement notice. Deduction/refunds cannot be claimed retrospectively.

(iii) If the development is housing units planned and constructed as Social housing, which is proposed to be carried out by, or on behalf of, a body approved for the purposes of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992.

For clarification purposes, the following developments **<u>will not be exempt</u>** from Development Contributions: -

(i) Fee Paying Schools

(ii) Third level Institutions

(iii) Private Medical Facilities, private hospitals, Primary Care Centres, Consultants Rooms etc. including ancillary buildings

(iv) Student Accommodation

(v) Housing Units which are provided under a Leasing Arrangement

(vi) Housing Units which are provided as Cost Rental Accommodation

Reductions

29. For the purposes of the applicability of the reduction set out hereunder, the "*development*" shall be the development the subject matter of the grant of planning permission to which a s.48 Development Contribution Condition has been imposed.

30. The following categories of development may pay a reduced rate of development contributions, as stated, under the Scheme.

    A. Buildings associated with the processing, distribution, supply or sale of fruit, vegetables, or any Agri or market gardening products-are subject to a 50% reduction in the commercial development rate.

    B. Extensions to Protected Structures for commercial purposes are subject to a reduction of 50% of in the commercial development rate, where the extension is subservient in scale to the protected structure. The reduction does not apply to new build within the curtilage of the protected structure but to extensions only.

- Reductions will not apply to any of the above developments for which retention permission is sought.

Temporary Planning Permissions

31. Developments permitted by way of a single permission of a temporary duration or cumulative temporary permissions of not greater than 5 years in total, shall be exempt. Subsequent permissions which cause the total duration to exceed 5 years but not more than 10 years shall have a 50% reduction to the applicable rate. Subsequent permissions which cause the total duration to exceed 10 years will be fully assessable for the purposes of applying development contributions (less any previous payments under the 5 to 10-year reduction provision).

Payment Of Contribution

32. Conditions requiring payment of the development contribution provided for in the Scheme will be imposed on all decisions to grant planning permissions made following the making of the Scheme by the Council. As set out above, the operative date of the scheme is from 1 January 2026.

33. The development contributions under the Scheme shall be payable prior to the commencement of development or as otherwise agreed in writing with the Council (*with such agreement to be in writing prior to the commencement of development*).

34. Contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced, as provided for in Note 2 to the table at Article 18 above.

35. The Council may facilitate the phased payment on contributions payable under the Scheme, and the Council may require the giving of security to ensure payment of contributions. Phased payments must be agreed in writing *with such agreement to be in writing prior to the commencement of development*) and strictly adhered to.

36. The Council, in accordance with statutory powers, may recover as a simple contract debt in a court of competent jurisdiction any contribution (including interest and legal costs) due to it under the terms of the Scheme. Furthermore, the Council may instigate enforcement action under the PDA as amended, in respect of unpaid development contributions and associated costs and fees.

Ring Fencing of Income

37. Money accruing to Fingal County Council under the Scheme shall be accounted for in a separate account and shall be applied to the provision of public infrastructure, facilities and their enabling costs on a countywide basis.

Appeal to An Coimisiún Pleanála

38. An appeal may be brought to the An Coimisiún Pleanála where the applicant for planning permission made under section 34 of the PDA (or the relevant section of subsequent Act(s)) considers that the terms of the Scheme have not been properly applied.

Review of the Scheme

39. The Scheme may be reviewed from time to time by the Council having regard to circumstances prevailing at the time. After a review of the Scheme, a new Scheme may be made. The Scheme is effective from 1 January 2026 to 31 December 2030, unless a New Scheme is made in the interim. The duration of the Scheme may be extended beyond 2030 if considered appropriate subject to the approval of the elected members.

Effective Date

40. This Scheme is effective in respect of permissions granted from 1 January 2026.

Appendix 1

Costs attributable in the lifetime of the Scheme to the classes of infrastructure and facilities:

Class of Infrastructural Development	Eligible Costs Included in Scheme €m	Contributions Projected For Allocation €m	Contributions Allocated %
Class 1: Transportation Infrastructure & Facilities	€208.35m	€156.00m	50%
Class 2: Surface Water Infrastructure & Facilities (incl. Flood Relief)	€4.17m	€3.12m	1%
Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure	€204.18m	€152.88m	49%
Total costs included in Scheme	**€416.70m**	**€312.00m**	**100%**

Table A: Costs included in Scheme

Projected Residential development and projected Industrial / Commercial development (in the years 2026 – 2030):

Residential	Industrial/Commercial
1,347,500 m2	1,242,504 m2

Table B: Projected Development

Appendix 2

Projects enabled by development contributions under the 2021-2025 Development Contribution Scheme

Class 1: Transportation

- Donabate Relief Road/Hearse Road Donabate R132
- Ongar to Barnhill Link
- Rathbeale Road Upgrade
- Snugborough Interchange
- Park road rush
- Churchfields link road
- Back Road Bridge Malahide
- Pedestrian and Cycling Bridge at Granard Bridge Castleknock
- Kinsealy Walking and Cycling Routes
- Kellystown Road Upgrade
- Fingal Coastal Way
- Roads Investment Programme - Operations
- Swords Cultural Quarter Public Realm Works

Class 2: Surface Water (incl. Flood Relief)

- Portrane Canal Works (Surface Water) -
- Howth Surface Water Culvert
- Holywell Pump Station relocation -
- Beaverstown Surface Water Scheme
- Burrow Beach Surface Water Outfall Pipeline Repair
- Dublin 15 Area – Surface Water Network
- Howth/Sutton Surface Water Network (excluding Surface Water Culvert Project)
- Ballyboughal Surface Water Network
- Lusk Surface Water Network
- Surface Water Infrastructure Programme (non-pipe network infrastructure).
- Surface Water Pumping Stations Capital Improvements.
- Malahide/Portmarnock Surface Water Network
- Malahide/Portmarnock (Seabury, Chalfont, Kelvin Close, Heather Walk, Carrickhill Walk, Carrickhill and Ardilaun) Foul Sewer Infiltration
- Flood Alleviation Works Donabate/Swords

Class 3: Community & Parks Facilities & Amenities

- **Development of New Regional Parks including:**
  - Ward River Valley including the full restoration of historic water features, construction of a fish by-pass on the Ward River and restoration of Walled Gardens and historic path network and the preparation of the Park Development Plan
  - Rogerstown Park, Park Development Preparation
  - Baldoyle Racecourse 1st Phase including provision of new main car park

- **Upgrading of Existing Regional Parks including:**
  - Bremore Regional Park. The construction of 3 new car parks, upgrade of Bells Lane and boundary works installation of Calisthenics facilities and new play areas.
  - Ardgillan Demesne
  - Newbridge Demesne and Walled Garden Improvements
  - St. Catherine's Park Lucan, Extension of Regional Park

- **Development of New Recreational Hubs and Sports Facilities**
  - Completion of Porterstown Recreational Hub in Dublin 15.
  - Construction of 1st Phase of the Ward River Recreational Hub
  - Construction of the 1st Phase of the Bremore Regional Park, Northern Recreational Hub.
- **Upgrading of Existing Recreational Hubs & Sports Facilities including**
  - Skerries Town Park – Upgrading of All-weather Sports Pitch and All-weather Tennis Courts
  - Broomfield Malahide – Upgrading of 3 Sports Pitches and provisin of section of Greenway.
- **Development of New Local/Neighbourhood Parks including**
  - Completion of Park Development Plan for Naul Village Park
  - Completion of Park Development Plan for Recreational Hub at Rathmore Park Lusk
  - (Donabate, Lusk, Rush, The Naul, Northwest Balbriggan)

- **Upgrading of Existing Local/Neighbourhood/Town Parks**
  - Restoration of Shackleton Gardens, Clonsilla
  - Glebe Park Balrothery improvements to sports pitches and path network.
  - Provision of new facilities in Millenniun Park, Blanchardstown including Parkour course

- **Development of New Play Facilities**
  - Garristown Library Playground
  - Skerries Town Park Playground
  - Lanesborough Park Playground

- **Redevelopment/Expansion of Existing Play Facilities**
  - Howth Promenade Playground Upgrade

- **Implementation of Fingal Biodiversity Action Plan**

- River restoration, Ward River Swords
- Park development and extension of Turvey Nature Park, Donabate
- Clearance of Turvey depot for nature education centre
- Development of new wetlands in Racecourse Park, Baldoyle
- Development and implementation of wildfire management strategy Howth
- Heathland and wetland restoration Howth
- Invasive species control e.g. Rhododendron, Cherry laurel and Seabuckthorn
- Development of Newbridge Demesne as national rare farm breed hub
- Dune protection works, Portmarnock
- Hedgerow Management in open space throughout Fingal
- Woodland management St Catherines Park, Lucan

- **Commission and Implement Conservation & Management Plans for Upgrade of Landscapes & Gardens.**
  - Ardgillan Demesne Conservation Management Plan
  - Shackleton's Mills Conservation Management Plan

- **Green Infrastructural Improvements (Nature Based Solutions to improve Resilience and Climate Change Adaptation)**

Appendix 3

Projects to benefit from the Development Contribution Scheme 2026-2030

The project list is indicative only, priorities may change, and other projects may be added and funded as they arise over the course of the Scheme.

Class 1: Transportation and Active Travel Infrastructure

- Swords Cultural Quarter Public Realm Works
- Seamount Road Footpath Connectivity Project
- Ongar to Barnhill Link Road (Cycle facilities included)
- Lusk-Rush cycle route
- Airport Transport Related Infrastructure
- Canal Loop Greenway Lucan to Royal Canal
- Donabate Distributor Road Ph2
- Blakes Cross Improvements
- Fingal Coastal Way
- Fosterstown Link Road
- Kellystown Road
- Swords Main Street Transformation Project
- Fingal Cycling Training Facilities
- Non SRTS
- Bicycle Parking
- Fingal Quiet Streets
- Baldoyle to Howth Phase 2 (Dublin Road to Dublin Street)
- Rathingle/Rivervalley Rd Swords"
- Permeability Links North County
- "Skerries - Harbour Road (Footpath build-outs)"
- New Street Malahide Improvement Scheme
- Skerries Active Travel Plan
- Balrothery Active Travel Review
- Broomfield to Paddys's Hill via Naomh Marnog GAA Active Travel Route
- Castleknock to Blanchardstown via Farmleigh
- Feltrim Road cycle infrastructure
- Donabate to Portrane (R126) - Distributor Rd to Portrane Avenue Active Travel Routes
- Claremount Bridge
- Glen Ellen/Balheary Road Junction
- R132 Active Travel Route

- Swords Western Distributor Road
- Turvey Ave and Portrane Road Footpath Enhancement Project
- Roads Investment Programme – Operations
- Damastown Industrial Estate
- Stephenstown Industrial Estate Phase 1
- Cherryhound Lands
- Upgrade Works for Industrial/Business Parks
- Stephenstown Industrial Estate Phase 2
- Dubber Industrial Lands
- Naul Road Upgrade

Class 2: Surface Water Infrastructure and Facilities (incl. Flood Relief)

- CSO Separation projects - Separate combined and storm water flows to reduce overflows.
- Flood Relief Schemes - Localised flood relief schemes. Flood protection to cities, towns and villages.
- Network replacement projects - Upsizing or replacement of old SW pipes.
- Stormwater Pump Station Upgrades
- Outfall improvements and Coastal flooding/erosion mitigation - Repair stormwater outfalls, reduce erosion.
- Pilot Schemes, Green infrastructure - Working with other sections to implement green infrastructure schemes and monitor progress
- Catchment modelling/ Flood studies/master plans and LAPS.
- Climate Change Flood Projects Retrofit existing roads with SUDs
- Climate Change Flood Projects Retrofit existing parks with SUDs.
- Climate Change Flood Projects Retrofit existing housing estates with SUDs
- Green Infrastructural Improvements (Nature Based Solutions to improve Resilience and Climate Change Adaptation in line with the Climate Action PLan) e.g. , Rain Gardens and Constructed Wetlands.

Class 3: Class 3: Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure

- Development of New Regional Parks Including the following:
  - Swords Regional Park (Including Broadmeadow Park)
  - Dunsink Park (Former Landfill)
  - Baldoyle Racecourse Park
  - Rogerstown Park (Former Balleally Landfill)

- Upgrading of Existing Regional Parks Including the following:
  - Bremore Regional Park (Including Recreational Hub)
  - Ardgillan Demesne (Including new car parking and access infrastructure)
  - Newbridge Demesne (including upgraded car parking and link to Turvey/Donabate)
  - Malahide Demesne Improvements
  - Santry Demesne Improvements (Including upgrades to access and walled garden)
  - Tolka Valley Regional Park (Including new Recreational Hub)
  - St. Catherine's Park Lucan (Park extension including improvements to Recreational Hub)

- Development of New Recreational Sports Hubs Including the following:
  - Rush Recreational Hub at (St. Catherine's Park, Rush)
  - Rathmore Park Recreational Hub, Lusk
  - Racecourse Park Baldoyle All-weather facilities
  - St. Doolagh's Recreational Hub
  - Dunsink Recreational Hub
  - Swords Eastern Recreational Hub

- Upgrading of Existing Recreational Hubs & Sports Facilities Including the following:
  - Porterstown Park
  - Broomfield Malahide
  - Tyrrellstown Park, D15

- Development of New Local/Neighbourhood/Town Parks Including the following:
  - Naul Village Park
  - Hamlet Lane Park Balbriggan

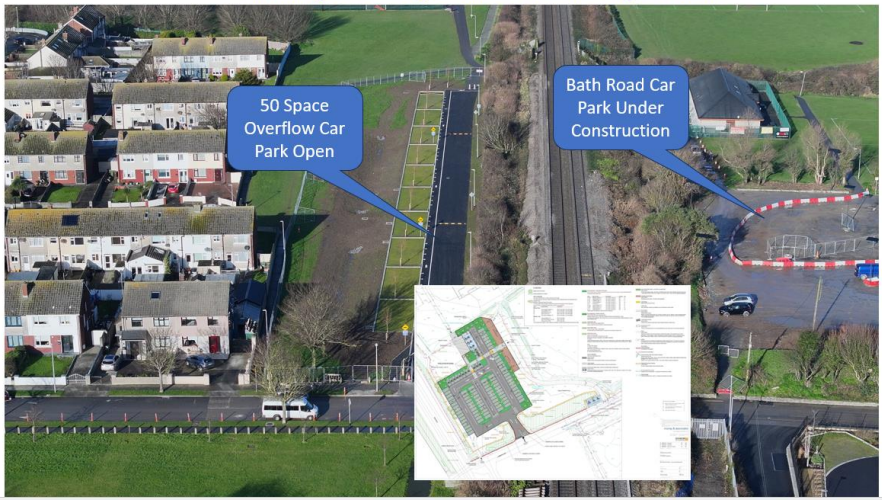
- Upgrading of Existing Local/Neighbourhood/Town Parks Including the following:
  - Glebe Park Balrothery
  - Skerries Town Park
  - Swords Town Park
  - Millpond Park Balbriggan
  - Drumanagh Promontory
  - Kenure Park Rush
  - St. Catherine's Park Rush (excluding the Recreational Hub)
  - Rathmore Park Lusk (excluding the Recreational Hub)
  - Ridgewood Swords
  - Holywell Swords
  - Kettles Park Swords
  - Corballis Beach Car Park and Picnic Area
  - Seabury Park Malahide
  - Robswalls Park Malahide
  - Seamount Park Malahide
  - Seagrange Park Baldoyle
  - Howth Seafront & Promenade
  - Ladyswell Park/Mick Walsh Park
  - Corduff Park Dublin 15
  - Lanesborough Park, Meakstown
  - Hartstown Park D15
  - Hazlebury Park D15
  - Ongar Park D15
  - Beechpark / Shackleton's Gardens
  - Millennium Park, Blanchardstown
  - Tír na nÓg Park
  - Waterville Park

- Development of New Play Facilities (approximately 3 per annum provided directly by the Council)
- Redevelopment/Expansion of Existing Play Facilities (Significant Upgrade of 3 existing playgrounds per annum)
- Implementation of Fingal Biodiversity Action Plan
- Commission Conservation & Management Plans for Upgrade of Landscapes & Gardens
- Green Infrastructural Improvements (Nature Based Solutions to improve Resilience and Climate Change Adaptation in line with the Climate Action Plan) e.g. Community Gardens, Rain Gardens, Constructed Wetlands and Constructed Tree Pits,
- Community Centre North County
- Community Centre Dublin 15
- Community Centre Southeast Fingal
- Community Centre Improvement & Climate Action Works

- Community Centre Feasibility Studies
- Buzzardstown House
- Sluagh Hall
- 56 Church Street
- Naul Community Centre
- 38th Scouts Den Kenure Park Rush
- Oldtown Community Centre
- Lohunda Gate Lodge
- Improvement Works to Libraries
- Baldoyle Library - General Works
- Donabate Library/Ballisk House
- Howth Library
- Balbriggan Youth Recreation Spaces
- Town & Village Applications Programme

Bath Road Car Park & Overflow Car Park

Planning & Strategic Infrastructure Department



Cascades Water Feature – Ward River Regional Park

Planning & Strategic Infrastructure Department

Bremore Regional Park

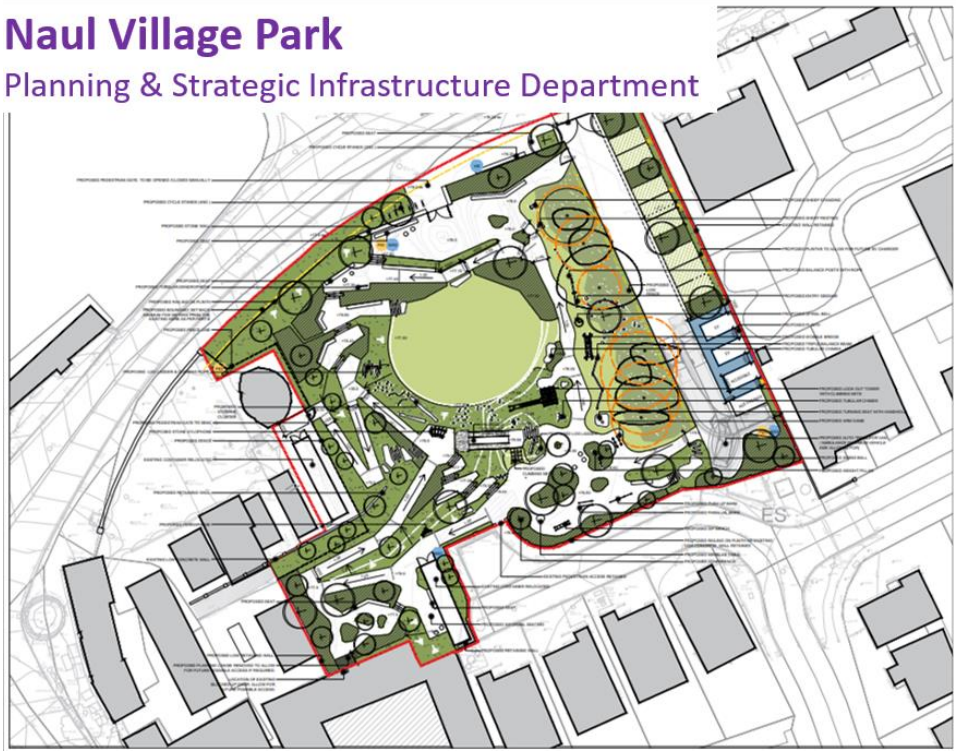
Planning & Strategic Infrastructure Department

Meakstown Community Garden – Lanesborough Park

Planning & Strategic Infrastructure Department

Naul Village Park

Planning & Strategic Infrastructure Department



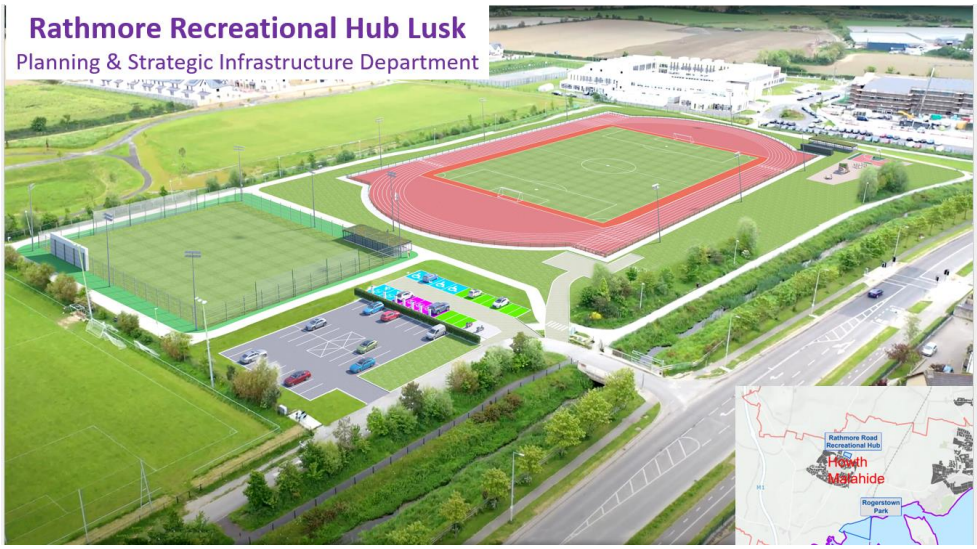
Racecourse Park Baldoyle – Development Project

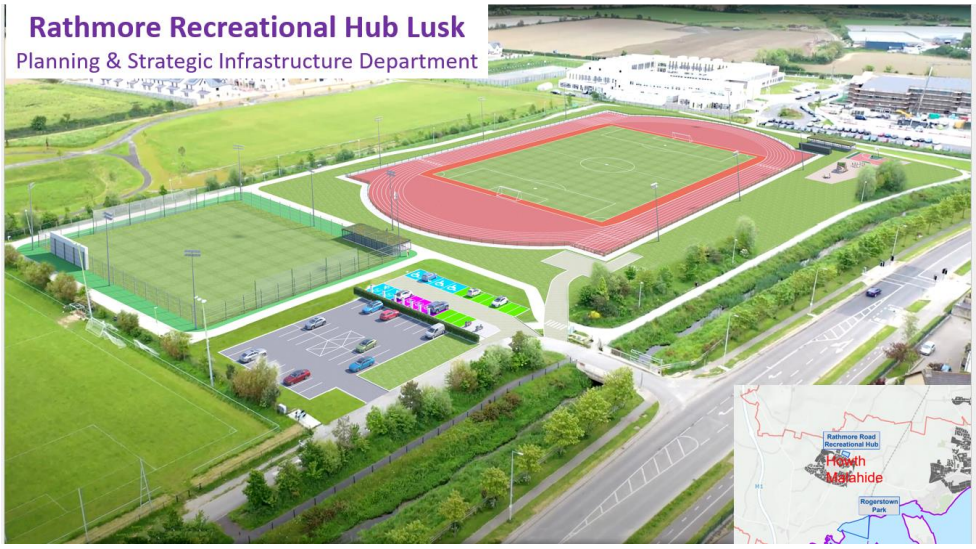
Planning & Strategic Infrastructure Department

Corduff Park Improvements including New Playground

Planning & Strategic Infrastructure Department

- Playground Contractor Appointed
- Contract for Park Works including All-weather facilities under evaluation


Rathmore Recreational Hub Lusk
Planning & Strategic Infrastructure Department
Rathmore Road Recreational Hub
Rogerstown Park


Rathmore Recreational Hub Lusk
Planning & Strategic Infrastructure Department
Rathmore Road Recreational Hub
Rogerstown Park

SPAR
HOLYWELL

Barnwell Roundabout – Aerial View

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 25

DRAFT DEVELOPMENT CONTRIBUTION SCHEME 2026 -2030

Introduction

Fingal County Council is obliged to provide public infrastructure and services in the County. The primary objective of the development contribution mechanism is to partly fund the provision of this essential public infrastructure. It is recognised that a balance needs to be struck between funding this infrastructure and the need to encourage economic activity promoting sustainable development patterns, secure investment in capital infrastructure and encourage economic activity in the County.

Section 48 of the Planning & Development Act, 2000, as amended, enables a Planning Authority, when granting planning permission under Section 34 of the Act, to attach conditions requiring the payment of a contribution in respect of public infrastructure and facilities benefiting development in the administrative area of the Planning Authority. This relates to public infrastructure and facilities that are provided, or that it is intended will be provided, by or on behalf of the Local Authority.

Section 48 (2) specifies that the basis for the determination of the contribution shall be set out in the Development Contribution Scheme which shall state the basis for determining the contributions to be paid in respect of public infrastructure and facilities which are provided or are to be provided by a Local Authority. The Planning Authority shall have regard to the actual estimated cost of providing the classes of public infrastructure and facilities, except that any benefit which accrues in respect of existing development may not be included in any such determination.

This Scheme is underpinned by the Development Contributions Guidelines issued by the Department of the Environment, Community & Local Government in January 2013

together with Circular Letter PL 03/2018 Revision of Development Contribution Guidelines in respect of telecommunications infrastructure, issued by the Department of Housing, Planning and Local Government on 3rd July 2018.

The Council's current 2021-2025 Scheme expires on 31st December 2025. It is proposed to introduce a new Scheme with effect from 1st January 2026, subject to the approval of the Council, following a public consultation process.

A copy of the Draft Development Contribution Scheme 2026 - 2030 is attached to this report.

Review of Existing Scheme

The 2021-2025 Scheme was adopted by the Council on 14th December 2020. This Scheme provided for contributions at a rate of €98.21 per m2 for residential development and €76.69 per m2 for industrial/commercial development. The Scheme was indexed each year, on 1st January, in accordance with the SCSI Tender Price Index and the current rates (from 1st January 2025) are €132.68 per m2 for residential development and €103.61 per m2 for industrial/commercial development.

The performance of the 2021-2025 Scheme was reviewed as part of this process. To facilitate this review, and to inform the proposed Draft 2026-2030 Scheme the following items were examined:

- Development Contributions collected
- Projections of infrastructure for inclusion in the Scheme
- Projections of development from 2021 - 2025

Between January 2021 and August 2025, payments received (including the amount due for waiver scheme) amounted to €188m from invoices generated to the value of €261m. Since January 2021 approx. €158m of levies has been applied to capital expenditure.

Income from Development Contributions were used to part fund the capital costs of projects in three classes of infrastructure and facilities via-a-vis.

- Class 1 Transportation Infrastructure & Facilities
- Class 2 Surface Water Infrastructure & Facilities (incl. Flood Relief)
- Class 3 Community & Parks Facilities & Amenities

Examples of projects enabled by development contributions are included in Appendix 2 of the Scheme.

Draft Development Contribution Scheme 2026 – 2030

Fingal County Council engaged EY as consultants to undertake *'a "Development Pipeline Analysis" in the Fingal Local Authority administrative area'* in order to provide background information to assist with the review of the current Scheme.

EY forecast a development pipeline of approx. 2.6m sqm over the period 2026 – 2030. By using the Council's current rates, EY forecast revenues from development contributions of approx. €307.5m in this period.

EY also conclude that the most appropriate indexation system for local authorities should recognise that a 'one-size-fits-all' measure is not available. Therefore, given the absence of an appropriate index, the continued use of the Society of Chartered Surveyors Ireland (SCSI) Tender Price Index (TPI) is recommended.

It is proposed to increase the existing rates in line with inflation in the new Scheme which will apply from 1st January 2026 as set out below:

Residential Development - € per square metre	Industrial / Commercial Development - € per square metre
€ 134.67	**€ 105.16**

It is estimated that these rates of contribution will result in an income of €312m and when combined with other sources of funding e.g. anticipated grants, this leaves a funding gap of circa €103m which will have to be addressed over the life of the Scheme.

The draft Scheme also provides for annual indexation. This annual indexation will apply annually from 1st January 2027 in accordance with the SCSI Tender Price Index. Having regard to economic or other circumstances and, subject to the approval of the Elected Members, it may be decided not to apply this indexation for a particular year(s).

Contribution Allocation

The percentage of contributions allocated to different classes of infrastructure, in the current scheme 2021-2025 is set out below:

Class of Public Infrastructural Development	Residential	Industrial / Commercial	% Allocation
Class 1: Transportation Infrastructure & Facilities	€72.97	€56.99	55%
Class 2: Surface Water Infrastructure & Facilities (incl Flood Relief)	€ 6.63	€5.18	5%
Class 3: Community & Parks Facilities & Amenities	€53.07	€41.44	40%
Total of Contributions Payable	**€132.68**	**€103.61**	**100%**

Recognising the need to increase funding from development contributions for a broadened Class 3 Infrastructure and potential other incomes sources for Class 1 Infrastructure, the draft scheme proposes the percentage contributions allocation between the classes towards the eligible costs as follows:

Class of Public Infrastructural Development	Residential	Industrial / Commercial	% Allocation
Class 1: Transportation and Active Travel Infrastructure & Facilities	€67.33	€52.58	50%
Class 2: Surface Water Infrastructure & Facilities (incl. Flood Relief)	€ 1.35	€ 1.05	1%
Class 3: Community Facilities, Parks & Open Space Amenities & Biodiversity related Infrastructure, Tourism, Cultural & Library Development, Economic Development and Regeneration infrastructure:	€ 65.99	€ 51.53	49%
Total of Contributions Payable	**€ 134.67**	**€ 105.16**	**100%**

Main Differences between current Scheme 2021 - 2025 and draft Scheme 2026 - 2030

- **Exemptions:**
  - Not for profit childcare development included
  - Additional clarifying text – disabled persons extensions, Agricultural Buildings, Renovations to Protected Structures
- **Reductions:**
  - Removal of reduction for standalone commercial carparks.
- **Retention applications:**
  - All retention permissions will be charged a multiple of two times the appropriate rates (previously 1.25 times).
  - Removal of exemptions for retention applications (some exceptions – Agricultural Buildings, Disabled persons extensions, non-profit / charitable organisations.
  - Removal of reductions for retention applications in all cases – commercial activities
- **Contribution in lieu of Open Space**
  - Rates increased
- **Contribution in lieu of Play Facilities**
  - New contribution
- **Clarification around Cost Rental Housing**
  - Exemptions do not apply to Cost Rental Housing

This report is being forwarded to Members for information and noting.

The making of a Scheme is a reserved function of the Council. In order to have the Scheme operational on 1st January 2026, the Council will, on 14th October 2025, publish notice under Section 48 (4) of the Planning & Development Act, 2000, as amended, stating that a draft Scheme has been proposed and is on public display and that submissions/observations will be accepted over a six-week period.

A copy of the draft Scheme will be sent to the Minister of Housing, Local Government and Heritage who may make recommendations.

The Chief Executive will prepare a report on the submissions received and will submit this report to the December meeting of the Council. The Council will then decide, by resolution, to vary, modify or make the Scheme as submitted by the Chief Executive.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 26

DRAFT STEPHENSTOWN AND FOLKSTOWN LITTLE FRAMEWORK PLAN

In line with policies and objectives of the Fingal Development Plan 2023 - 2029, a draft Framework Plan incorporating both Stephenstown (FP4.A) and Folkstown Little (FP4.B) Framework Plans has been prepared and circulated for consideration of the Elected Members.

The draft Framework Plan was available for public consultation between the 17th October 2024 and the 15th November 2024. A total of 15 submissions were received on the document - 6 from private entities and 9 from public bodies. The issues raised in the submissions have been addressed within the enclosed Chief Executive's Report, with recommendations made for amendment to the draft Framework Plan where appropriate.

On foot of the submissions there was considerable additional consultation with relevant stakeholders on a Local Transport Plan for the area to deepen the assessment of existing and future traffic movements in the area and arising from the development of the Framework lands.

While the Framework Plan will guide the physical planning and development of this major industrial zone, following adoption of the Framework a marketing plan and investment guide will be finalised to promote the zone for investment.

The Chief Executive's Report assesses the Draft Framework Plan and recommendations therein as being in line with the policies and objectives of the Fingal Development Plan 2023 – 2029 and in accordance with the proper planning and sustainable development of Fingal.

The following resolution is recommended -

"That the Draft Stephenstown (FP4.A) and Folkstown Little (FP4.B) Framework Plan is hereby agreed with the amendments recommended in the Chief Executive's

Report in line with the policies and objectives of the Fingal Development Plan 2023 - 2029 and the proper planning and sustainable development of the county'.

Source of Report: Aoife Sheridan, Senior Executive Officer, Economic, Enterprise Tourism & Cultural Development

COMHAIRLE CONTAE FHINE GALL

FINGAL COUNTY COUNCIL

CHIEF EXECUTIVE'S REPORT ON SUBMISSIONS AND OBSERVATIONS RECEIVED ON THE DRAFT STEPHENSTOWN (FP 4.A) AND FOLKSTOWN LITTLE (FP 4.B) FRAMEWORK PLAN

13th October 2025

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1. Introduction

1.1 Chief Executive's Report on Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan Consultation

This Chief Executive's Report has been prepared by the Chief Executive to provide a summary of the submissions received in relation to the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan, to respond to the observations raised in the submissions, and to make recommendations on the policies and objectives to be included within the finalised Framework Plan, taking account of the proper planning and sustainable development of the area.

1.2 Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan Consultation

The Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan went on public display from Thursday 17th October 2024 to Friday 15th November 2024 (inclusive of both dates) at the Fingal County Council Offices at County Hall, Main Street, Swords, County Dublin, Council Offices, Grove Road Blanchardstown, Dublin 15 and at Balbriggan Carnegie Library, St. George's Square, Balbriggan, County Dublin, and on the County Council's online portal: https://consult.fingal.ie/en/browse.

A total of 15 no. submissions were received in relation to the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan during the public display period, including submissions from the Environmental Protection Agency (EPA), National Transport Authority (NTA), Transport Infrastructure Éireann (TII), Uisce Éireann (UE), HSE, the Department of Education, the Department of Housing, Local Government & Heritage (DHLGH), the Department of Transport (DoT), the Office of the Planning Regulator, the Balbriggan Chamber of Commerce and submissions from members of the public and private entities.

1.3 Structure of this Chief Executive's Report

This Chief Executive's Report is structured as follows:

- **Section 1:** Introduction (this section);
- **Section 2:** A summary of the submissions received, the issues raised, the Chief Executive's response, and, where required, proposed recommendations to the elected members for amendments to the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan.
- **Section 3:** A summary list of the recommendations to the elected members for amendments to the Draft Stephenstown and Folkstown Little Framework Plan (ordered in accordance with the structure of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan document).
- **Section 4:** A list of amendments in response to motions at an Area Committee Meeting (ACM) held on 5th December 2024.

- **Section 5:** A list of the individuals and organisations who made submissions on the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan within the public consultation period.

With regard to recommended changes to the text of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan set out in Sections 4 and 5, new text is denoted in green italics e.g. ***new text***, with deleted text denoted by red strikethrough e.g. ~~**deleted text.**~~

Editorial changes and updating of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan will be carried out and minor typographical or graphical errors or discrepancies will be rectified. In addition, all maps will be updated where relevant to reflect any proposed changes if agreed.

1.4 SEA and AA Screening

Finally, it should be noted that all changes as recommended have been subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) Screening and **Appendix A** to this report includes a table detailing the screening of the Chief Executive's recommendations to the Elected Members as well as the recommendations arising from Motions made to the ACM for Appropriate Assessment and Strategic Environmental Assessment.

2. Summary of Issues raised in Submissions / Observations

2.1 Introduction

A total of **15** no. submissions were received during the public display of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan between 17th October 2024 and 15th November 2024 (inclusive of both dates).

All submissions have been given careful and serious consideration and Fingal County Council wishes to thank all those who engaged in the public consultation process. A list of all parties who made a submission is included in Part 5 of this report.

This section of the report will provide a summary of the issues raised by the submissions received on the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan during the consultation period.

After addressing the issues raised in submissions received from public bodies, the report will discuss the primary issues raised by members of the public, community organisations and elected members.

Where possible, the issues will be addressed having regard to the most relevant chapter or section of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan document.

Issues which specifically relate to locations or matters which are outside the boundary or stated scope of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan will be addressed towards the end of the section.

For each of the issues raised, the Chief Executive will provide a response and will then make recommendations to change the text of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan where appropriate.

The Draft Framework Plan is a non-statutory planning document to inform the future development of the lands within the Draft Framework Plan Area and development within the Plan lands shall be require to align with the objectives of the Fingal Development Plan 2023 – 2029.

In addition, the Council has adopted a number of policies, plans and strategies that are of relevance to the Draft Framework Plan Area and is implementing projects that shall inform future development within the Framework Plan Area. The documents/projects listed below are of relevance as they shall influence and guide future development within the Framework Plan Area and as they address general observations made in submissions received on the Draft Framework Plan, particularly in respect of climate action, the circular economy, skills development and economic development:

- Future Fingal Economic Development Strategy

  The Future Fingal Economic Development Strategy sets out objectives and actions under the themes of Sustainability, Skills, Vibrant Places, Grow & Attract, Infrastructure and International. The Council's Economic Development Section

shall continue to work with stakeholders to deliver on the Strategy's objectives within the Framework Plan Area and the county. In particular, under the Sustainability Theme the Council will support new and existing businesses to incorporate sustainable and circular economy principles into their business models in line with ESG and CSR reporting requirements.

- Fingal Local Economic & Community Plan (LECP) 2023 – 2028
  The Fingal LECP has Themes on Sustainability & Climate Action; Prosperous Economy; Skills for Life & Work; Healthy, Inclusive, Connected Communities; Rich Arts, Culture & Heritage and Safe, Accessible, Vibrant Places. Fingal LCDC shall work in partnership with the Council and other key stakeholders to deliver the objectives of the Fingal LECP.

- Future Fingal: Fingal Skills Strategy 2024 – 2029
  The Strategy has objectives to work in partnership with education/training providers, industry and key stakeholders to explore collaboration and innovation opportunities in skills development and education/training infrastructure in the county. The Skills Strategy Implementation Group (SSIG) is responsible for oversight and implementation of the Strategy and will continue its work to identify and address the existing and future skills needs of the county.

- The Fingal Climate Action Plan 2024 – 2029
  The Draft Framework Plan Area is adjacent to the Balbriggan Decarbonising zone (DZ) under the Council's Climate Action Plan and the Council shall consider and support future development within the Plan lands in the context of the Balbriggan DZ and in line with objectives in the documents listed below.
- Our Balbriggan Rejuvenation Plan
  Objectives of the Our Balbriggan Rejuvenation Plan in relation to the Economy and Education/Skills Pillars will continue to be supported by the Council.

- Urbact EcoCore Project
  The Council is leading this project on development of Council owned land within the Framework Plan Area for employment uses which advances the green transition, climate resiliency through mitigation and adaption measures and which encourages the adoption and implementation of sustainability and circular economy measures and the protection of biodiversity. The Council will support and encourage sustainable development in the Plan area and aims to create a sustainable employment area that attracts new economic development opportunities while enhancing the climate resilience of the existing environment, The EcoCore Project Team and the Project's stakeholders are developing Investment Guidance to set out the ambition for green sustainable development of the Council owned lands within the Framework Plan Area which will be updated

regularly in line with evolving best practice for environmentally sustainable development.

2.2 Issues raised by State Bodies

Of the fifteen submissions received, nine were received from public bodies, namely

- The Environmental Protection Agency (EPA)
- The Department of Education
- Uisce Éireann
- Transport infrastructure Ireland (TII)
- Department of Housing, Local Government and Heritage (DHLGH).
- Department of Transport (DoT)
- Health Service Executive/ National Environmental Health Service
- National Transport Authority (NTA)
- Office of the Planning Regulator (OPR)

2.2.1 The Environmental Protection Agency (EPA)

Submission FIN-C775-1 received from the EPA, provides detailed guidance in relation to the Strategic Environmental Assessment (SEA) Screening and Appropriate Assessment (AA) of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan and sets out the process for consultation and determination.

Chief Executive's Response

The Chief Executive welcomes the submission from the EPA which includes detailed guidance in relation to the SEA and AA processes. The Council has adhered to and executed the statutory process and the EPA's guidance on SEA and AA screening in the preparation of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan, where relevant. Specifically, it should be noted that the SEA and AA processes for the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan have been carried out having regard to best practice documents, including the EPA's SEA of Local Authority Land Use Plans – EPA Recommendations and Resources' guidance document.

The Council has reviewed the Draft Framework Plan for alignment with national commitments on climate change mitigation and adaption and relevant recommendations in sectoral, regional and local climate adaptation plans have been incorporated. In the preparation of Draft Framework Plan the Council has had regard to the National Planning Framework (NPF) and Regional Spatial and Economic Strategy (RSES) and the Draft Framework Plan is consistent with these documents.

Chief Executive's Recommendation

No change.

2.2.2 The Department of Education

Submission FIN-C775-4 received from the Department of the Education notes that Balbriggan has undergone a high level of growth in recent years with the population of the town projected to increase over the period of the Fingal Development Plan. The

submission notes that the Draft Framework Plan has the potential to influence current and future population growth trends in the greater Balbriggan area, which in turn could impact future school place numbers for the area. The Department of Education advises that it will continue to have regard for all factors that influence population trends within such settlements and welcomes continued engagement with the Council on the development of new and existing schools, as appropriate.

Chief Executive's Response

The Chief Executive welcomes the submission from the Department of Education and continued engagement with the Department in its role in providing for the educational requirements of the county.

Chief Executive's Recommendation

No change.

2.2.3 Uisce Éireann (UÉ)

Submission FIN-C775-6 from Uisce Éireann (UÉ) regarding the Water Supply Network advises that there is capacity available but that some local capacity improvements may be required to meet the needs of future development. UÉ advise that the annual capacity register is currently being updated and will issue upon completion. UÉ confirm the presence of watermains in the road network serving the Framework Plan Area.

Regarding Wastewater Collection UÉ advise that the Framework Plan Area is not served by the public sewer network and indicate that the connections to the network will most likely be directed toward the Dublin Road Pumping Station to the East. UÉ advise that depending upon the size and type of development proposed in the Framework Plan Area that local capacity adjustments to the existing wastewater network may be required. UÉ advises that it will work with developers to determine the best solution as development progresses and directs developers to the UÉ website to relevant policies, processes and maps.

Chief Executive's Response

The Chief Executive welcomes the confirmation from UÉ that there is capacity available in the water supply network to service the lands in the Framework Plan Area. An assessment of the location of the existing water supply network has been undertaken by the Council and this aligns with the information provided by UÉ.

The Council acknowledges that the Framework Plan lands may require the alteration of existing services or the installation of additional network in respect of wastewater. Wastewater Collection infrastructure was constructed as part of the Road Network in the Framework Plan Area including the Outer Relief Road, the Stephenstown Link Road and the Industrial Access Roads. Future development within the Framework Plan Area will require engagement with the Planning Authority, UÉ and other State infrastructural service providers through the development management process. The Council shall require that any road infrastructure built, whether by the Council or developers, is

appropriately future-proofed with appropriate piping for water supply and wastewater networks to allow future development connections to the UÉ network. The delivery of infrastructure shall be in accordance with Section 6.7 Phasing & Implementation in the Draft Framework Plan.

The Council and any developers will engage on an ongoing basis with UÉ in respect of the development of the lands within the Framework Plan Area in respect of existing and future capacity of the existing water supply and sewer networks.

Chief Executive's Recommendation

No change.

2.2.4 Transport Infrastructure Ireland (TII)

Submission FIN-C775-7 from Transport Infrastructure Ireland (TII) draws attention to the strategic importance of the M1 motorway as part of the EU TEN-T Core Network and the importance of protecting this strategic route.

TII outline that, in accordance with the principles established in the Department of the Environment Community and Local Government's Spatial Planning and National Roads - Guidelines for Planning Authorities (2012), the primary purpose of the national road. network is to provide strategic transport links between the main centres of population and employment including key international gateways such as the main ports and airports and to provide access between all regions.

In respect of the Folkstown Little (FP4.B) Area of the Draft Framework Plan TII note particular concern for interactions between the lands and the M1 and associated Junction 6 and note that the area involves general employment zoned lands in proximity to Junction 6 of the M1 which are serviced by an existing rural road L1122. TII refers to the Fingal Development Plan 2023 – 2029 and Policy CMP4 – Area Based Transport Assessment and Local Transport Plans which indicates that Local Transport Plans should be prepared based on the Area Based Transport Assessment (ABTA) Methodology for large scale studies/plans including Framework Plans, in consultation with TII and other relevant stakeholders. TII express concern that an evidence-based transport assessment, transport analysis and mitigation has not been undertaken and presented to support the Framework Plan and consider that such an evidence-based approach would be essential with respect to the upgrade of the R122, the L1122 junction improvements and to consider the implications of the Framework Plan for the M1 and Junction 6.

TII refer to the Fingal Development Plan 2023-2029 and Objective CMO35 – Management of Road Network, which aims to protect and enhance the capacity of national routes, and Objective CMO36 - Strategic Roads Network, which highlights the importance of the Spatial Planning and National Roads Guidelines for Planning Authorities 2012, the Trans-European Networks (TEN-T) Regulations.

TI consider that the Draft Framework Plan has not had regard to the requirements of Section 28 Guidelines, Spatial Planning and National Roads - Guidelines for Planning

Authorities (2012), in particular Section 2.7 Development at National Road Interchanges or Junctions. TI advise that the aforementioned Guidelines indicate that Planning Authorities must exercise particular care in their assessment of development proposals relating to the development objectives and of zoning locations at, or close to interchanges where such development would generate significant additional traffic with potential to impact on the national road network. TII further note that Local Authorities must ensure that development can be catered for by design assumptions underpinning such junctions, thereby avoiding potentially compromising the capacity and efficiency of the national road network.

TII advise that the requirements of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) and TII Publications should be evaluated and considered in the interests of the operation of the national road network and the safety of all road users. In this regard, TII note that any work to a national road and associated infrastructure requires a Design Report complying with DN-GEO-03030 and considers that the Framework Plan "as presented" has not demonstrated the development of the Framework Plan Area would be complementary to safeguarding the strategic function and safety of the M1 mainline and its associated junction.

TII advise that structures associated with the national road network are in close vicinity to the Folkstown Little (FP 4.B) western boundary including lighting, gantries etc. and that national road drainage regimes should be safeguarded for national road drainage purposes. TII recommend that building design, lighting and signage from any proposed development on the western boundary of the Folkstown Little lands should be designed, installed and maintained to ensure the safety of motorway users. The TII recommend that the Draft Framework Plan takes account of the interactions with the national road having regard to Chapter 3 of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities prior to adoption of the Framework Plan.

In conclusion, TII considers that the Draft Framework Plan does not include clear direction for the management of transport proposals in the vicinity of the national road network at Junctions 6. TII outlines an expectation that the Draft Framework Plan should demonstrate that the maintenance, operation, and safety of the national road network has been considered appropriately and that development proposals can proceed within the Framework Plan Area which are complementary to safeguarding the investment in and the strategic function of the national road network in the area.

Chief Executive's Response

The Chief Executive welcomes Transport Infrastructure Ireland's (TII) comments and observations on the Draft Framework Plan.

Balbriggan has a population of 24,322 (Census 2022), which is a larger population than Portlaoise, Athlone, Mullingar and many other regional population centres. As noted in Section 6.4 Movement & Connectivity Strategy on Page 43 of the Draft Framework Plan "*Balbriggan has a low ratio of local employment base to population growth, accordingly, there*

exists an opportunity to create employment locally within the Framework Plan lands and reduce commuting from Balbriggan." The low population to employment ratio is detailed in Appendix 2 of the National Planning Framework where the jobs to resident workers ratio for the town of Balbriggan is identified as 0.41. This is considerably lower than equivalent towns e.g. Navan (0.736), Portlaoise (0.997), Athlone (1.597) and Mullingar (1.079).

There are a number of other towns of significant size in the region i.e. Skerries, Rush and Lusk, all of which are within a 10-mile radius of Balbriggan and accessible via the Regional Road Network (R132 and R127) and Public Transport (Bus and Rail).

The lands within the Draft Framework Plan Area are zoned for employment generating uses, with historical zoning objectives of General Industry (GI) and Science and Technology (ST) being applied to the current lands zoned as High Technology, Stephenstown and Stephenstown South lands in the Fingal Development Plan 2005 – 2011. A zoning objective of General Employment (GE) was applied to the Folkstown Little lands in the Fingal Development Plan 2011-2017 and the current zoning boundaries for the other lands were established under this Development Plan and continue under Fingal Development Plan 2023 - 2029. The Draft Framework Plan does not alter the zoning of the lands within the Framework Plan Area.

The provision of employment generating lands in the Draft Framework Plan Area are in a location which is contiguous with the residential areas and town centre and supported in the Spatial Planning and National Roads – Guidelines for Planning Authorities (2012). Within Section 2.3 of those Guidelines it is advised that policies and objectives contained in Development Plans should:

- reflect the (then) Department of Transport Tourism and Sport's Smarter Travel policy,
- ensure that transport and settlement patterns mutually support each other,
- minimise the need for travel and reduce the length of journeys by maximising the proximity of people, business and services they require.

The Council acknowledges TII's concerns regarding inappropriate development adjacent to junctions on the national road network and the consequent impact that this may have on the network's capacity, level of service and safety. The lands within the Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan Area are however contiguous with a significant settlement in Balbriggan and the development of these lands is aligned with National, Regional and Local Planning Objectives and Policy as follows:

In Project Ireland 2040 -National Planning Framework the development of employment generating lands in Balbriggan is supported by:

- National Strategic Outcome (NSO) 5 – A Strong Economy supported by Enterprise, Innovation and Skills, specifically by building a regional economic driver.

- NSO 8 – Transition to a Low Carbon Climate Resilient Society, by virtue of the opportunity for the population of Balbriggan to gain employment locally thus reducing the need for longer commutes and the potential to travel to work by Active Travel modes.

In the Eastern and Midland Region – the Regional Spatial and Economic Strategy (RSES) Balbriggan has been identified as a Self-Sustaining town and it is noted that it has the capacity for continued growth to become more self-sustaining.

The Draft Framework Plan will support this growth in line with identified key growth enablers as follows:

- To promote continued growth at more sustainable rates, while providing for increased employment and improved local economies, services and functions to allow towns to become more self-sustaining and to create the quality of life to attract investment.
- Commensurate population and employment growth in Key towns, coupled with investment in enabling transport, infrastructure and services to facilitate the achievement of compact growth targets of at least 30% of all new homes to be within the existing built-up area of settlements.
- 'Catch up' investment to promote consolidation and improvement in the sustainability of those areas that have experienced significant population growth but have a weak level of services and employment for their residents.

Balbriggan is defined as a Self-Sustaining Town in the Fingal Development Plan 2023 - 2029 and is identified as a town with high level of population growth and a weak employment base which is reliant on other areas for employment and/or services and which requires targeted 'catch up' investment to become more self-sustaining.

A number of policies and objectives set down in the Fingal Development Plan 2023 - 2029 support the need to develop the employment generating lands to promote enterprise and employment including:

- Policy CSP37 – Promotion of Enterprise and Employment in Self Sustaining Towns
- Policy EEP8- Promoting Major Urban Centres
- Policy EEP9 – Fingal as an Engine for Economic growth
- Objective EEO9 – Economic Growth of Core Area

The Council acknowledges the importance of the consideration of the future transport needs of the lands within the Framework Plan Area in the context of the wider transport planning process for Balbriggan and that infrastructure for proposed development within the Framework Plan Area must be provided on an evidence-based basis and in line with the Area Based Transport Assessment (ABTA) Guidance issued jointly by the TII and NTA.

Further to extensive engagement with TII and the NTA a Framework Transport Plan has been developed based on the ABTA guidelines. The Framework Transport Plan and the Framework Plan proposals has been undertaken with reference to the extensive

assessment and draft proposals prepared under the Our Balbriggan Active Travel Plan in line with the Framework Transport Plan (FTP) (BATP) 2024-2034 and it integrates these proposals with proposed movement and connectivity infrastructure proposed under the BATP 2024-2034. Traffic analysis has been undertaken for the Framework Plan Area utilising recent (January 2024) traffic count information to understand the traffic volumes and existing patterns of traffic movement in the area and CSO data has been utilised to understand existing travel patterns relating to the Framework Plan Lands.

In respect of the development of road infrastructure, the Draft Framework Plan notes that upgrades will be required but detailed design has yet to commence. The design process will be progressed in the normal way.

TII have expressed concern regarding the additional traffic on the Naul Road and specifically identified the junction of the R122 Naul Road and the L1125 Inch Road as being of concern regarding impact on traffic movements adjacent to Junction 6 of the M1. The closure of this junction to vehicular traffic has been considered and it is noted that potential alternative routes for the traffic from Inch Road will be developed as part of the road infrastructure to serve the Folkstown Little Lands.

In respect of physical boundary interactions with the M1 and M1 assets, all development within the Framework Plan Area shall be subject to a statutory planning process and TII shall be consulted as a statutory consultee and provided with an opportunity to comment on any proposed development.

The topography of the lands within the Folkstown Little Character Area is such that there is no requirement for drainage infrastructure associated with the M1 to be relied upon albeit that all drainage will discharge to the Bracken River being the main watercourse in the catchment.

Chief Executives Recommendation

In Section 6.1 Framework Plan it is recommended that an additional bullet point shall be added to the Movement and Connectivity Strategy added with the following text:

The development of movement and transport Infrastructure shall be informed by the Framework Transport Plan for Stephenstown and Folkstown Little.

It is recommended that the Key Principles in Section 6.4 Movement and Connectivity Strategy on Page 42 of the Draft Framework Plan be amended to add the following additional principle.

To ensure that proposed development does not compromise the capacity, efficiency and safety of the M1 and associated Junction 6.

It is recommended that a specific section 6.4.2 be inserted into the Framework Plan to highlight the necessary consideration and protection of the M1 Motorway on page 43. It is recommended that the Movement and Connectivity Strategy on Page 42 of the Draft Framework Plan be amended to add the following new section 6.4.2

6.4.2 Protection of the M1 Corridor

Development undertaken in the Folkstown Little Character Area must be designed to ensure protection of the M1 Motorway and associated infrastructure. Considerations include the positioning and direction of lighting and signage, the development of internal site development road network or circulation areas and the construction of utilities or excavation adjacent to the Motorway boundary.

With the introduction of this new recommended section, it is noted that the section in the Movement and Connection Strategy which follow will be amended to

6.4.3 Active Travel and Mobility Management

6,4.4 Mode Share Targets

6.4.5 Walking and Cycling

6.4.6 Public Transport

6.4.7. Bicycle Hubs/Sharing Scheme

6.4.8 Parking Strategy

6.5.9 Shared Mobility Hub

6.4.10 Street Lighting

It is recommended that section 6.6.1 Services and Utilities Strategy be amended to highlight the protection of the drainage infrastructure serving the M1. It is proposed to amend the text in the first paragraph to include the following text

Development of drainage Infrastructure shall also take cognisance of the Strategic Drainage Strategies prepared on behalf of Fingal County Council for Lands at Stephenstown and Lands at Folkstown.

and to include the following paragraph in Section 6.6.1

Drainage Outfalls from the M1 Motorway are routed through the Folkstown Little lands. The drainage for development within the Folkstown Little Lands shall be independent of the M1 Motorway drainage and shall not compromise the capacity of this system.

It is recommended that provision be made within the Framework plan to close the Inch Road L1125 to vehicular traffic at the junction with the Naul Road R122

The following Figures shall be amended to reflect this recommendation

Fig 5.2 Access and Movement Hierarchy – Page 28
Fig 5.5 Framework Plan – Page 30
Fig. 6.1 Character Areas and Gateways – Page 34
Fig 6.2 High Technology – Page 35
Fig. 6.3 Stephenstown – Page 36
Fig 6.4 Folkstown Little – Page 37

Fig 6.5 Stephenstown South – Page 38
Fig. 6.6 Landscape Strategy – Page 39
Fig. 6.10 Cross Sections Location Map – Page 40
Fig 6.11 Movement and Connectivity – Page 42
Fig 6.12 Character Areas Location Map – Page 46

2.2.5 Department of Housing, Local Government and Heritage (DoHLGH)

Submission FIN-C775-8 from the Department of Housing, Local Government and Heritage (DoHLGH) states that they have examined the Archaeological Impact Assessment Report which accompanies the Draft Framework Plan and advise that they concur with the recommendations to carry out archaeological geophysical surveys followed by archaeological test excavations in advance of future developments within the areas subject to the Framework Plan.

Chief Executive's Response

The Chief Executive welcomes the submission from the DoHLGH and notes that the recommendations of the Archaeological Impact Assessment Report are provided for in Section 6.5 Archaeology, Page 45 of the Framework Plan. The Council is proceeding with archaeological geophysical surveys on lands in the Council's ownership within the Framework Plan Area and shall liaise with the Council's Heritage Officer and the DoHLGH as appropriate regarding any findings.

Chief Executive's Recommendation

No change.

2.2.6 Department of Transport (DoT)

Submission FIN-C775-9 from the Department of Transport (DoT) recommends that the Draft Framework Plan makes reference to key policies and requirements relevant to accessible, integrated and sustainable public transport.

In particular the DoT highlights the importance of providing accessible public transport for all, especially for Disabled People, Persons with Disabilities, Persons with reduced Mobility and Older People. The DoT advises that making transport fully accessible for all requires that a 'whole journey approach' is taken and that a universal design approach is taken to the built environment including footpaths, tactile paving, cycle paths, roads, pedestrian crossing points, town greenways and bus shelters/stops.

The DoT specifically refer to the following Strategy/Policy Documents:

- The **National Disability Inclusion Strategy (NDIS) 2017-2022** which includes specific actions relating to 'dishing' of footpaths and accessible infrastructure including bus stops. The DoT submission notes that the Department of Children,

Equality, Disability, Integration and Youth (DCEDIY) are currently finalising a new National Disability Strategy.

- The **United Nations Convention on the Rights of Persons with Disabilities (UNCPRD)** which relates to ensuring access for persons with disabilities to, for example, the physical environment and transportation in both urban and rural areas.
- The **Sustainable Mobility Policy** which sets out a strategic framework to 2030 and an action plan to 2025 for the expansion of active travel and sustainable mobility options (walking and cycling) and public transport journeys to help Ireland meet its climate obligations and includes demand management and behavioural change measures.
- The **Design Manual for Urban Roads and Streets (DMURS) Interim Advice Note – Covid-19 Pandemic Response** includes guidance on universal design and accessibility.
- The **Connecting Ireland Rural Mobility Plan (2022 – 2025)** which aims to increase public transport connectivity, especially for those living outside major cities and towns.

Chief Executive's Response

The Chief Executive welcomes the submission from the DoT. It is noted that the primary focus of Section 6.4 Movement & Connectivity Strategy in the Draft Framework Plan is the provision of sustainable transport options and modes within the Framework Plan Area and as a means of accessing the Framework Plan lands.

As noted in Section 6.4.4 Walking and Cycling on Page 44 of the Draft Framework Plan, the design of Active Travel Infrastructure within the Framework Plan lands shall comply with national guidance set out in the Design Manual for Urban Roads and Streets (DMURS) and the Cycle Design Manual both of which respond to the principles of Universal Design. Notwithstanding this provision, it is considered appropriate to explicitly state that Universal Design Principles must be adopted in the design of infrastructure within the Framework Plan Area. Accordingly, an amendment to the text within the draft Framework Plan is proposed.

It is proposed to prepare a Local Transport Plan based on the ABTA methodology which will further detail proposals for Public Transport including Bus Services, Active Travel and all modes of transport.

Chief Executive's Recommendation

It is recommended that Section 6.4.5 (formerly 6.4.4) Walking and Cycling on Page 44 of the Draft Framework Plan be amended to as follows:

Delete ~~***Provision shall be in accordance with guidance set down in DMUR's and in the Cycle Design Manual.***~~

And replace with:

Provision shall be in accordance with the guidance set down in the Design Manual for Urban Roads and Streets (DMURS) and the Cycle Design Manual, ensuring that the principles of Universal design are adopted to cater for people of all abilities.

2.2.7 Health Service Executive (HSE)/ National Environmental Health Service

Submission FIN-C775-10 was received from the National Environmental Health Service (NEHS) on behalf of the Health Service Executive (HSE) which aims to support the Council in developing a plan which protects and promotes population health and aligns with the vision of the Healthy Ireland Framework '*where everyone can enjoy physical and mental health wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone's responsibility*'. NEHS' submission specifically incorporates the comments of the following HSE departments:

- Emergency Planning
- National Capital Estates Office
- Director of National Health Protection
- REO Dublin and Northeast

NEHS considers that climate change is the greatest threat to global health this century and proposes that climate action should be central to the Framework Plan, incorporating climate mitigation and adaptation measures and promoting the transition to a low carbon, climate-resilient and environmentally sustainable economy by 2050. NEHS highlights the importance of citizen engagement and refers to the theme of Community Engagement in the Fingal Climate Action Plan 2024 - 2029.

NEHS recommends that the vision for the Framework Plan Area should embrace '*healthy place-making*' and that the development of metrics should be considered to establish baselines and assess impact in the area. NEHS proposes that land use planning in the Framework Plan Area should reduce/avoid the need for travel with transport options and rights of way prioritised in line with the transport hierarchy putting pedestrians first, followed by cyclists, public transport and private vehicles. NEHS considers that land use planning should also promote compact growth, help people shift to sustainable modes of travel, improve energy efficiency of vehicles and enable people to transition to sustainable modes of travel through enabling factors and the provision of physical infrastructure such as physical separation of pedestrian and cycling paths and the provision of ample and secure bike parking. NEHS advises that in Section 6.4 Movement & Connectivity Strategy on Page 42 that the interpretation of '*promote'* should go beyond the provision of infrastructure to achieve modal shift and recommends that the Section makes reference to a number of relevant documents.

NEHS advise that the Framework Plan should aim to deliver the highest attainable air quality for the people of the area and that areas of poor air quality should be identified with mitigation measures implemented to the latest Health Protection Standards of The Who Air Quality Guidelines 2021. NEHS refer to the Clean Air Strategy published in 2023

and note that the proximity of the Framework Plan Area to the M1 should be considered in the context of transport related pollutants.

NEHS recommends facilitation of renewable energy technology with a view to carbon neutrality by 2050 and notes that Section 6.6 Services & Utilities Strategy on Page 45 of the Draft Framework Plan deals with services and utilities which references but does not develop green energy use.

NEHS recommends the implementation of measures for climate resiliency in respect of severe weather events and notes that the EPA are developing a national Climate Change Risk Assessment (due for publication in Q1 2025). NEHS advises that this may be employed in the future to identify area specific hazards, potential exposure and vulnerability. The theme of Flood Resilience in the Fingal Climate Action Plan 2024 – 2029 is cited in the submission as a key challenge for Balbriggan and NEHS recommends that the Sendai Framework for Disaster Risk Reduction 2015 – 2023 or A Framework for Major Emergency Management is applied for sudden and slower onset disasters.

NEHS advise that noise is a key environmental determinant and recommends that the Framework Plan should include a noise map and aim to ensure existing noise levels are minimized and that future developments do not breach noise thresholds. NEHS note that the proximity of the Framework Plan Area to the M1 should be considered in the context of noise.

NEHS recommends that the Framework Plan should support the Sustainable Development Goals set out in Agenda 2030, in particular SDG 3 '*ensure healthy lives and promote well-being for all at all ages*' and also refers to SDG 11 Sustainable Cities and Communities.

NEHS advise that the Framework Plan should protect existing and future planned water bodies from potential sources of pollution, ensure that there is sufficient capacity to cope with existing and future growth, enhance water bodies and provide recreational and amenity resources as outlined in Section 4.1.2 Land Use Zoning & Adjoining Lands on Page 17 of the Draft Framework Plan.

NEHS submit that the Framework Plan should align with the Circular Economy and Miscellaneous Provisions Act, 2022 and make reference to other relevant documents. The submission recommends that the Framework Plan should follow the principles of the waste hierarchy to eliminate waste and thereafter reduce, reuse & recycle. NEHS considers that the GE zoning should encourage provision of repair services as an employment type, support waste segregation in public spaces, support food waste reduction, provide free access to water refill stations and support zero waste businesses to meet circular economy goals.

NEHS recommends that the Framework Plan should be inclusive as possible and consider issues relating to the National Positive Aging Strategy, Persons with Disabilities, Young People, Disadvantaged and Marginalised Groups, the present/future ethnic and cultural

mix in the area and all genders. NEHS advise that the Framework Plan should support sustainable diets and that the Council should lead on actions to source food locally, enable communities to grow their own food, balance the mix of food businesses and provide opportunities to make healthy food choices. NEHS also advise that the Framework Plan should support the delivery of a Tobacco Free Ireland and respond to anticipated changes on the accessibility of Disposable Vapes.

Chief Executive's Response

The Chief Executive welcomes the submission from the NEHS and their observations on a number of issues relating to the Framework Plan. The Council is committed to leading on climate action in the county through the Climate Action Plan 2024 – 2029 and embedding climate action across all aspects of the Council's work, including the Framework Plan Area.

The Fingal Development Plan 2023 – 2029 contains a number of objectives in relation to air quality, noise reduction, waste management, recycling and promotion of a move towards the circular economy. The Fingal Development Plan 2023 – 2029 also contains policies and objectives which support and encourage healthy placemaking and the adoption of a healthy lifestyle for future communities within the Framework Plan Area. The strategic vision for the Fingal Development Plan 2023 – 2029 was prepared with regard to the UN Sustainable Development Goals. Thie Draft/ Framework Plan has been developed as an objective under the Fingal Development Plan 2023 - 2029 and encompasses the UN Sustainable Development Goals.

The lands within the Framework Plan Area are largely in agricultural use at present. All future development proposals shall be accompanied by the relevant environmental assessments as required by national, regional and local planning policies.

Section 6.4 Movement & Connectivity Strategy on Page 43 of the Draft Framework Plan seeks to promote modal shift and to prioritise pedestrian, followed by cyclists, public transport and private vehicles in accordance with the Council's Active Travel Strategy, which also addresses soft supports and behavioural change measures. The construction of road infrastructure shall include active travel infrastructure and shall align with DMURS.

Section 6.6 Services & Utilities Strategy on Page 45 of the Draft Framework Plan deals with services and utilities and the Council acknowledges that specific reference to the facilitation of renewable energy technology is not made. The Council proposes to include text to specifically address this point.

The recommendations of NEHS in respect of the development a Climate Change Risk Assessment are noted and shall be examined by the Council following its publication in 2025 and in the context of the Council's Major Emergency Plan.

The Draft Framework Plan has considered existing and future water capacity and notes the submission of Uisce Éireann in this regard. The Draft Framework Plan provides for

the sensitive development of the Bracken River riparian corridor as a natural amenity for enjoyment and well-being of local residents and employees of the area. Surface water drainage proposals contained with the Framework Plan include adherence to the Fingal County Council "Green/Blue Infrastructure for Development Guidance Note" as per Appendix 11 of the Fingal Development Plan 2023 - 2029. In addition, proposals within the Framework Plan include the provision of a catchment attenuation facility with an integrated constructed wetland to protect and enhance surface water runoff quality prior to discharge to the Bracken River.

The comments of NEHS regarding inclusivity and the principles of universal design approach in the built environment are noted, as are comments in respect of a Tobacco Free Ireland and anticipated changes on the accessibility of Disposable Vapes.

, The Council is working with the HSE on the implementation of the Healthy Ireland Programme in Fingal, which is a national initiative aimed at improving the health and well-being of people living in each county. The purpose of the Programme is to create a healthier society by encouraging healthy lifestyle behaviour and creating environments that support good health by increasing the proportion of people who are healthy at all stages of life, reducing health inequalities, protecting the public from threats to health and well-being and creating an environment where every individual and sector of society can play their part in achieving a healthy Ireland. The Council will continue to work with the HSE and relevant stakeholders to implement the objectives of Healthy Ireland in Fingal to enable individuals to live longer, healthier lives.

Chief Executive's Recommendation

It is recommended that in Section 5.1 Framework Principles on Page 26 of the Draft Framework Plan that the following additional text is included:

- ***Support the implementation of national objectives on climate change and objectives in the Council's Climate Action Plan 2024 - 2029***

It is recommended that the text in the first paragraph of Section 6.4.3 (formerly Section 6.4.2) Active Travel & Mobility Management on Page 43 be amended as outlined below:

The development of Active Travel Measures in the Framework Plan Area shall align with the Council's Active Travel Strategy and the proposed Our Balbriggan Active Travel Plan in line with the Framework Transport Plan (FTP) and have regard to the following documents:

- ***National Sustainable Mobility Policy 2022 (as amended)***
- ***Smarter Travel Policy 2009 - 2020 (as amended)***
- ***National Cycle Policy Framework to 2009 - 2020 (as amended)***
- ***Government Road Safety Strategy 2021 - 2030***

It is recommended that a new section is included in Section 6.6 Services & Utilities Strategy on Page 45 to address the facilitation of renewable energy technology as outlined below:

6.6.7 Renewable Energy

Development within the Framework Plan Area shall be encouraged to consider the use of renewable energy technology in support of the implementation of actions relating to renewable energy in the Fingal Development Plan 2023-2029, the Council's Climate Action Plan 2024 – 2029, the Future Fingal: Economic Development Strategy and the Fingal Local Economic & Community Plan (LECP) 2023 – 2028.

2.2.8 National Transport Authority (NTA)

Submission FIN-C775-11 from the National Transport Authority (NTA) comments on prevailing national policy, the Greater Dublin Area Transport Strategy, and the manner in which the NTA would envisage these being implemented at local level in Balbriggan.

The NTA considers the Draft Framework Plan to be broadly consistent with the Transport Strategy and welcomes the inclusion of measures for active travel and public transport and the proposed phasing of lands based on connectivity levels to existing and planned active travel infrastructure.

The NTA note the importance of considering future transport needs as part of a wider transport planning process for the Balbriggan area in accordance with Objective CM04 – Local Transport Plan for Balbriggan in the Fingal Development Plan 2023 – 2029, which requires the preparation of a Local Transport Plan for Balbriggan in consultation with the NTA and other relevant stakeholders.

The NTA recommends that the future transport needs of these lands are considered as part of a local transport plan for Balbriggan in line with the Area Based Transport Assessment Guidance issued by the NTA and Transport Infrastructure Ireland (TII). The Plan should include a robust assessment of the potential impact of land use proposals and wider transport measures on the adjacent national road network aligned with the Spatial Planning and National Road - Guidelines for Planning Authorities (2012).

The NTA further notes that notwithstanding the potential future accessibility improvements at the lands, that the control of development should be based on the provisions of the Fingal Development Plan 2023 – 2029, including Policy CSP4 – Sequential Development which refers to a sequential approach of the development lands.

Chief Executive's Response

The Chief Executive welcomes the NTA's acknowledgement that the Draft Framework Plan is broadly consistent with the Greater Dublin Area Transport Strategy and the inclusion of measures for active travel and public transport and the proposed phasing of lands based on connectivity levels to existing and planned active travel infrastructure.

The Council acknowledges the importance of the consideration of the future transport needs of the lands in the context of the wider transport planning process for Balbriggan and that infrastructure for proposed development within the Framework Plan Area must be provided on an evidence-based basis and in line with the Area Based Transport Assessment Guidance issued jointly by the TII and NTA. In this regard, the Chief Executive notes that a Framework Transport Plan has been undertaken for the Framework Plan lands based on the ABTA guidance. This has now been used to inform the Framework Plan and to ensure integration with proposals made in the Balbriggan Active Travel Plan 2024-2034.

Development of the Draft Framework Plan proposals has been undertaken with reference to the extensive assessment and draft proposals prepared for the Our Balbriggan Active Travel Plan in line with the Framework Transport Plan (FTP) and will seek to build on the assessment and planning work undertaken as part of that Plan. Traffic analysis has been undertaken for the Framework Plan Area utilising recent (January 2024) traffic count information to understand the traffic volumes and existing patterns of traffic movement in the area and CSO data has been utilised to understand existing travel patterns relating to the Framework Plan Lands.

In respect of the development of road infrastructure, the Draft Framework Plan notes that upgrades will be required but that detailed design has yet to commence. The design process will be progressed in the normal way

Chief Executive's Recommendation

In Section 6.1 Framework Plan it is recommended that an additional bullet point shall be added to the Movement and Connectivity Strategy added with the following text:

The development of movement and transport Infrastructure shall be informed by the Framework Transport Plan for Stephenstown and Folkstown Little.

2.2.9 Office of the Planning Regulator

Submission FIN-C775-13 from the Office of the Planning Regulator advises that they had no comment on the Draft Framework Plan.

Chief Executives Response

The Chief Executive welcomes and notes the submission of the Office of the Planning regulator.

Chief Executives Recommendation

No Change.

2.3 Issues relating to Landscape Strategy Approach

Submissions FIN-C775-2 and FIN-C775-3 from Sarah Browne and Gareth Browne respectively raised concerns about the omission of "*sensitive boundaries treatment to existing residential properties*" to existing residential properties located on Clonard Street.

In Submission FIN-C775-12 the Balbriggan Sustainable Energy Community (BSEC) supports the ambition of the Draft Framework Plan to develop an employment area that protects wildlife habitats and supports the delivery of Ireland's climate and energy obligations. BSEC considers that better quality and historic hedgerows and native woodland stands should be identified as critical natural and cultural capital and not removed under any circumstances. BSEC recommends that any replanting, if required, should use only native mature plants and include a soil management plan in line with Fingal Development Plan 2023 – 2029 objectives:

Policy CAP11 – Climate Adaptation Actions in the Built Environment: Development proposals should demonstrate sustainable design principles for new buildings/ services/site. The Council will promote and support development which is resilient to climate change. This includes *(f) Promoting and protecting biodiversity and green infrastructure.*

Policy GINHP21 – Protection of Trees and Hedgerows Protect existing woodlands, trees and hedgerows which are of amenity or biodiversity value and/ or contribute to landscape character and ensure that proper provision is made for their protection and management in line with the adopted Forest of Fingal-A Tree Strategy for Fingal.

BSEC expresses concern over the Landscape Strategy's support of biodiversity and recommends that an emphasis is placed on native tree and hedgerow planting, meadow creation and habitat (food and shelter) for local bird populations.

BSEC's submission considers that the Bracken River Ecological Corridor must be protected, that cycling/walking paths should be set back from the riverbank by at least 10m and that the use of fences and intense lighting is avoided. The submission considers that the zoning of the Bracken River riparian zone as 'OS - Open Space' is a matter of concern and that the area should not be completely 'opened up' to facilitate a greenway. The submission supports the NTA recommendation for a Local Transport Plan for Balbriggan to holistically assess the impact of the proposed active travel elements of the Framework Plan.

Chief Executive's Response

The Chief Executive welcomes and notes the submissions of Sarah Browne and Gareth Brown, which correctly identify a boundary which is immediately adjacent to residential properties which the Draft Framework Plan does not indicate as a sensitive boundary. The identification of sensitive boundaries within the Draft Framework Plan highlights the need for additional treatment in respect of screening between proposed development and existing residential properties. It is considered appropriate that the boundary adjacent to the existing residential properties on Clonard Street be identified in the Draft Framework Plan as a sensitive boundary requiring appropriate treatment.

The Chief Executive welcomes and notes the submission from Balbriggan Sustainable Energy Community and their insights into local environmental issues. The Biodiversity Management Plan notes that much of the field boundaries within the Framework Plan Area are comprised of intensively managed box cut hedgerows with some un-managed hedgerows to the southwest (within the Folkstown Little lands). Some of the Hedgerows are identified as historic townland boundaries. It is an objective of the Draft Framework Plan to retain existing hedgerows and townland boundaries as set down in the Fingal Development Plan 2023 – 2029 and every effort shall be made to preserve and protect existing high value hedgerows within the Framework Plan Area. The Council acknowledges that due to the potential footprint of development within the GE and HT zoned lands that removal of some hedgerows may be required, however this shall be subject to detailed assessment in line with the standard Irish Hedgerow Appraisal Process and new hedgerows/green corridors will be developed within the Framework Plan Area to support biodiversity and maintain corridors for wildlife in both a north south and east west orientation and with a focus on linkages to the Bracken River riparian corridor. The Council shall ensure that replanting uses native mature plants of defined species, to be approved through the development management process. Additional surveys in respect of birds, bats and wildlife shall be completed as appropriate and as required by the statutory planning process.

The zoning objective of Open Space 'OS' aims to "*preserve and provide for open space and recreational amenities*." The areas zoned OS within the Framework Plan Area are defined as "existing natural landscape to be retained or enhanced". For example, the proposals for the Historic Drainage Ditch Riparian Corridor within the Open Space zoning objective are detailed in the Biodiversity Management Plan and provide for a minimum 10m wide buffer strip on each side of the bank planted with native tree species. The riparian corridor of the Bracken River shall be protected from development in line with the requirements of the Fingal Development Plan 2023 – 2029 including Policy IUO26 and Objective DMSO154 and no greenway or other pathway shall be placed within this zone.

The Council shall ensure that the Bracken River Corridor is developed sensitively as a natural amenity for the enjoyment of local residents and employees of the area and that measures for ongoing monitoring and improvement of the water quality of the Bracken River are explored with Smart Balbriggan and environmental/education/community stakeholders which shall contribute to the improvement of the bathing water quality at Balbriggan Front Beach. Measures to advance the Bracken River ecological restoration action under the Fingal Biodiversity Action Plan shall be supported in the development of the Framework Plan lands.

Chief Executive's Recommendation

It is recommended that in Section 6.2.2 Stephenstown on Page 36 of the Framework Plan under the heading Characteristics that the text of following bullet point is amended to read:

" · Sensitive boundaries are located around two existing residential properties ***and existing residential properties located on Clonard Street, outside but immediately adjacent to the Framework Plan lands."***

It is also recommended that the boundary adjacent to the existing residential properties on Clonard Street are identified as requiring "Sensitive boundaries treatment to existing residential properties" and are included on Page 36 of the Framework Plan in Section 6.2.2 Stephenstown in Figure 6.3 Stephenstown.

It is recommended that an additional Figure 6.11 be added detailing a boundary with a planted mound to illustrate the envisaged screening to existing residential properties.

2.4 Issues relating to Movement and Connectivity

Submissions FIN-C775-2 and FIN-C775-3 from Sarah Browne and Gareth Browne respectively express strong support for the conversion of a section of Clonard Street to a vehicular cul-de-sac whilst maintaining a through route for active travel.

The submissions highlight concerns regarding safety on Clonard Street due to the narrow width of the road and the level of traffic "rat running" since the introduction of traffic lights at the Clonard Road/Castlemills Link Road junction. One of the submissions also considers that the early introduction of an active travel path would reduce the opportunity for fly tipping in Clonard Street.

Submission FIN-C-775-15 from the Balbriggan Chamber of Commerce recognises the importance of the Framework Plan lands as the main employment zone in Balbriggan. The Chamber recommends that the upgrading of the R122 Naul Road from the M1 Motorway (Junction 6) to the Clonard Roundabout is prioritised, in line with the Chamber's submission to the Fingal Development Plan 2023 – 2029, which is included with the submission. The submission notes that the upgrade of the R122 Naul Road is Recommendation No. 1 in Section 6.2 Movement and Connectivity Strategy and advocates for the fast-tracking of the project. The Chamber notes the importance of the R122 as an approach to Balbriggan, the difficulties with large truck movements on the existing road and concerns around road safety, stressing the need for the provision of segregated cycle paths.

The Chamber notes the inclusion of the R122 Project in the Fingal County Council Development Contribution Scheme 2021 – 2025 and provides a summary assessment of the feasibility of progressing the project to complement ongoing projects under the Our Balbriggan Rejuvenation Programme.

Submission FIN-C775-12 from Balbriggan Sustainable Energy Community (BSEC) supports the NTA recommendation for a Local Transport Plan for Balbriggan to holistically assess the impact of the proposed active travel elements of the Framework Plan.

Chief Executive's Response

The Chief Executive welcomes the submissions from Sarah Browne and Gareth Browne relating to Movement and Connectivity and notes that recommendations are set out in the Draft Framework Plan in Section 6.4 Movement and Connectivity Strategy as follows:

> (6) that White Hart Rd be cul de sac'd for vehicular traffic at the school's service entrance
>
> (7) that a Section of existing road (Clonard St.) converted to active travel link respectively.

The submissions support the proposals set out in the Draft Framework Plan in relation to Clonard Street and it is envisaged that these proposals will create a safer environment on Clonard Street for active travel modes and create a safer connectivity between the Bremore Educate Together School and their associated playing fields.

The Chief Executive welcomes the submission from the Balbriggan Chamber of Commerce. The upgrade of the R122 Naul Road from the M1 Motorway (Junction 6) to the Clonard Roundabout is Recommendation No. 1 in Section 6.2 Movement and Connectivity Strategy. The Balbriggan Ring Road R122 to R132 is included within the list of Transportation Schemes set out under Table 6.3 of the Fingal Development Plan 2023-2029. Components of this route have been permitted under previous planning applications with a future element to the north of Flemington to be incorporated and delivered as part of the Flemington LAP which is currently before the Elected Members.

The Chief Executive welcomes the submission from Balbriggan Sustainable Energy Community and acknowledges the importance of the consideration of the future transport needs of the lands within the Framework Plan Area in the context of the wider transport planning process for Balbriggan and that infrastructure for proposed development within the Framework Plan Area must be provided on an evidence-based basis and in line with the Area Based Transport Assessment Guidance issued jointly by the TII and NTA.

Development of the Draft Framework Plan proposals has been undertaken with reference to Framework Transport Plan and Balbriggan Active Travel Plan 2024-2034 and will seek to build on the assessment and planning work undertaken as part of that Plan. Traffic analysis has been undertaken for the Framework Plan Area utilising recent (January 2024) traffic count information to understand the traffic volumes and existing patterns of traffic movement in the area and CSO data has been utilised to understand existing travel patterns relating to the Framework Plan Lands.

Chief Executive's Recommendation

In Section 6.1 Framework Plan it is recommended that an additional bullet point shall be added to the Movement and Connectivity Strategy added with the following text:

The development of movement and transport Infrastructure shall be informed by the Framework Transport Plan for Stephenstown and Folkstown Little.

2.5 Issues relating to General Support for the Framework Plan

Submission FIN-C775-5 from Marlet Property Group was received welcoming the Draft Framework Plan and its adoption to promote proper planning and sustainable development in the area and expressing general support for the Draft Framework Plan.

Chief Executive's Response

The Chief Executive welcomes and notes the submission which supports the adoption of the Framework Plan.

Chief Executive's Recommendation

No change.

2.6 Issues relating to the Zoning, Character Areas and Gateways

Submission FIN-C775-15 from the Balbriggan Chamber of Commerce notes that the land zonings within the Framework Plan Area align with the zonings set out in the Fingal Development Plan 2023 – 2029. The Chamber is concerned that there is an insufficient quantum of High Technology (HT) zoned land within the Framework Plan Area and that the existing HT zoned land is constrained by challenging topography. The Chamber requests that additional lands are zoned HT within the Framework Plan Area and in the event that this is not possible that an objective is inserted that there is some compatibility between the HT zoned lands and the General Employment (GE) zoned lands with regard to uses 'permitted' and 'not permitted' for the purpose of avoiding developers being refused planning permission based on rigid zoning restrictions.

The Chamber is concerned that educational use is listed as 'not permitted' within GE zoning, and as a use 'permitted' or 'not permitted' within HT zoning meaning individual planning applications for educational use would be assessed on its merits. The Chamber recommends that an objective is included in the Framework Plan to provide for Further Educational & Training uses to cater for the needs of Ireland's fastest growing town with the youngest average age. The Chamber acknowledges the Council's Fingal Skills Strategy as the first cross sector skills strategy developed at local level in Ireland as a result of an objective under the Fingal Local Economic & Community Plan (LECP) 2016 – 2020, with the Strategy's purpose to implement a range of recommendations and actions to grow the skills of the workforce in Fingal, benefiting both citizens and employers. The Chamber proposes that the Framework Plan lands offer an ideal location for a Further Education and Training Campus with proximity to local employers and existing secondary school (Bracken Educate Together).

The Chamber submission makes reference to 'Merits', a 1200sq/m technical hub created to support digital and technology innovation in Kildare, Meath & Wicklow and funded by Kildare County Council and Enterprise Ireland under the Regional Enterprise Development Fund (REDF) and considers that there is synergy to locating a Further Education Campus close to such a purpose built facility and employment zoned lands.

The Chamber outlines the benefits of locating a Further Education Campus on the Framework Plan lands in the submission which include reducing car-dependency and the need for long commutes by various means as students will have educational facilities located near to their homes and places of work thus reducing travel times and lowering carbon emissions. Further benefits outlined by the Chamber include:

- Students gaining hands-on experience through internships, apprenticeships, or co-op programs directly in the workplace.
- Educational institutions leveraging the resources of nearby businesses, such as equipment, technology, and expertise to enhance the learning experience.
- The tailoring of curricula to meet the specific needs of local employers, ensuring that students acquire the skills that are in demand.
- Opportunities to network with professionals and potential employers, improving students' chances of employment post-graduation.
- Co-locating education and employment would help to create a skilled local workforce that meets the needs of businesses in the area, which can attract more companies to the region.
- Reducing training costs for employers through partnership with educational institutions to train future employees directly.
- Attraction and retention of talent and increased competitiveness through integrated education and employment opportunities

Submission FIN-C775-12 from the Balbriggan Sustainable Energy Community (BSEC) outlines that the development of a green skills training hub would help to address the green skills gap and enable the local community to avail of growing employment opportunities in a wide range of sectors.

Chief Executive's Response

A full analysis of all land use zonings was undertaken as part of the preparation of the Fingal Development Plan 2023 – 2029. The Fingal Development Plan 2023 – 2029, as adopted, ensures that a sufficient quantum of commercially zoned lands is in place within the county to meet demand. The zoning of land is generally a matter for consideration during the Development Plan process or specifically through provisions to vary the development plan where the need arises.

The Draft Framework Plan is a non-statutory planning document to inform the future development of the lands within the Framework Plan Area. The zoning objectives and land use classes included in the Draft Framework Plan have been determined through the adoption of the Fingal Development Plan 2023 - 2029. The Draft Framework Plan must adhere to these zoning objectives and use classes defined in the Fingal Development Plan 2023 – 2029 and rezoning of land cannot take place in the Framework Plan process. The principles and guidance set out in this Framework Plan would continue to be applicable should the nature of the underlying economic zoning change in the future.

With regard to provision of educational and training facilities, the Council engaged extensively with key stakeholders and education/training providers including the Department of Education and DDLETB in the preparation of the Fingal Development Plan 2023 - 2029. Requirements for education/training in the Balbriggan area arising over the life of the Plan are reflected through supporting policies, objectives and land use zonings within the Fingal Development Plan 2023 - 2029.

The Council continues to work with all key stakeholders and in supporting state agencies in their role in providing education/training facilities in Balbriggan.

The Council acknowledges the topographical challenges, within areas of the Framework Plan lands and will assess all applications for development as part of the Development Management process.

Chief Executive's Recommendation

No change.

2.7 Issues relating to Surface Water

Submission FIN-C775-12 from Balbriggan Sustainable Energy Community considers that the Bracken River should not become a discharge zone for pollutants from new enterprises at the site, and notes that waters will discharge from the Folkstown Little lands via a created wetland to the Bracken River. The submission considers that a long-term ecological quality monitoring plan is needed for the Bracken River.

Balbriggan SEC's submission notes that the coastal waters of the Irish Sea into which the Bracken River discharges have been assigned a Water Framework Directive status of "Unpolluted" but that the bathing water quality at Balbriggan Front Beach to which the Bracken River discharges has had a poor status on a number of occasions and recommends that the Bracken River ecological restoration action under the Fingal Biodiversity Action Plan should be progressed as a matter of urgency.

The submission also recommends that a Strategic Environmental Assessment of the Framework Plan is undertaken.

Chief Executive's Response.

All process and wastewater effluent from development shall be discharged to the wastewater network and treatment system operated by Uisce Éireann subject to the connection procedures set down by Uisce Éireann.

All development within the Framework Plan area will be required to provide surface water infrastructure in accordance with Appendix 11 of the Fingal Development Plan 2023-2029, "Green/Blue Infrastructure for Development Guidance Note". This will ensure that surface water runoff is minimised and that a level of treatment of runoff is undertaken upstream of discharge to the Bracken River. The Framework Plan provides for an Integrated Constructed Wetland to treat run off from the Folkstown Little Framework Plan area.

A Surface Water Management Plan shall be prepared by the Council in support of the Framework Plan to clearly define sub-catchments, drainage infrastructure requirements and the overall approach in terms of drainage design within the Framework Plan Area.

The Council shall ensure the protection and sensitive development of the Bracken River Ecological Corridor as a natural amenity for the enjoyment of local residents and employees of the area and that measures for ongoing monitoring and improvement of the water quality of the Bracken River are explored with Smart Balbriggan and environmental/education/community stakeholders which shall contribute to the improvement of the bathing water quality at Balbriggan Front Beach. Measures to advance the Bracken River ecological restoration action under the Fingal Biodiversity Action Plan shall be supported in the development of the Framework Plan lands.

A Strategic Environmental Assessment determination has been completed for the Draft Framework Plan.

Chief Executive's Recommendation

In Section 6.6.1 Surface Water on Page 45 of the Draft Framework Plan the following text shall be inserted:

A Surface Water Management Plan shall be prepared by the Council in support of the Framework Plan to clearly define sub-catchments, drainage infrastructure requirements and the overall approach in terms of drainage design within the Framework Plan Area.

2.8 Issues relating to Phasing & Implementation

Submission FIN-C775-14 was received from Hughes Planning & Development Consultants on behalf of John Smith which outlines the rapid population growth experienced in Balbriggan over the past 20 years and that there has not been a commensurate rise in employment opportunities in the area. The submission considers that the publication of the draft Framework Plan is positive, but that development on the Framework Plan Lands will be impeded by various constraints and infrastructure deficits rendering many of the lands unavailable for immediate development.

The submission provides an assessment of population demographics, social housing provision, social and economic datasets and references the National Planning Framework (NPF) which includes Balbriggan as one of Ireland's fastest growing large towns (1996 – 2016) along with Navan and Portlaoise. The submission notes Balbriggan's lower ratio of jobs to resident works in comparison to these towns and other large towns in Fingal and advises that there is an urgent requirement to attract new employers and quality jobs to Balbriggan. The submission also references the Regional Spatial & Economic Strategy (RSES) and Balbriggan's status as a Self-Sustaining Town.

The submission note that employment growth has not materialised to date on the lands within the Framework Plan Area or the M1 Business Park located at Junction 5 of the M1 Motorway and while Balbriggan is located on the Dublin-Belfast Economic that the town has not experienced foreign direct investment. The submission considers that this is a result of the lands failing to meet FDI or Irish-owned companies criteria, raising flood risk, servicing, accessibility, site fragmentation, zoning, existing dwellings and archaeology as key issues. The submission advises that Table 6.2 Existing Status in Section 6.7 Phasing & Implementation on Page 46 should provide more detail on site constraints and potential impacts and include information on site areas, archaeological constraints, existing built structures, ecological constraints and delivery timeframes as set out in its Appendix 1.

The submission provides an analysis of its Appendix 1 as regards the availability of land for development as impacted by the presence of archaeology requiring further testing, existing residential dwellings, existing GE buildings and lack of services. The conclusion of the submission's analysis is that alternative sites, suitably located and serviced should be considered. The submission references a motion put forward in the Fingal Development Plan 2023 – 2029 process, subsequently withdrawn following an undertaking from Management that a variation to the Development Plan would be considered once an appropriate end-user was identified, to rezone 105 acres of land at Courtlough, Balbriggan from its current 'RU' Rural zoning for employment generating uses.

Chief Executive's Response

The Chief Executive welcomes the submission made on behalf of John Smith and notes that Table 6.2 Existing Status in Section 6.7 Phasing & Implementation on Page 46 provides a high-level outline of future servicing requirements of the Draft Framework Plan lands. Development within the Draft Framework Plan lands will be required to be carried out in accordance with the Phasing and Implementation arrangements as set out in the Plan and in accordance with the requirements of service providers as will be examined through the Development Management process as developments are brought forward for assessment.

The submission suggests that alternative sites, suitably located and serviced should be considered, however the area referenced falls outside the boundaries of the Framework Plan. The rezoning of land is matter for consideration during the Development Plan process. All lands within the county were reviewed as part of the preparation of the Fingal Development Plan 2023 - 2029.

Chief Executive's Recommendation

No change.

2.9 Issues relating Renewable Energy

Submission FIN-C775-12 from Balbriggan Sustainable Energy Community (BSEC) notes

BSEC's objectives and plans for the development of a community solar farm align with the following objectives of the Fingal Development Plan 2023 – 2029:

Policy CAP23 – Strategic Energy Communities: Support the ongoing efforts and future development of Sustainable Energy Communities in Fingal through the SEAI 'Sustainable Energy Communities' Initiative.

Policy CAP10 – Climate Mitigation Actions in the Built Environment. Promote low carbon development within the County which will seek to reduce carbon dioxide emissions, and which will meet the highest feasible environmental standards during construction and occupation. New development should generally demonstrate/provide for: eg. On-site renewable energy infrastructure and renewable energy.

The submission notes that the Framework Plan lands are adjacent to the Balbriggan Decarbonising Zone (DZ) and considers that facilities on the Framework Plan lands should support the delivery of actions under the DZ Plan. The Council's Climate Action Plan 2024 – 2029 identifies District Heating as critical to decarbonising the heating of buildings and advocates that district heating is considered at an early stage in the Framework Plan Area due to the capital investment and underground infrastructure required.

Chief Executive's Response

The Chief Executive welcomes and notes the submission from Balbriggan SEC and their insights into local environmental issues and its recognition of the potential of the Framework Plan Area in the context of the Balbriggan DZ. The Council shall approach the design, planning and construction of required infrastructure in the Framework Plan Area with a view to futureproofing for future energy needs and shall liaise with the appropriate utilities regarding the provision of ducting and piping to ensure capacity is available for future energy needs. The Council is currently progressing a District Heating Project in Blanchardstown and shall use learnings from the implementation of this project in future District Heating Projects. The designation of Balbriggan as Fingal's only DZ and the potential represented by the Framework Plan Area with the location of major businesses in the area offers opportunities for collaboration on energy projects which will be supported by the Council's Economic Development Section and Climate Action Office.

Chief Executive's Recommendation

It is recommended that a new section is included in Section 6.6 Services & Utilities Strategy on Page 45 to address the facilitation of renewable energy technology as outlined below:

6.6.7 Renewable Energy

Development within the Framework Plan Area shall be encouraged to consider the use of renewable energy technology in support of the implementation of actions relating to renewable energy in the Council's Climate Action Plan 2024 – 2029, relevant policies and objectives of the Fingal Development Plan 2023-2029 and the Future Fingal: Economic

Development Strategy and the Fingal Local Economic & Community Plan (LECP) 2023 – 2028.

2.10 Issues relating to Circular Economy

Submission FIN-C775-12 from Balbriggan Sustainable Energy Community (BSEC) recommends that businesses that can demonstrate credible support for the green transition, which offer solutions for the climate and biodiversity crises, that promote the development of the circular economy development and businesses that are willing to support building designs that respect and incorporate existing hedgerows and woodlands are given preference to locate in the Framework Plan Area and that the Framework Plan is used to support businesses to meet their ESG and CSR sustainability obligations.

Chief Executive's Response

The Draft Framework Plan indicates on Page 43 that 'the vision for the Framework Plan is to create a sustainable employment hub that attracts new economic development opportunities to the area while enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population'. Furthermore, the Plan has been prepared having regard to the actions set out within the Fingal Climate Action Plan 2024 - 2029 as examined in Section 2.3 of the Plan. Policy CAP25 of the Fingal Development Plan 2023 - 2029 supports the shift towards the circular economy while Policy CAP26 provides guidance regarding Waste Management Plans for construction and demolition projects. Applications for development within the Framework Plan lands will be required to demonstrate compliance with all relevant objectives including Development Management of the Development Plan with regard to industrial and high technology use classes under the land use zonings applicable to the Plan lands. Further guidance is included in Table 14.15 of the Development Plan 'Design Guidelines for Business Parks, Industrial Areas (Enterprise and Employments lands).

Chief Executive's Recommendation

No change.

3. List of Chief Executive's Recommendations

This section of the report sets out the recommendations of the Chief Executive to the Elected Members in relation to the Draft Framework Plan.

In the interests of clarity, the recommendations are presented in the order they would appear in the Draft Framework Plan document. In addition, each recommendation has been identified according to the specific section of the Draft Framework Plan to which it relates. For example, as shown below 'Chief Executive's Recommendation 6.3' refers to a recommended change to Section 6.3 of the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan.

Chief Executive's Recommendation (1) – 5.1 Framework Principles, 6.4 Movement and Connectivity and 6.6 Services and Utilities Strategy

It is recommended that in Section 5.1 Framework Principles on Page 26 of the Draft Framework Plan that the following additional text is included:

- ***Support the implementation of national objectives on climate change and objectives in the Council's Climate Action Plan 2024 - 2029***

It is recommended that the text in the first paragraph of Section 6.4.2 Active Travel & Mobility Management on Page 43 be amended as outlined below:

The development of Active Travel Measures in the Framework Plan Area shall align with the Council's Active Travel Strategy and the proposed Our Balbriggan Active Travel Plan in line with the Framework Transport Plan (FTP) and have regard to the following documents:

- **National Sustainable Mobility Policy 2022 (as amended)**
- **Smarter Travel Policy 2009 - 2020 (as amended)**
- **National Cycle Policy Framework to 2009 - 2020 (as amended)**
- **Government Road Safety Strategy 2021 - 2030**

It is recommended that a new section is included in Section 6.6 Services & Utilities Strategy on Page 45 of the Draft Framework Plan to address the facilitation of renewable energy technology as outlined below:

6.6.7 Renewable Energy

Development within the Framework Plan Area shall be encouraged to consider the use of renewable energy technology in support of the implementation of actions relating to renewable energy in the Council's Climate Action Plan 2024 – 2029, the Future Fingal: Economic Development Strategy and the Fingal Local Economic & Community Plan (LECP) 2023 – 2028.

Chief Executive's Recommendation (2) – 6.1 Movement and Connectivity Strategy

In Section 6.1 Framework Plan it is recommended that an additional bullet point shall be added to the Movement and Connectivity Strategy added with the following text:

The development of movement and transport Infrastructure shall be informed by the Framework Transport Plan for Stephenstown and Folkstown Little.

Chief Executive's Recommendation (3) 6.2.2 Character Areas & Gateways, Stephenstown, Characteristics

It is recommended that in Section 6.2.2 Stephenstown on Page 36 of the Draft Framework Plan under the heading Characteristics that the text of the following bullet point is amended to read:

" · Sensitive boundaries are located around two existing residential properties ***and existing residential properties located on Clonard Street, outside but immediately adjacent to the Framework Plan lands."***

Chief Executive's Recommendation (4) – 6.3 Landscape

It is recommended that Figure 6.6 be amended to identify an additional section of "Sensitive boundaries treatment to existing residential properties" along the Clonard St Boundary for the extent adjacent to existing residential properties.

It is recommended that an additional Figure 6.11 be added detailing a boundary with a planted mound to illustrate the envisaged screening to existing residential properties.

Chief Executive's Recommendation (5) – 6.4 Movement and Connectivity

It is recommended that the Key Principles in Section 6.4 Movement and Connectivity Strategy on Page 42 of the Draft Framework Plan be amended to add the following additional principle.

To ensure that proposed development does not compromise the capacity, efficiency and safety of the M1 and associated Junction 6.

Chief Executive's Recommendation (6) – 6.4 Movement and Connectivity

It is recommended that the Section 6.4 (page 43) and Section 6.4.1 be amended as follows:

Delete

~~The vision for the Framework Plan is to create a sustainable employment hub that attracts new economic development opportunities to the area while enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population.~~

~~The Framework Plan lands are contiguous and integrated with the settlement of Balbriggan, and this allows the lands to be developed ensuring that future infrastructure is planned and designed in a manner that facilitates and prioritises sustainable travel modes, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use. Identified as a self-sustaining~~

~~***town in the Fingal County Development Plan 2023-2029, Balbriggan has a low ratio of local employment base to population growth. Accordingly, there exists an opportunity to create employment locally within the Framework Plan lands and reduce commuting from Balbriggan.***~~

~~***The proposed Framework Plan movement and connectivity strategy aligns and integrates with the existing travel infrastructure in Balbriggan town and recent assessments undertaken by Fingal County Council associated with the Our Balbriggan Rejuvenation Plan and data produced in the development of the proposed Our Balbriggan Active Travel Plan in line with the Framework Transport Plan (FTP).***~~

~~***6.4.1 Road Network***~~

~~***The M1 Motorway is the adjacent national primary route connecting Balbriggan to the National Road Network. Balbriggan is also connected to other settlements in the region (Drogheda, Stamullen, Laytown-Bettystown) by the R132 and to other large residential populations in Fingal (Skerries, Rush and Lusk) by the regional road network. Preliminary assessment of predicted traffic flows shows the existing road network has capacity to cater for predicted development. Further traffic assessment and modelling will be undertaken by Fingal County Council in advance of statutory planning processes, as necessary, to define junction arrangements and ensure junction capacity. This will ensure that there is a coherent and legible road environment for all road users and will ensure that the strategic road network capacity is protected.***~~

~~***The Public Road Network shall be enhanced and upgraded to meet the development needs of the Framework Area and to provide good quality connectivity with the National Road Network (M1), Regional Road Network (R132 and R122) and the local Road Network (L1390 Outer Relief Road and L1125 Inch Road). Preliminary traffic analysis has been undertaken to identify existing roads and junctions within the Framework Plan Area which will require upgrades to meet future demand. The junction types to be used shall comply with the requirements of the Design Manual for Urban Roads and Streets and the Cycle Design Manual to ensure that active travel routes are fully connected to greater Balbriggan town area.***~~

~~***An upgrade of the R122 Naul Road between the M1 Junction 6 and the L1390 is an objective of the Fingal Development Plan 2023-2029. This upgrade is required to improve safety through improved alignment, cross section and provision of active travel facilities. In addition, new road infrastructure shall be required to provide access to the undeveloped lands in the Folkstown Little Area and locally to the Stephenstown Area and the High Technology Area lands which front the Stephenstown Link Road and the L1390.***~~

And replace it with

The vision for the Framework Plan is to create a sustainable employment hub that attracts new economic development opportunities to the area while enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population.

From a transport perspective, the Framework Plan Lands will be developed ensuring that future infrastructure is planned and designed in a manner that facilitates and prioritises sustainable travel modes, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use.

The proposed Framework Plan movement and connectivity strategy is informed by the Framework Transport Plan for Stephenstown and Folkstown Little and integrates with the existing travel infrastructure in Balbriggan town. It take account of recent assessments undertaken by Fingal County Council associated with the Our Balbriggan Rejuvenation Plan and data produced in the development of the proposed Balbriggan Active Travel Strategy 2024-2034.

6.4.1 Road Network

The Public Road Network shall be enhanced and upgraded to meet the development needs of the Framework Area and to provide good quality connectivity with the National Road Network (M1), Regional Road Network (R132 and R122) and the local Road Network (L1390 Outer Relief Road and L1125 Inch Road) . Preliminary traffic analysis has been undertaken to identify existing roads and junctions within the Framework Plan Area which will require upgrades to meet future demand. The junction types to be used shall comply with the requirements of the Design Manual for Urban Roads and Streets and the Cycle Design Manual to ensure that active travel modes are provided for.

An upgrade of the R122 Naul Road between the M1 Junction 6 and the L1390 is an objective of the Fingal Development Plan 2023-2029. In addition, new road infrastructure shall be required to provide access to the undeveloped lands in the Folkstown Little Area and locally to the Stephenstown Area and the High Technology Area lands which front the Stephenstown Link Road and the L1390.

Where new road infrastructure provides access to zoned lands and there are no other access requirements, the historical roads may be considered for re purposing as active travel links. Examples of sections of road for consideration are sections of Folkstown Lane and White Hart Road. Where access is required alternate routes will be made available prior to closure i.e. at the junction of the Inch Road L1125 and Naul Road R122.

The layout of the existing and proposed road network with indicative access points to the Framework Plan area are shown in Figure 6.11.

Chief Executive's Recommendation (7) – 6.4 Movement and Connectivity

In Section 6.4 Movement and Connectivity it is recommended that a new section 6.4.2 Protection of the M1 Corridor shall be added with the following text:

Section 6.4.2 Protection of the M1 Corridor
Development undertaken in the Folkstown Little Character Area must be designed to ensure protection of the M1 Motorway and associated infrastructure. Considerations include the positioning and direction of lighting and signage, the development of internal site development road network or circulation areas and the construction of utilities or excavation adjacent to the Motorway boundary.

Chief Executive's Recommendation (8) – 6.4 Movement and Connectivity

As a consequence of the introduction of this new Section 6.4.2 as recommended in CE Rec (9) it is recommended that the following sections are renumbered as follows:

Delete - ***~~Section 6.4.2. Active Travel & Mobility Management~~***

Replace with - **Section 6.4.3. Active Travel & Mobility Management**

Delete - ***~~Section 6.4.3. Mode Share Targets~~***

Replace with - **Section 6.4.4. Mode Share Targets**

Delete - ***~~Section 6.4.4. Walking and Cycling~~***

Replace with - **Section 6.4.5. Walking and Cycling**

Delete - ***~~Section 6.4.5 Public Transport~~***

Replace with - **Section 6.4.6. Public Transport**

Delete - ***~~Section 6.4.6 Bicycle Hubs/Sharing Scheme~~***

Replace with - **Section 6.4.7 Bicycle Hubs/Sharing Scheme**

Delete - ***~~Section 6.4.7 Parking Strategy~~***

Replace with - **Section 6.4.8 Parking Strategy**

Delete - ~~***Section 6.4.8 Shared Mobility Hub***~~

Replace with - **Section 6.4.9 Shared Mobility Hub**

Delete - ~~***Section 6.4.19 Street Lighting***~~

Replace with - **Section 6.4.10 Street Lighting**

Chief Executive's Recommendation (9) – 6.4 Movement and Connectivity

It is recommended that Section 6.4.5 (formerly Section 6.4.4) Walking and Cycling on Page 43 (formerly on Page 44) of the Draft Framework Plan be amended to as follows:

Delete ~~***Provision shall be in accordance with guidance set down in DMUR's and in the Cycle Design Manual.***~~

And replace it with

Provision shall be in accordance with the guidance set down in the Design Manual for Urban Roads and Streets (DMURS) and the Cycle Design Manual, ensuring that the principles of Universal design are adopted to cater for people of all abilities.

Chief Executive's Recommendation (10) – 6.6 Services and Utilities Strategy

In Section 6.6.1 Surface Water on Page 45 of the Draft Framework Plan it is recommended that the following text shall be inserted at the end of the first paragraph:

Development of drainage Infrastructure shall also take cognisance of the Strategic Drainage Strategies prepared on behalf of Fingal County Council for Lands at Stephenstown and Lands at Folkstown.

Chief Executive's Recommendation (11) – 6.6 Services and Utilities Strategy

In Section 6.6.1 Surface Water on Page 45 of the Draft Framework Plan it is recommended that the following text shall be inserted as a new paragraph:

Drainage outfalls from the M1 Motorway are routed through the Folkstown Little lands. The drainage for development within the Folkstown Little Lands shall be independent of the M1 Motorway drainage and shall not compromise the capacity of this system.

Chief Executive's Recommendation (12) – 5.1 Framework Principles to 6.7 Phasing and Implementation

It is recommended that provision be made within the Framework plan to close the Inch Road L1125 to vehicular traffic at the junction with the Naul Road R122

The following Figures shall be amended to reflect this recommendation

Fig 5.2 Access and Movement Hierarchy – Page 28

Fig 5.5 Framework Plan – Page 30

Fig. 6.1 Character Areas and Gateways – Page 34

Fig 6.2 High Technology – Page 35

Fig. 6.3 Stephenstown – Page 36

Fig 6.4 Folkstown Little – Page 37

Fig 6.5 Stephenstown South – Page 38

Fig. 6.6 Landscape Strategy – Page 39

Fig. 6.10 Cross Sections Location Map – Page 40

Fig 6.11 Movement and Connectivity – Page 42

Fig 6.12 Character Areas Location Map – Page 46

4. List of Amendments in Response to Motions at ACM

No Motions received

5. List of Submissions Received

The table below lists the submissions received in relation to the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan. The table provides the unique reference number assigned to the submission by the Council's online portal and the name of the person or organisation making the submission. Each submission may be viewed online at https://consult.fingal.ie/en/node/35550/submissions

List of Submissions received on the Draft Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan

Submission Reference	Name	Body / Organisation represented
FIN-C775-1	Cian O'Mahony	Environmental Protection Agency
FIN-C775-2	Sarah Brown	
FIN-C775-3	Gareth Brown	
FIN-C775-4	Mairead Garry	Department of Education
FIN-C775-5		Marlet Property Group
FIN-C775-6	Niamh McDonald	Uisce Éireann
FIN-C775-7	Tara Spain	Transport Infrastructure Ireland
FIN-C775-8	Brian Bone	Department of Housing, Local Government and Heritage
FIN-C775-9		Department of Transport
FIN-C775-10	Lisa Fitzpatrick	Health and Safety Executive
FIN-C775-11	Michael McAree	National Transport Authority
FIN-C775-12		Balbriggan Sustainable Energy Community CLG
FIN-C775-13	Iuliu Tudose	Office of the Planning Regulator
FIN-C775-14	Kevin Hughes	John Smith
FIN-C775-15	Kevin Tolan	Balbriggan Chamber of Commerce

Chief Executive's Final Recommendation

That the Draft Stephenstown (FP4.A) and Folkstown Little (FP4.B) Framework Plan be agreed, with the amendments recommended in the forgoing Chief Executive's Report, in line with the policies and objectives of the Fingal Development Plan 2023 – 2029 and the proper planning and sustainable development of the county.

Appendix A Screening of Recommendations for AA and SEA

Please Refer to main text of this report for full description of the Proposed Amendments.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
CE's Rec. (1)	It is recommended that in Section 5.1 Framework Principles on Page 26 of the Draft Framework Plan that the following additional text is included: • ***Support the implementation of national objectives on climate change and objectives in the Council's Climate Action Plan 2024 - 2029*** It is recommended that the text in the first paragraph of Section 6.4.3 (formerly 6.4.2) Active Travel & Mobility Management on Page 43 of the Draft Framework Plan be amended as outlined below: ***The development of Active Travel Measures in the Framework Plan Area shall align with the Council's Active Travel Strategy and the proposed Our Balbriggan Active Travel Plan and in line with the Framework Transport Plan (FTP) and have regard to the following documents:*** • ***National Sustainable Mobility Policy 2022 (as amended)*** • ***Smarter Travel Policy 2009 - 2020 (as amended)*** • ***National Cycle Policy Framework to 2009 - 2020 (as amended)***	This is a minor non-material alteration to *Section 5.1 Framework Principles* to explicitly state the Framework Plan's support of the Council's Climate Action Plan. In addition, a minor non-material alteration to Section *6.4.3 (formerly 6.4.2) Active Travel & Mobility Management* to specifically identify national strategy and policy documents which will inform future development. In addition, a minor non-material alteration to *Section 6.6* Services & Utilities Strategy to add new text explicitly expressing support for the use of renewable energy	This is a minor non-material alteration to *Section 5.1 Framework Principles* to explicitly state the Framework Plan's support of the Council's Climate Action Plan. In addition, a minor non-material alteration to Section *6.4.3 (formerly 6.4.2) Active Travel & Mobility Management* to specifically identify national strategy and policy documents which will inform future development. In addition, a minor non-material alteration to *Section 6.6* Services & Utilities Strategy to add new text explicitly expressing support for the use of renewable energy within the Framework Plan Area.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	• ***Government Road Safety Strategy 2021 - 2030*** It is recommended that a new section is included in Section 6.6 Services & Utilities Strategy on Page 45 of the Draft Framework Plan to address the facilitation of renewable energy technology as outlined below: ***6.6.7 Renewable Energy*** ***Development within the Framework Plan Area shall be encouraged to consider the use of renewable energy technology in support of the implementation of actions relating to renewable energy in the Council's Climate Action Plan 2024 – 2029, the Future Fingal: Economic Development Strategy and the Fingal Local Economic & Community Plan (LECP) 2023 – 2028.***	within the Framework Plan Area. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.
CE Rec (2)	In Section 6.1 Framework Plan it is recommended that an additional bullet point shall be added to the Movement and Connectivity Strategy added with the following text: **The development of movement and transport Infrastructure shall be informed by the Framework**	This is a minor non-material alteration to *6.1* to detail reference to the Framework Transport Plan for guidance on the provision of movement and transport infrastructure.	This is a minor non-material alteration to *Sections 5 and 6* to provide for the closure of a section of road to vehicular traffic while maintaining a right of way for active travel. Having regard to the criteria set in Schedule 1 of S.I. No.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	Transport Plan for Stephenstown and Folkstown Little.	No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.
CE's Rec. (3)	It is recommended that in Section 6.2.2 Stephenstown on Page 36 of the Draft Framework Plan under the heading Characteristics that the text of the following bullet point is amended to read: " · Sensitive boundaries are located around two existing residential properties ***and existing residential properties located on Clonard Street, outside but immediately adjacent to the Framework Plan lands."***	This is a minor non-material alteration to *Section 6.2.2 Stephenstown (Character Area)* to ensure that sensitive residential boundaries are addressed. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	This is a minor non-material alteration to *Section 6.2.2 Stephenstown (Character Area)* to ensure that sensitive residential boundaries are addressed. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
			requirement for SEA is screened out.
CE's Rec. (4)	It is recommended that Figure 6.6 be amended to identify an additional section of "Sensitive boundaries treatment to existing residential properties" along the Clonard St Boundary for the extent adjacent to existing residential properties. It is recommended that an additional Figure 6.11 be added detailing a boundary with a planted mound to illustrate the envisaged screening to existing residential properties.	This is a minor non-material alteration to *Section 6.3 Landscape Strategy Approach* to ensure that sensitive residential boundaries are addressed. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	This is a minor non-material alteration to *Section 6.3 Landscape Strategy Approach* to ensure that sensitive residential boundaries are addressed. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.
CE's Rec. (5)		This is a minor non-material alteration to *Section 6.4 Movement and*	This is a minor non-material alteration to *Section 6.4 Movement and Connectivity* to

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	It is recommended that the Key Principles in Section 6.4 Movement and Connectivity Strategy on Page 42 of the Draft Framework Plan be amended to add the following additional principle. ***To ensure that proposed development does not compromise the capacity, efficiency and safety of the M1 and associated Junction 6.***	*Connectivity* to describe engagement with third parties in the detailed design process. and the protection of existing material assets (M1 Motorway). No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	describe engagement with third parties in the detailed design process. and the protection of existing material assets (M1 Motorway). Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.
CE Rec (6)	It is recommended that the Section 6.4 (page 43) and Section 6.4.1 be amended as follows: Delete ~~***The vision for the Framework Plan is to create a sustainable employment hub that attracts new economic development opportunities to the area while***~~	This is a minor non-material alteration to Section *6.4 and Section 6.4.1* to address the basis of the development of the Framework Plan Movement and Connectivity Strategy.	This is a minor non-material alteration to Section *6.4 and Section 6.4.1* to address the basis of the development of the Framework Plan Movement and Connectivity Strategy.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	~~***enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population.***~~ ~~***The Framework Plan lands are contiguous and integrated with the settlement of Balbriggan, and this allows the lands to be developed ensuring that future infrastructure is planned and designed in a manner that facilitates and prioritises sustainable travel modes, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use. Identified as a self-sustaining town in the Fingal County Development Plan 2023-2029, Balbriggan has a low ratio of local employment base to population growth. Accordingly, there exists an opportunity to create employment locally within the Framework Plan lands and reduce commuting from Balbriggan.***~~ ~~***The proposed Framework Plan movement and connectivity strategy aligns and integrates with the existing travel infrastructure in Balbriggan town and recent assessments undertaken by Fingal County Council associated with the Our Balbriggan Rejuvenation Plan and data produced in the development of the proposed Our Balbriggan Active***~~	No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	~~*Travel Plan in line with the Framework Transport Plan (FTP).*~~ ~~*6.4.1 Road Network*~~ ~~*The M1 Motorway is the adjacent national primary route connecting Balbriggan to the National Road Network. Balbriggan is also connected to other settlements in the region (Drogheda, Stamullen, Laytown-Bettystown) by the R132 and to other large residential populations in Fingal (Skerries, Rush and Lusk) by the regional road network. Preliminary assessment of predicted traffic flows shows the existing road network has capacity to cater for predicted development. Further traffic assessment and modelling will be undertaken by Fingal County Council in advance of statutory planning processes, as necessary, to define junction arrangements and ensure junction capacity. This will ensure that there is a coherent and legible road environment for all road users and will ensure that the strategic road network capacity is protected.*~~ ~~*The Public Road Network shall be enhanced and upgraded to meet the development needs of the Framework Area and to provide good quality connectivity with the National Road Network (M1),*~~		

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	~~***Regional Road Network (R132 and R122) and the local Road Network (L1390 Outer Relief Road and L1125 Inch Road). Preliminary traffic analysis has been undertaken to identify existing roads and junctions within the Framework Plan Area which will require upgrades to meet future demand. The junction types to be used shall comply with the requirements of the Design Manual for Urban Roads and Streets and the Cycle Design Manual to ensure that active travel routes are fully connected to greater Balbriggan town area.***~~ ~~***An upgrade of the R122 Naul Road between the M1 Junction 6 and the L1390 is an objective of the Fingal Development Plan 2023-2029. This upgrade is required to improve safety through improved alignment, cross section and provision of active travel facilities. In addition, new road infrastructure shall be required to provide access to the undeveloped lands in the Folkstown Little Area and locally to the Stephenstown Area and the High Technology Area lands which front the Stephenstown Link Road and the L1390.***~~ And replace it with		

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	The vision for the Framework Plan is to create a sustainable employment hub that attracts new economic development opportunities to the area while enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population. **From a transport perspective, the Framework Plan Lands will be developed ensuring that future infrastructure is planned and designed in a manner that facilitates and prioritises sustainable travel modes, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use.** **The proposed Framework Plan movement and connectivity strategy is informed by the Framework Transport Plan for Stephenstown and Folkstown Little and integrates with the existing travel infrastructure in Balbriggan town. It take account of recent assessments undertaken by Fingal County Council associated with the Our Balbriggan Rejuvenation Plan and data produced in the development of the proposed Balbriggan Active Travel Strategy 2024-2034.**		

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	6.4.1 Road Network **The Public Road Network shall be enhanced and upgraded to meet the development needs of the Framework Area and to provide good quality connectivity with the National Road Network (M1), Regional Road Network (R132 and R122) and the local Road Network (L1390 Outer Relief Road and L1125 Inch Road) . Preliminary traffic analysis has been undertaken to identify existing roads and junctions within the Framework Plan Area which will require upgrades to meet future demand. The junction types to be used shall comply with the requirements of the Design Manual for Urban Roads and Streets and the Cycle Design Manual to ensure that active travel modes are provided for.** **An upgrade of the R122 Naul Road between the M1 Junction 6 and the L1390 is an objective of the Fingal Development Plan 2023-2029. In addition, new road infrastructure shall be required to provide access to the undeveloped lands in the Folkstown Little Area and locally to the Stephenstown Area and the High Technology Area lands which front the Stephenstown Link Road and the L1390.**		

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	Where new road infrastructure provides access to zoned lands and there are no other access requirements, the historical roads may be considered for re purposing as active travel links. Examples of sections of road for consideration are sections of Folkstown Lane and White Hart Road. Where access is required alternate routes will be made available prior to closure i.e. at the junction of the Inch Road L1125 and Naul Road R122. **The layout of the existing and proposed road network with indicative access points to the Framework Plan area are shown in Figure 6.11.**		
CE's Rec (7)	In Section 6.4 Movement and Connectivity it is recommended that a new section 6.4.2 Protection of the M1 Corridor shall be added with the following text: **Section 6.4.2 Protection of the M1 Corridor** **Development undertaken in the Folkstown Little Character Area must be designed to ensure protection of the M1 Motorway and associated infrastructure. Considerations include the positioning and direction of lighting and signage, the development of internal site development road**	This is a minor non-material alteration to *Section 6.4* emphasizing the importance of the protection of the M1 Motorway during the development of lands adjacent to the motorway. No likely significant environmental effects on European sites arise as a	This is a minor non-material alteration to *Section 6.4* emphasizing the importance of the protection of the M1 Motorway during the development of lands adjacent to the motorway. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	network or circulation areas and the construction of utilities or excavation adjacent to the Motorway boundary.	result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.
CE's Rec (8)	As a consequence of the introduction of this new Section 6.4.2 as recommended in CE Rec (9) it is recommended that the following sections are renumbered as follows: Delete ~~***Section 6.4.2. Active Travel & Mobility Management***~~ Replace with **Section 6.4.3. Active Travel & Mobility Management** Delete ~~***Section 6.4.3. Mode Share Targets***~~ Replace with **Section 6.4.4. Mode Share Targets**	This is a minor non-material alteration to *Section 6.4* to renumber sections of the document. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	This is a minor non-material alteration to *Section 6.4* to renumber sections of the document. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	Delete ~~***Section 6.4.4. Walking and Cycling***~~ Replace with **Section 6.4.5. Walking and Cycling** Delete ~~***Section 6.4.5 Public Transport***~~ Replace with **Section 6.4.6. Public Transport** Delete ~~***Section 6.4.6 Bicycle Hubs/Sharing Scheme***~~ Replace with **Section 6.4.7 Bicycle Hubs/Sharing Scheme** Delete		

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	~~***Section 6.4.7 Parking Strategy***~~ Replace with **Section 6.4.8 Parking Strategy** Delete ~~***Section 6.4.8 Shared Mobility Hub***~~ Replace with **Section 6.4.9 Shared Mobility Hub** Delete ~~***Section 6.4.19 Street Lighting***~~ Replace with **Section 6.4.10 Street Lighting**		
CE's Rec. (9)	It is recommended that Section 6.45 (formerly Section 6.4.4) Walking and Cycling on Page 43 (formerly on Page 44) of the Draft Framework Plan be amended to as follows:	This is a minor non-material alteration to *Section 6.5 (formerly section 4.4) Walking and Cycling* to explicitly identify the	This is a minor non-material alteration to *Section 6.5 (formerly section 4.4) Walking and Cycling* to explicitly identify the Universal Design

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	Delete ~~***Provision shall be in accordance with guidance set down in DMUR's and in the Cycle Design Manual.***~~ And replace it with ***Provision shall be in accordance with the guidance set down in the Design Manual for Urban Roads and Streets (DMURS) and the Cycle Design Manual, ensuring that the principles of Universal design are adopted to cater for people of all abilities.***	Universal Design approach to be undertaken to Infrastructure. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	approach to be undertaken to Infrastructure. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.
CE's Rec. (10)	In Section 6.6.1 Surface Water on Page 45 of the Draft Framework Plan it is recommended that the following text shall be inserted at the end of the first paragraph: ***Development of drainage Infrastructure shall also take cognisance of the Strategic Drainage Strategies prepared on behalf of Fingal County Council for Lands at Stephenstown and Lands at Folkstown.***	This is a minor non-material alteration to *Section 6.6.1* confirming the intent to prepare a surface water management plan for the Framework Plan area. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The	This is a minor non-material alteration to *Section 6.6.1* confirming the intent to prepare a surface water management plan for the Framework Plan area. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
		requirement for Stage 2 AA is screened out.	text in the Plan and the requirement for SEA is screened out.
CE's Rec. (11)	In Section 6.6.1 Surface Water on Page 45 of the Draft Framework Plan it is recommended that the following text shall be inserted as a new paragraph: ***Drainage outfalls from the M1 Motorway are routed through the Folkstown Little lands. The drainage for development within the Folkstown Little Lands shall be independent of the M1 Motorway drainage and shall not compromise the capacity of this system.***	This is a minor non-material alteration to *Section 6.6.1* confirming the intent to protect the existing M1 drainage during the development of new drainage infrastructure. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	This is a minor non-material alteration to *Section 6.6.1* confirming the intent to protect the existing M1 drainage during the development of new drainage infrastructure. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.
CE Rec (12)	It is recommended that provision be made within the Framework plan to close the Inch Road L1125 to vehicular traffic at the junction with the Naul Road R122	This is a minor non-material alteration to *Sections 5 and 6* to provide	This is a minor non-material alteration to *Sections 5 and 6* to provide for the closure of a

Proposed Amendment	Outline Description	Screening for Appropriate Assessment (AA)	Screening for Strategic Environmental Assessment (SEA)*
	The following Figures shall be amended to reflect this recommendation Fig 5.2 Access and Movement Hierarchy – Page 28 Fig 5.5 Framework Plan – Page 30 Fig. 6.1 Character Areas and Gateways – Page 34 Fig 6.2 High Technology – Page 35 Fig. 6.3 Stephenstown – Page 36 Fig 6.4 Folkstown Little – Page 37 Fig 6.5 Stephenstown South – Page 38 Fig. 6.6 Landscape Strategy – Page 39 Fig. 6.10 Cross Sections Location Map – Page 40 Fig 6.11 Movement and Connectivity – Page 42 Fig 6.12 Character Areas Location Map – Page 46	for the closure of a section of road to vehicular traffic while maintaining a right of way for active travel. No likely significant environmental effects on European sites arise as a result of this amendment in the Plan. The requirement for Stage 2 AA is screened out.	section of road to vehicular traffic while maintaining a right of way for active travel. Having regard to the criteria set in Schedule 1 of S.I. No. 435 of 2004, as amended by S.I. No. 200 of 2011, no likely significant environmental effects arise as a result of this text in the Plan and the requirement for SEA is screened out.

*** Screening for SEA with regard to the criteria set out in Schedule 2A of S.I. 436 of 2004, as amended by S.I. 201 of 2011**.

Having regard to the characteristics of the plan; and the characteristics of the effects and of the area likely to be affected; the Proposed Amendments are not likely to give rise to significant effects on the environment.

Stephenstown (FP 4.A) and Folkstown Little (FP 4.B)

Framework Plan

DRAFT

October 2025

Comhairle Contae Fhine Gall
Fingal County Council

Comhairle Contae
Fhine Gall
Fingal County
Council

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01

Introduction

Figure 1.0 Stephenstown & Folkstown Little Location Map

1.0 Introduction

1.1 A FRAMEWORK PLAN FOR STEPHENSTOWN AND FOLKSTOWN LITTLE

This Framework Plan was prepared in response to specific objectives from the Fingal Development Plan 2023-2029 (Development Plan) to prepare Framework Plans for Stephenstown (FP 4.A) and Folkstown Little (FP 4.B).

Framework Plans are non-statutory in nature and provide detailed design guidance to unlock the potential of relevant lands, setting out a long-term vision for the future allowing flexibility to respond and manage changing societal, economic, environmental and cultural circumstances.

Framework Plans also identify local distinctiveness and opportunities for future development, highlight constraints of the land and should be guided by policies and objectives set out in the governing Development Plan and National and Regional Planning Policy.

The Fingal Development Plan has identified two separate specific objectives and envisages two separate framework plans for Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) area. Given the strategic location of the two land banks and their proximity to each other, this Framework Plan presents a combined Framework Plan for these two separate areas, and further, includes areas beyond the designated framework plan boundaries in order to support the functioning of the wider lands.

The combination of the Stephenstown and Folkstown Little Framework Plan areas and the extension of these boundaries to encompass additional lands, offers the opportunity to closely align the vision, objectives and opportunities for these areas and to develop a cohesive, integrated and sustainable development approach whilst addressing constraints of this landbank.

The subject lands are zoned 'GE – General Employment', 'OS – Open Space' and 'HT – High Technology' and presents a significant opportunity for the economic development of Balbriggan and the County as a whole with the potential for significant economic investment attraction.

The lands at Stephenstown and Folkstown Little are located at the edge of Balbriggan which is one of the largest Self-Sustaining towns in Fingal. Located approximately 18km from Swords, with easy access off the M1 Motorway, it is also served by the main Dublin to Belfast rail line and commuter services to Dublin City.

NORTH

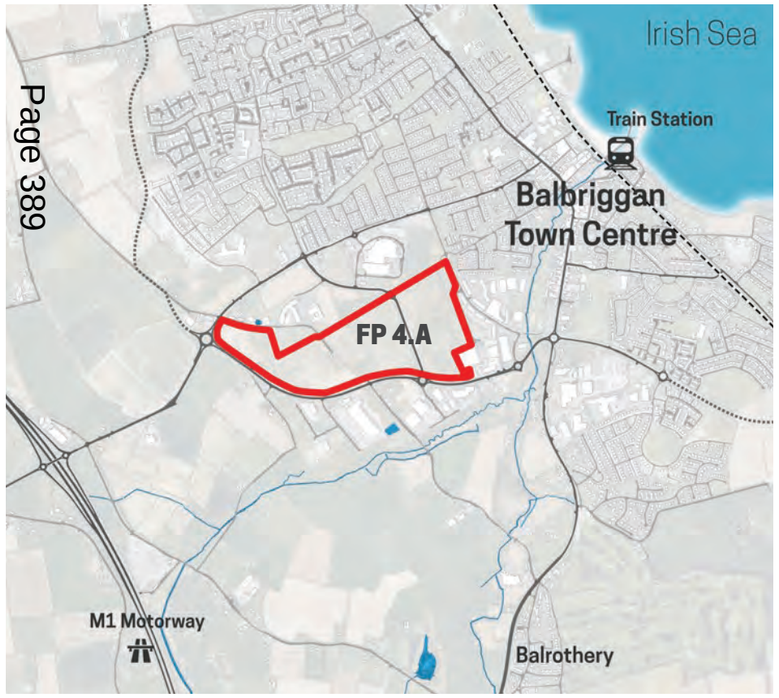


Figure 1.1 Stephenstown (FP 4.A) Lands

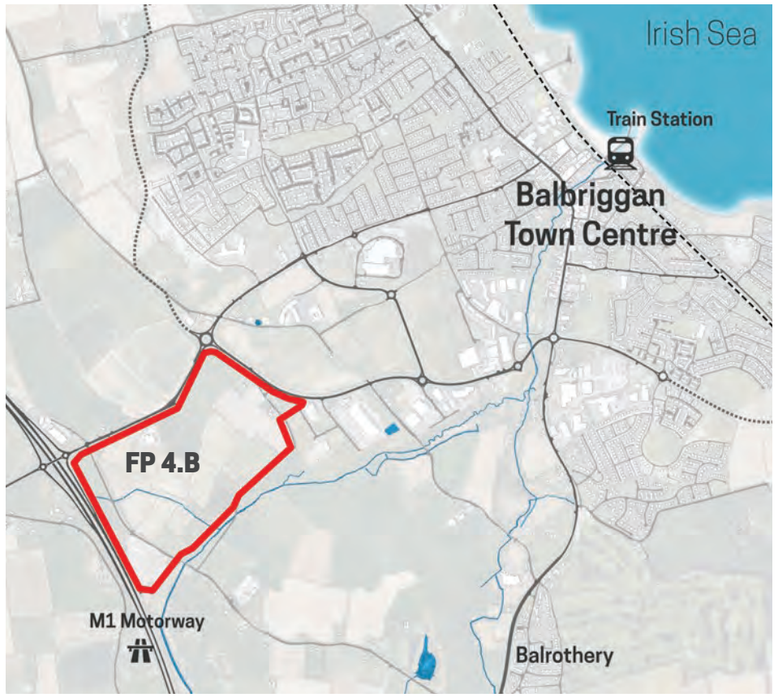


Figure 1.2 Folkstown Little (FP 4.B) Lands

Figure 1.3 Additional Lands

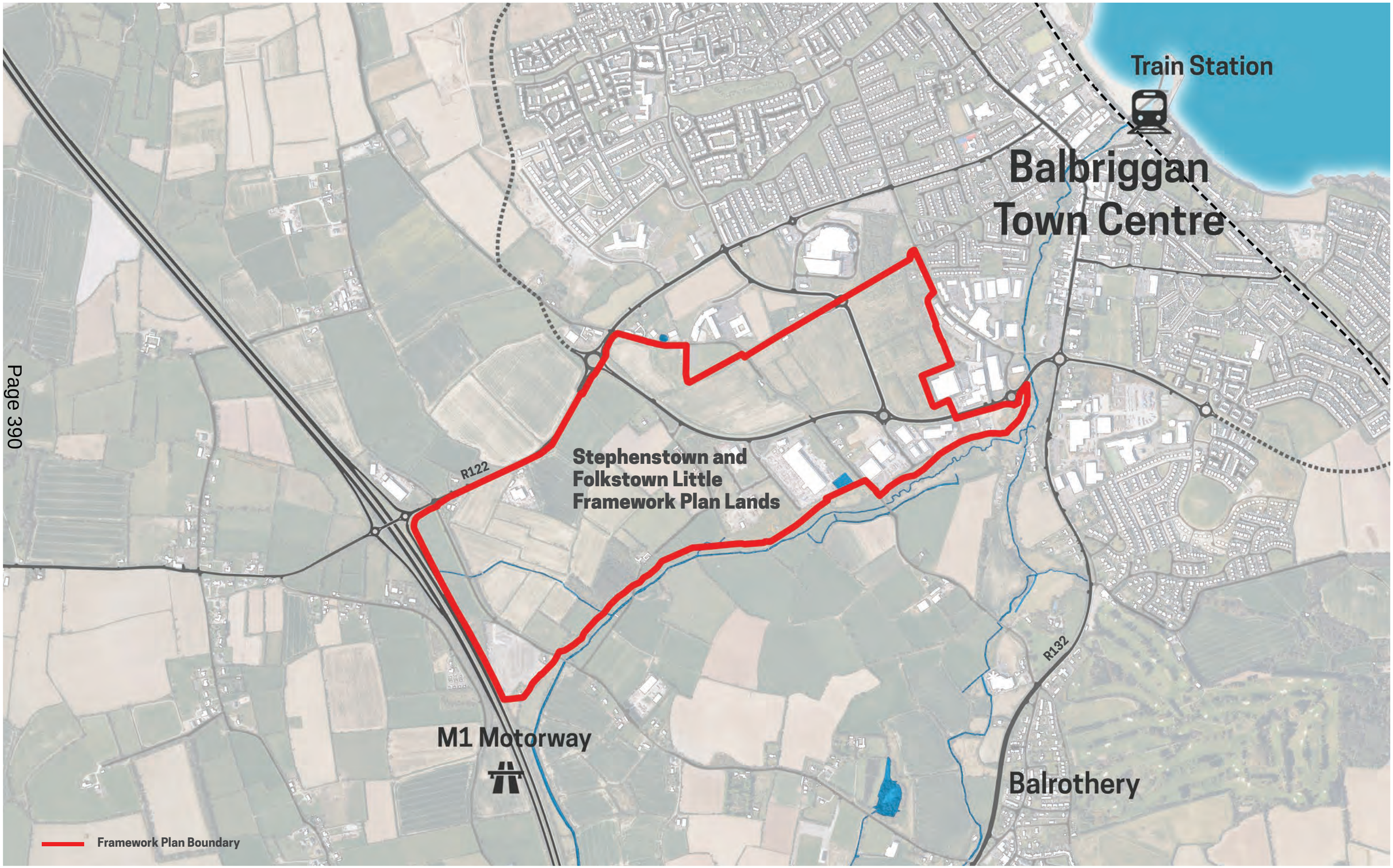


 Figure 1.4 Stephenstown and Folkstown Little Framework Plan Boundary

02

Scope and Remit of the Framework Plan

2.0 Scope and Remit of the Framework Plan

Fingal County Council has prepared this Framework Plan to guide the development of lands at Stephenstown and Folkstown Little.

This Framework Plan highlights the following:

- The distinctive location and characteristics of the lands;
- Land features and constraints; and
- Overall Framework Plan principles and strategies.

2.1 PUBLIC CONSULTATION

Throughout this plan making process, the following entities were consulted:

- Fingal County Council Departments/Sections including
  - Active Travel Team
  - Biodiversity Officer
  - Cultural Heritage Department
  - Economic , Enterprise and Tourism Development
  - Planning Department
  - Transportation Department
  - Water Services Department
- National Transport Authority

The draft Framework Plan is the subject of a draft Strategic Environmental Assessment Report which will be subject to statutory consultation in accordance with the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004).

This plan in its current draft form shall be issued for Public Consultation on Fingal County Council's Consultation Portal and further engagement shall be undertaken with stakeholders during this consultation period.

The Framework Plan may be amended further to this period of consultation and shall then be presented to the Elected Members of the Planning Authority (Fingal County Council) for approval and adoption.

The Draft Framework Plan is the subject of a Screening Report for Appropriate Assessment this document accompanies the Draft Plan.

2.2 OUR BALBRIGGAN REJUVENATION PLAN

Our Balbriggan Rejuvenation Plan aims to create a more attractive, connected place where people want to live and spend their time for work, shopping and recreational purposes. It focuses on community-driven renewal by strengthening relationships between society and the economy to create a more resilient, sustainable Balbriggan.

The Framework Plan supports the Our Balbriggan Rejuvenation Plan as per Objective CS056 of the Development Plan ('Our Balbriggan') – *"Continue to implement, promote and support the 'Our Balbriggan' Rejuvenation Plan."*

2.3 FINGAL CLIMATE ACTION PLAN 2024 -2029

Fingal County Council's Climate Action Plan 2024-2029 (CAP), sets out mitigation and adaptation measures, to create a low carbon and climate resilient County. The CAP is in line with the national climate objective and aims to achieve the overall vision of a climate resilient County through striving to become carbon neutral by 2050.

Across six themes, the CAP addresses Energy & Buildings, Transport, Flood Resilience, Nature Based Solutions, Circular Economy & Resource Management and Community Engagement. Actions throughout the Plan are based on Climate (Amendment) Act 2021 and the National Climate Action Plan.

This Framework Plan has been prepared within the context of contributing to the actions set out within the CAP as addressed further in Section 4.

2.4 FINGAL BIODIVERSITY ACTION PLAN 2023-2030

The Fingal Biodiversity Action Plan 2023-2030 sets out an ambitious framework for biodiversity action aimed at protecting and enhancing a wide range of habitats, plants and animals and halting the loss of biodiversity in Fingal. Ecosystem Restoration and Bringing Nature back into our Lives are important themes in the Fingal Biodiversity plan.

Biodiversity is a key theme within the Framework Plan. Please refer to the Biodiversity Management Plan prepared by Doherty Environmental, and Minogue & Associates (included within the Appendices) for further details.

03

Strategic Aims and Objectives of the Framework Plan

3.0 Strategic Aims and Objectives of Framework Plan

This Framework Plan will guide future development within the Stephenstown and Folkstown Little area at Balbriggan, to create a vibrant and sustainable employment zone which will support and encourage economic development and sustainable connections, and provide an attractive, high-quality environment for existing and future employment.

The Framework is intended to act as a general guidance document for the Planning Authority and potential applicants for planning permission in the area, in accordance with the Fingal Development Plan. It seeks to deliver a structured approach to the development of this important employment landbank, to integrate the lands with the Balbriggan urban centre and the surrounding residential areas, to ensure ease of access to future employment, and to safeguard a quality living and working environment, in line with the Strategic Vision for Fingal (Section 1.2 of the Fingal Development Plan):

"Fingal will embrace healthy placemaking and economic prosperity through building cohesive and sustainable communities, where our cultural, natural and built environment is protected"

The primary aims and objectives of the Framework Plan are:

- To ensure a coordinated approach to the economic and physical development of the Stephenstown and Folkstown Little area
- To integrate the lands with Balbriggan urban centre and surrounding residential areas
- To respond to and respect the existing built and environmental context while delivering key employment opportunities
- Provide the framework for sustainable and active travel through these lands.

04

Stephenstown and Folkstown Little Context

Aerial view of the Framework Plan Lands looking north from above M1 Motorway

4.1 Framework Plan Lands

4.1.1 LANDS AT STEPHENSTOWN AND FOLKSTOWN LITTLE

The lands at Stephenstown and Folkstown Little are located at the edge of Balbriggan which is one of the largest Self-Sustaining towns in Fingal.

Framework Plan Lands are situated on elevated landscape to the southwest of Balbriggan town centre, approximately 18km from the north of Swords, with easy access off the M1 Motorway and served by the main Dublin to Belfast rail line and commuter services to Dublin City.

Lands are bounded by the M1 Motorway to the south-west, Bracken River to the south, Naul Rd and Clonard St to the north and Fingal Bay Business Park to the north-east.

There is an existing network of roads, including the Outer Relief Road, Stephenstown Link Road, and L1125 Inch Road, which intersect the area in both north/south and east/west directions.

Framework Plan lands, which comprise a total of c. 132 ha are bounded along the north and northeast boundary by various land use zonings including Major Town Centre and Residential Area zonings, by a belt of lands zoned Open Space to the east/southeast and by the M1 motorway to the west.

Lands to the northwest are currently greenfield and zoned 'RU – Rural' under the Fingal Development Plan 2023 – 2029.

Framework Plan Lands are primary zoned 'GE – General Employment' with a small section of land to the northeast zoned 'HT – High Technology' and a strip of land zoned 'OS – Open Space' bisecting the lands and bordering the southern boundary.

The majority of the lands are primarily agricultural in nature, with some existing industrial uses already established in the southeastern part of the lands in Stephenstown Industrial Park, and a number of residential properties scattered throughout the area. There are also a number of vernacular buildings existing within the Framework Area.

There are no protected structures within the plan lands but there are number of protected structures in close vicinity to the southern boundary along Bracken River including: late 18th century single-arch masonry road bridge over Bracken river, remains (primarily foundations) of medieval tower house, surviving elements of dam constructed to create a mill pond to serve former watermill, Former Corn Mill and Former Mill Race. The Framework Plan area is not within an Architectural Conservation Area (ACA).

The Framework Plan area has been identified as having high archaeological potential, following earlier excavations related to infrastructure works. These revealed around 20 sites, including evidence of medieval and Bronze Age settlements. The medieval findings suggest a hamlet near a chapel, with surrounding enclosures, while Bronze Age discoveries hint at a small village. Since many of these remains were not visible on the surface and were discovered through surveys, there is potential for more archaeological features in the area, especially near known sites.

The land cover within the Framework Plan Lands is dominated by intensively managed cultivated arable land and improved agricultural grassland.

The habitats that are representative of semi-natural habitats occurring within the lands are hedgerows, areas of broad-leaved woodland, scrub, wet willow-alder-ash woodland and wet grassland.

Many of the hedgerows occurring within the lands are historic in origin and are depicted on the 6-inch historic maps from the early 1800's. Some of these historic hedgerows are also representative of townland boundaries.

The Bracken River corridor along and to the south of the Framework Plan lands, classified as an ecological corridor in the Fingal Development Plan 2023 – 2029, as well as a historic drainage ditch flowing broadly northwest to southeast towards the west of the lands are representative of semi-natural watercourses. These watercourse corridors have been identified as features of linear open space in the Fingal Development Plan 2023 – 2029.

A range of commonly occurring passerine bird species were noted within the lands during the bird surveys conducted between November 2023 and March 2024.

No evidence indicating the presence of otters or their breeding or resting places were found.

Full details of the habitats and species present, as well as potential impacts on these features that could arise as a result of development, are comprehensively addressed in the Biodiversity Management Plan that accompanies this Framework Plan.

The Framework Plan Area is served by High Voltage Network with the Stephenstown 110kV Substation being located on the L1390 in the southeast of the Framework Area.

There is foul sewerage and water supply infrastructure and pipe network in place serving the existing development and a significant portion of the lands located to the north of the L1390.

The existing Gas Distribution Network extends to the Stephenstown Link Road.

A high-pressure transmission gas main exists on the alignment of the Inch Road to the west of the Framework Plan Lands.

Aerial view of the Framework Plan Lands looking west from above Fingal Bay Business Park

4.1.2 LAND USE ZONING & ADJOINING LANDS

Framework Plan Lands (indicative lands outlined in red) are primarily zoned 'GE – General Employment' with a small section of land to the northeast zoned 'HT – High Technology' and a strip of land zoned 'OS – Open Space' bisecting the lands and bordering the southern boundary.

Zoning Objective 'GE – General Employment':

Objective: *Provide opportunities for general enterprise and employment.*

Vision: *Facilitate opportunities for compatible industry and general employment uses including appropriate sustainable employment and enterprise uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.*

Zoning Objective 'HT – High Technology':

Objective: *Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.*

Vision: *Facilitate opportunities for high technology, high technology and advanced manufacturing, major office and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is aimed at providing a location for high end, high-quality, value added businesses and corporate headquarters. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity.*

Zoning Objective 'OS – Open Space':

Objective: *Preserve and provide for open space and recreational amenities.*

Vision: *Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.*

Uses permitted in principle under each zoning designation are set out in Appendix B.

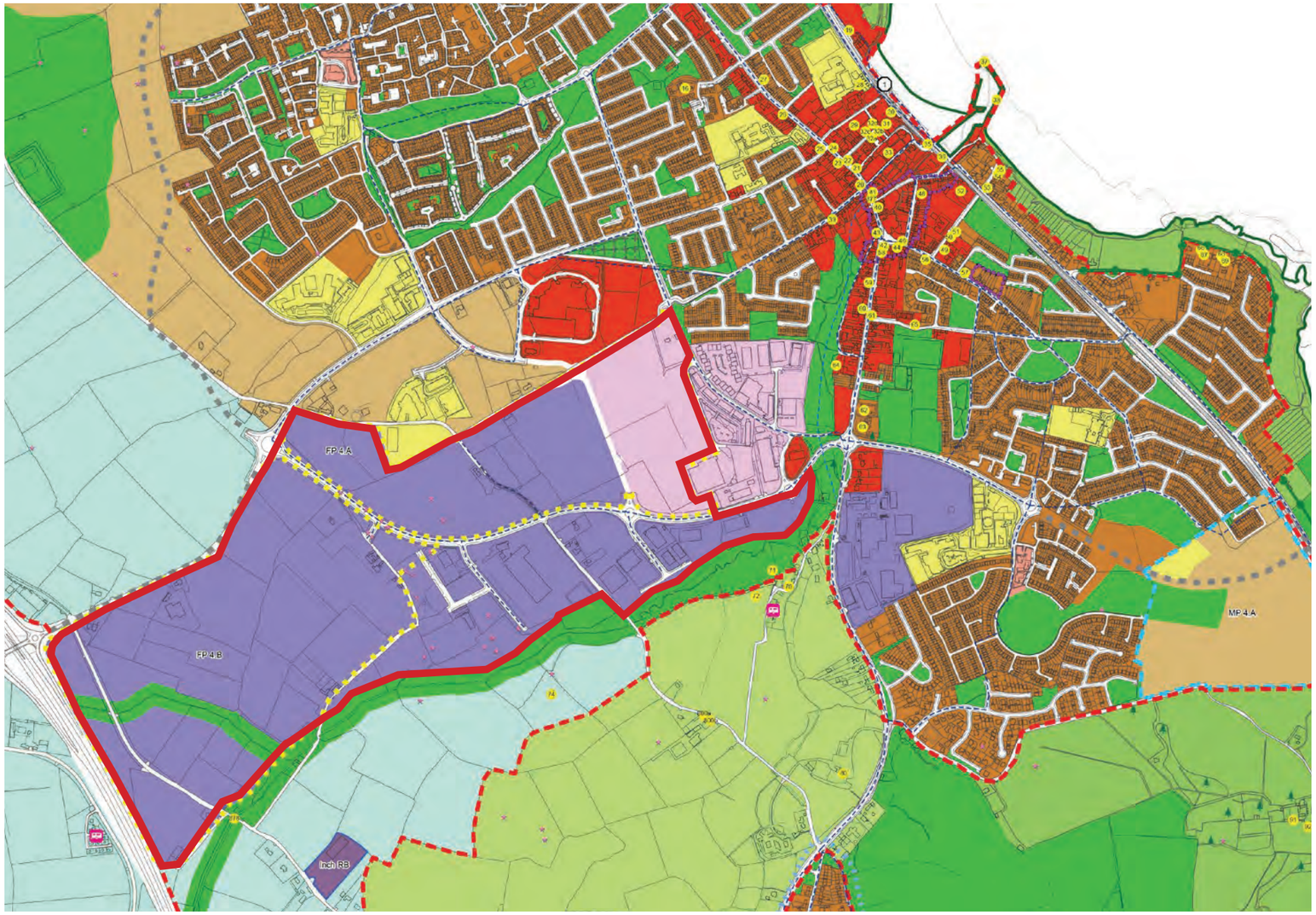


Figure 4.1 Fingal Development Plan 2023 - 2029, Sheet No. 4, Balbriggan (extract)

- Framework Plan Boundary
- MC – Major Town Centre
- CI – Community Infrastructure
- RA – Residential Area
- RS - Residential
- OS – Open Space
- GE – General Employment
- HT – High Technology
- RU - Rural
- GB - Greenbelt
- RB - Rural Business
- Development Boundary
- Framework Plan
- (GDA) Cycle Network Plan
- 7 Protected Structures
- Sites and Monuments Record (SMR)

4.2 Balbriggan Spatial Context

NORTH

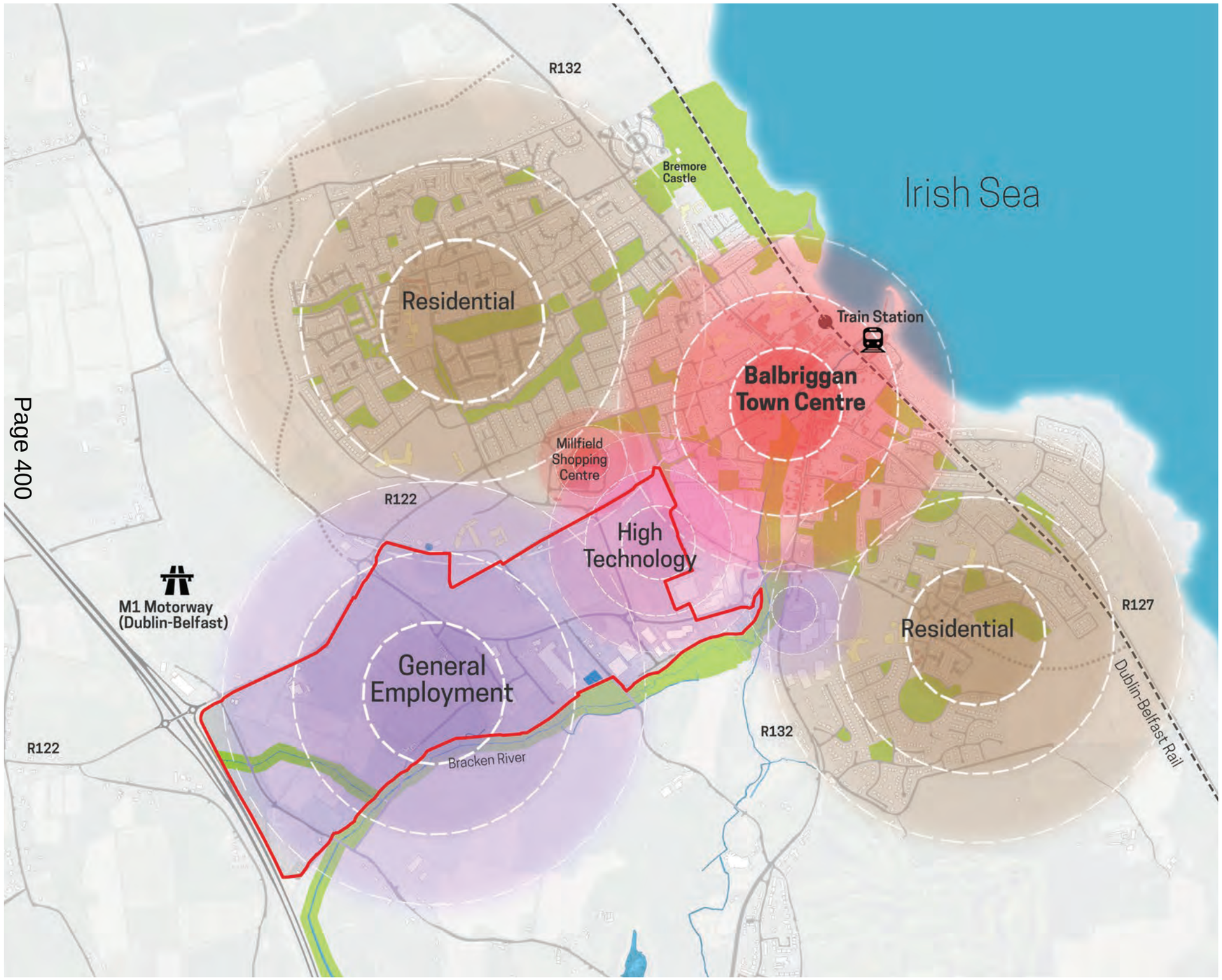


Figure 4.2 Balbriggan Town Context

BALBRIGGAN TOWN

Balbriggan is the largest of the Self-Sustaining Towns in Fingal. Located c.18 kms north of Swords, with easy access off the M1 Motorway, it is also served by the main Dublin to Belfast rail line and commuter services to Dublin City. It has developed as a major residential town with a young and expanding population of 20,000 which has more than doubled over the past 20 years. Major infrastructural projects involving upgrades to the water supply, foul drainage and roads infrastructure have been carried out throughout the town and its environs. Balbriggan is eFibre broadband enabled with superfast fibre delivering speeds of up to 100Mb.

Fingal County Council has prepared and is implementing Our Balbriggan 2019–23 Rejuvenation Plan, which will transform Balbriggan Main Street and Harbour and will provide significant investment in the public realm and town centre improvements to provide a more vibrant and vital centre to the town. This will be achieved in continued collaboration with stakeholders, by increasing employment, promoting industrial lands and by showcasing Balbriggan as an attractive location for investment.

The availability of Framework Plan Lands which are zoned for high technology and general employment development, together with the significant infrastructural and environmental improvements with easy access to major transport corridors, ports, rail and air networks, offer considerable potential for the town. Fingal County Council is committed to working with representative stakeholders such as the IDA, Enterprise Ireland and the local Chamber of Commerce, to attract and facilitate new employment generators into the town.

Key Features:

- Well defined Town Centre with train station to the north-east of the town with an access to the Irish Sea.
- Residential areas encompassing the town centre to the north, west and south.
- A high-technology hub is located to the south-west of the town centre.
- General employment zone extends towards the M1 motorway to the west / south-west, following the Bracken River ecological corridor to the south and R122 to the north.

- Framework Plan Boundary
- Major Town Centre (MC)
- Predominantly Residential (RA,RS)
- Open Space (OS)
- General Employment (GE)
- High Technology (HT)

4.3 Existing Lands Features and Constraints

4.3.1 EXISTING STRUCTURES & HERITAGE

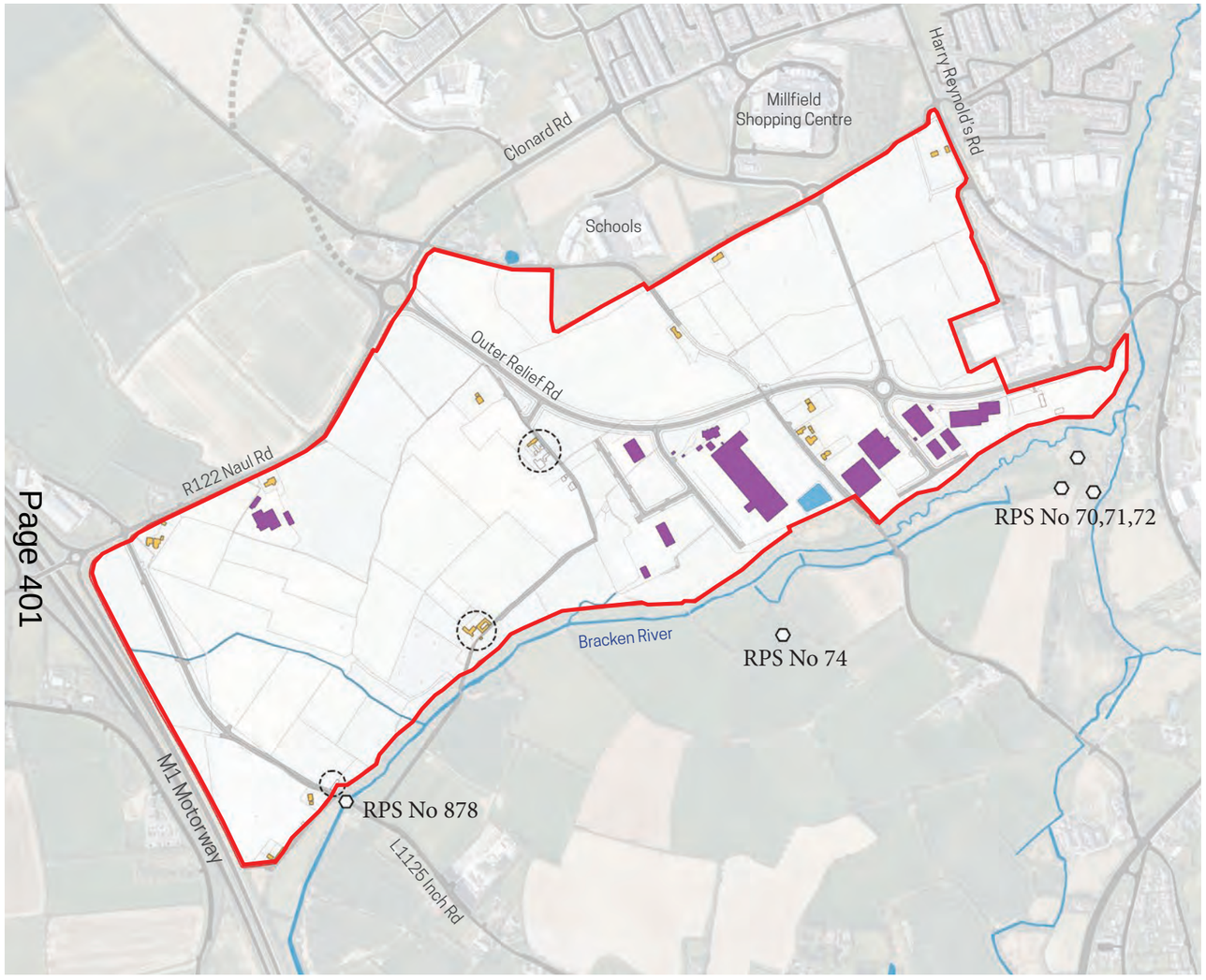


Figure 4.3 Existing Structures & Heritage

Stephenstown Industrial Park

Existing Vernacular Buildings

RPS No 878 Matt Bridge

- Framework Plan Boundary
- Existing buildings (General Employment typologies)
- Existing residential buildings
- Other structures (agricultural, derelict, substations)
- Existing Vernacular Buildings
- Protected Structures (RPS)

4.3.2 ARCHAEOLOGY

NORTH

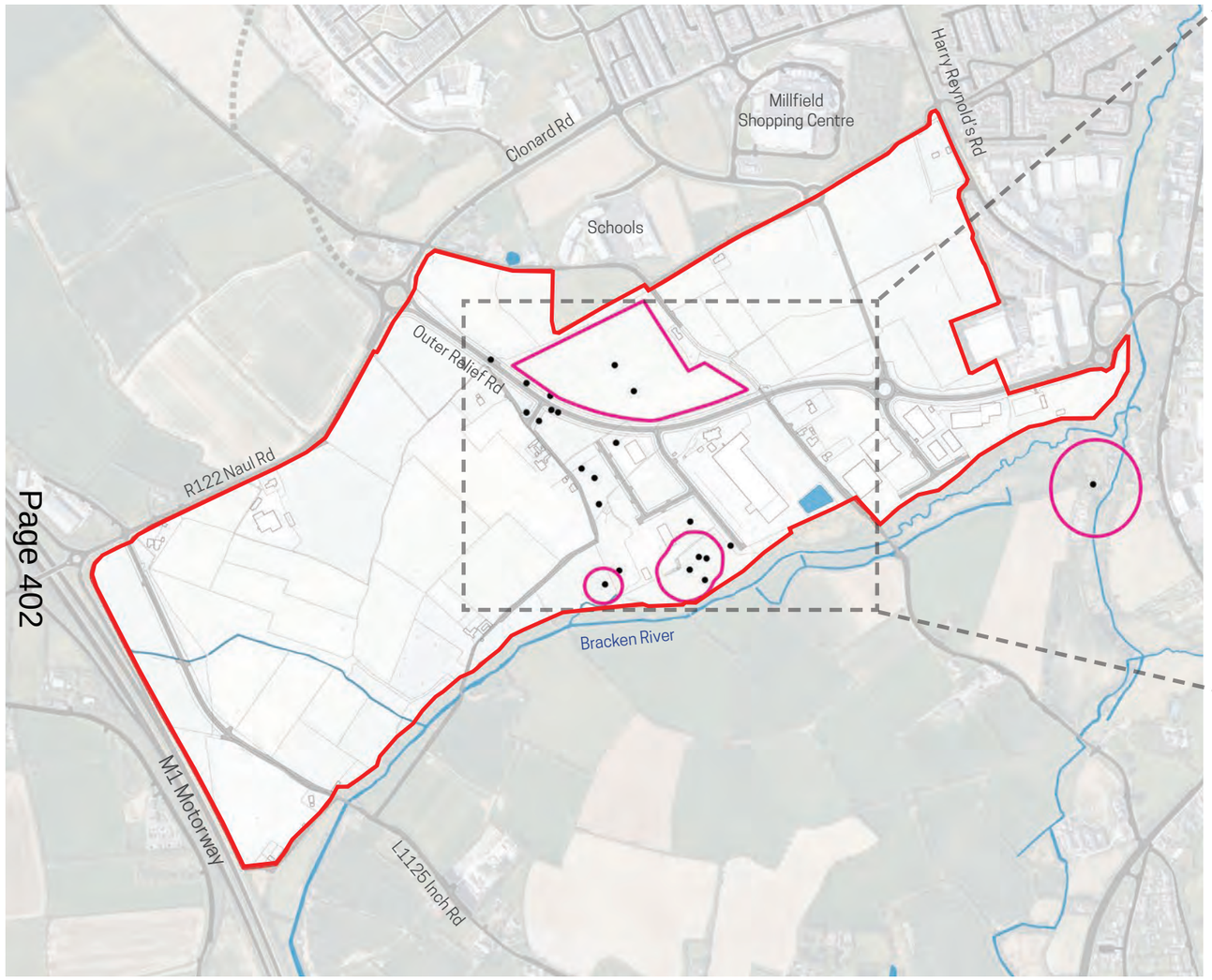


Figure 4.4 Archaeology

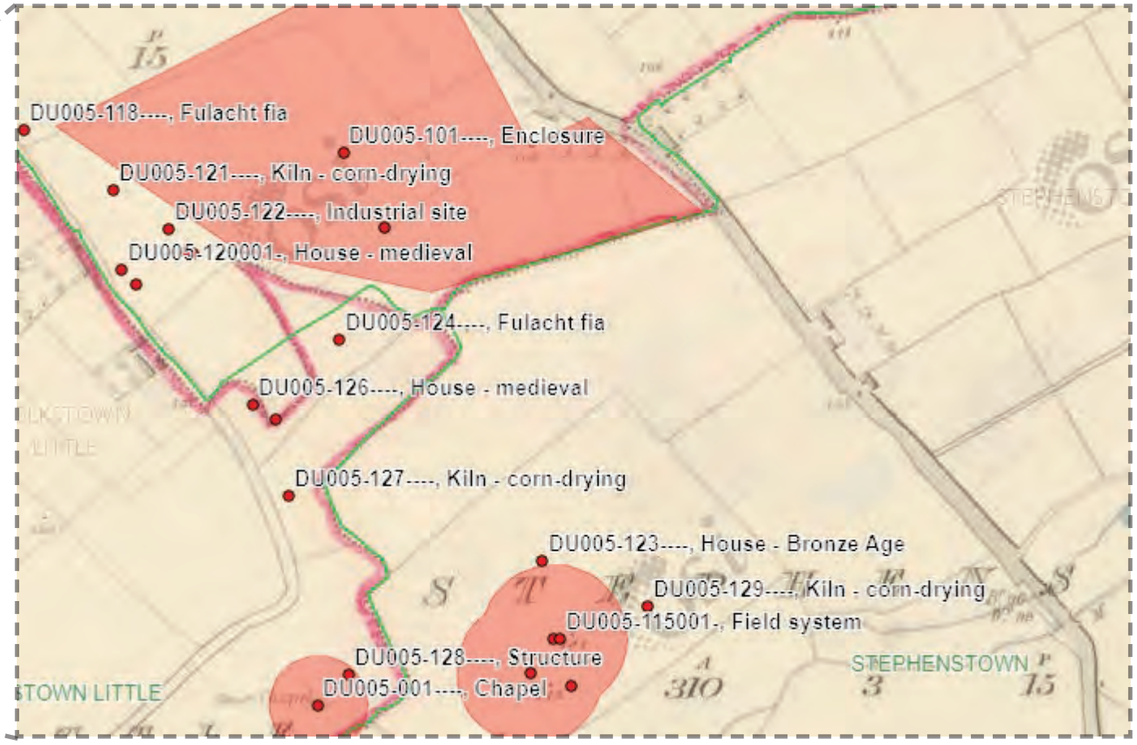


Figure 4.5 Sites and Monuments Record (source: https://heritagedata.maps.arcgis.com/)

- Framework Plan Boundary
- SMR Zones
- Known Archaeological Site

4.3.3 EXISTING NATURAL FEATURES

NORTH

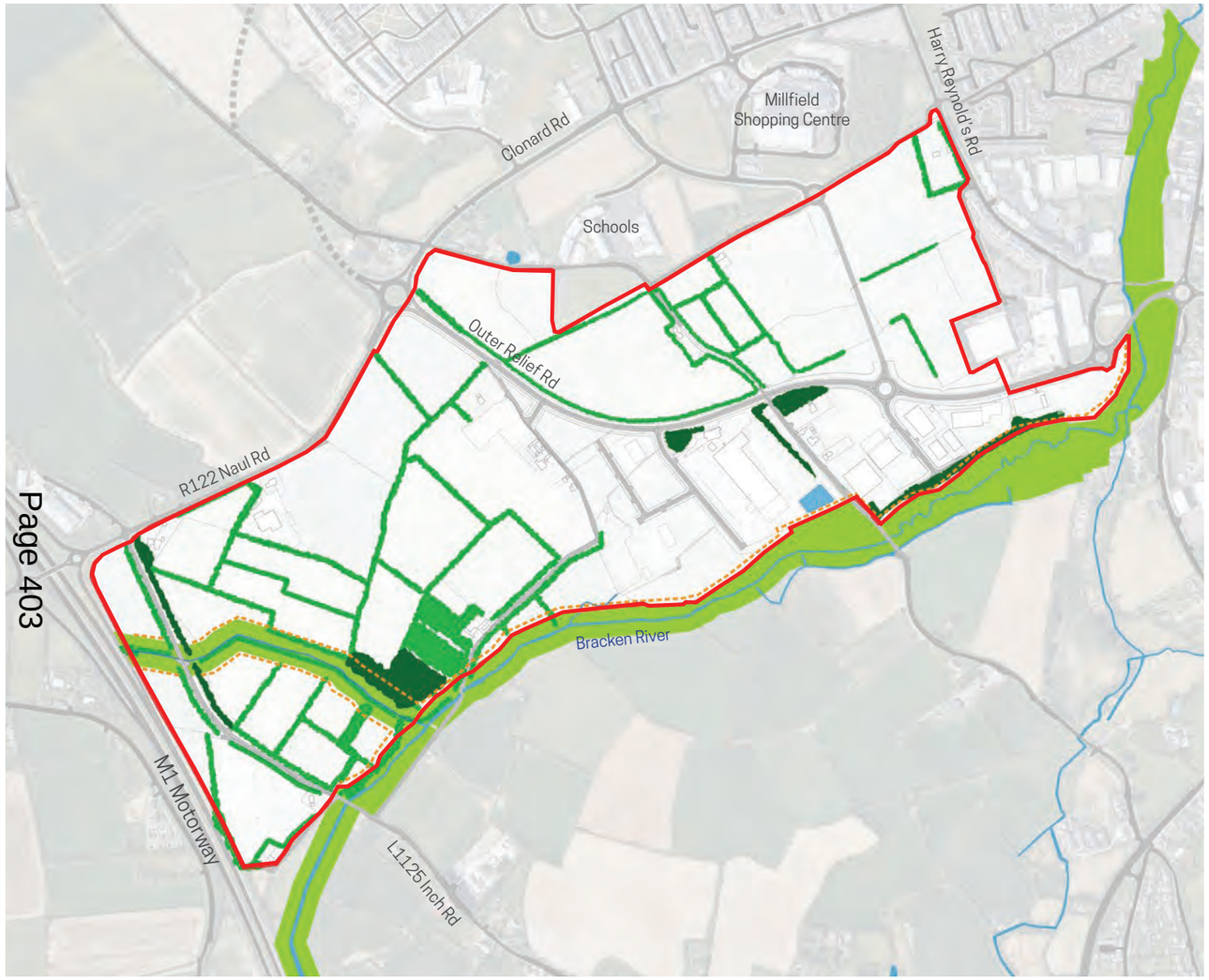


Figure 4.6 Existing Natural Features

- Framework Plan Boundary
- Existing water features
- Bracken River and historic drain riparian corridors (Zoned Open Space Area)
- Existing mature woodland habitat
- Existing historic field and townland boundaries hedgerows and immature tree planting/conifer plantation
- Sensitive boundaries to high landscape amenity areas

Aerial view of Framework Plan Lands looking north from above M1 Motorway highlighting network of historic hedgerows, mature woodland and Bracken River corridor

Bracken River Ecological Corridor

4.3.4 EXISTING UTILITIES

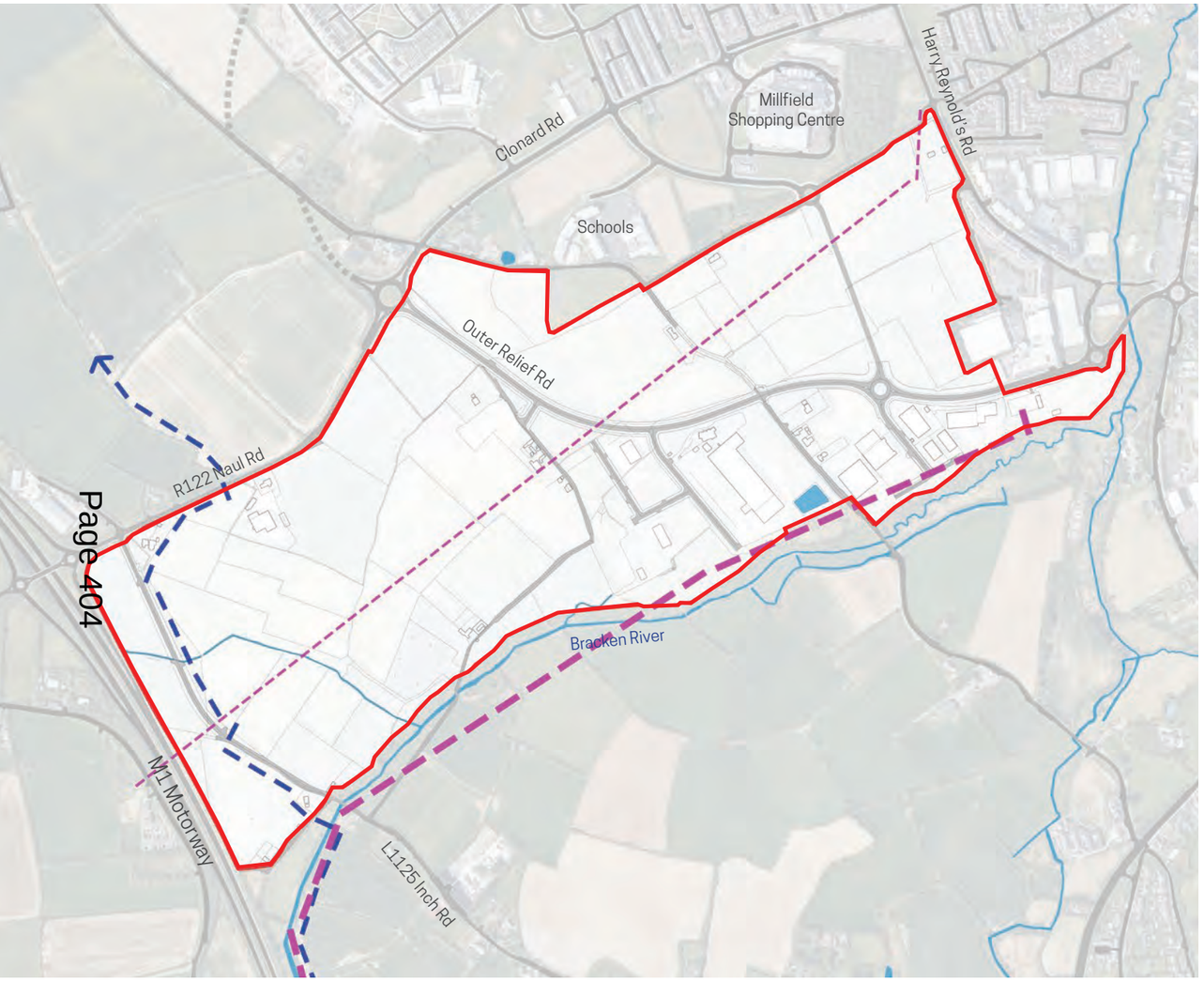


Figure 4.7 Existing Utilities

- Framework Plan Boundary
- Overhead ESB 110kV
- Underground HP Gas main
- Overhead ESB ≥ 38kV

4.3.5 EXISTING TOPOGRAPHY

NORTH

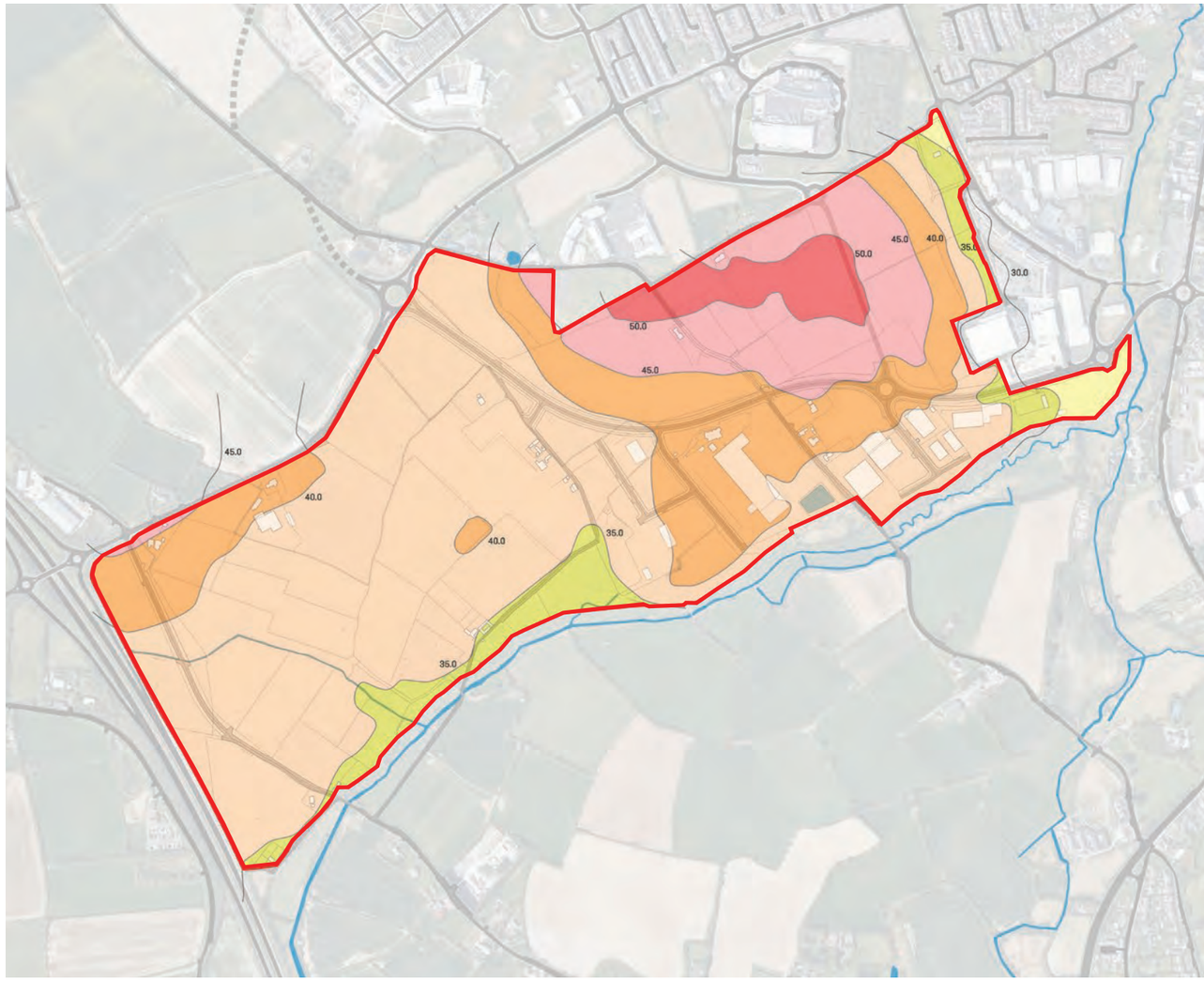


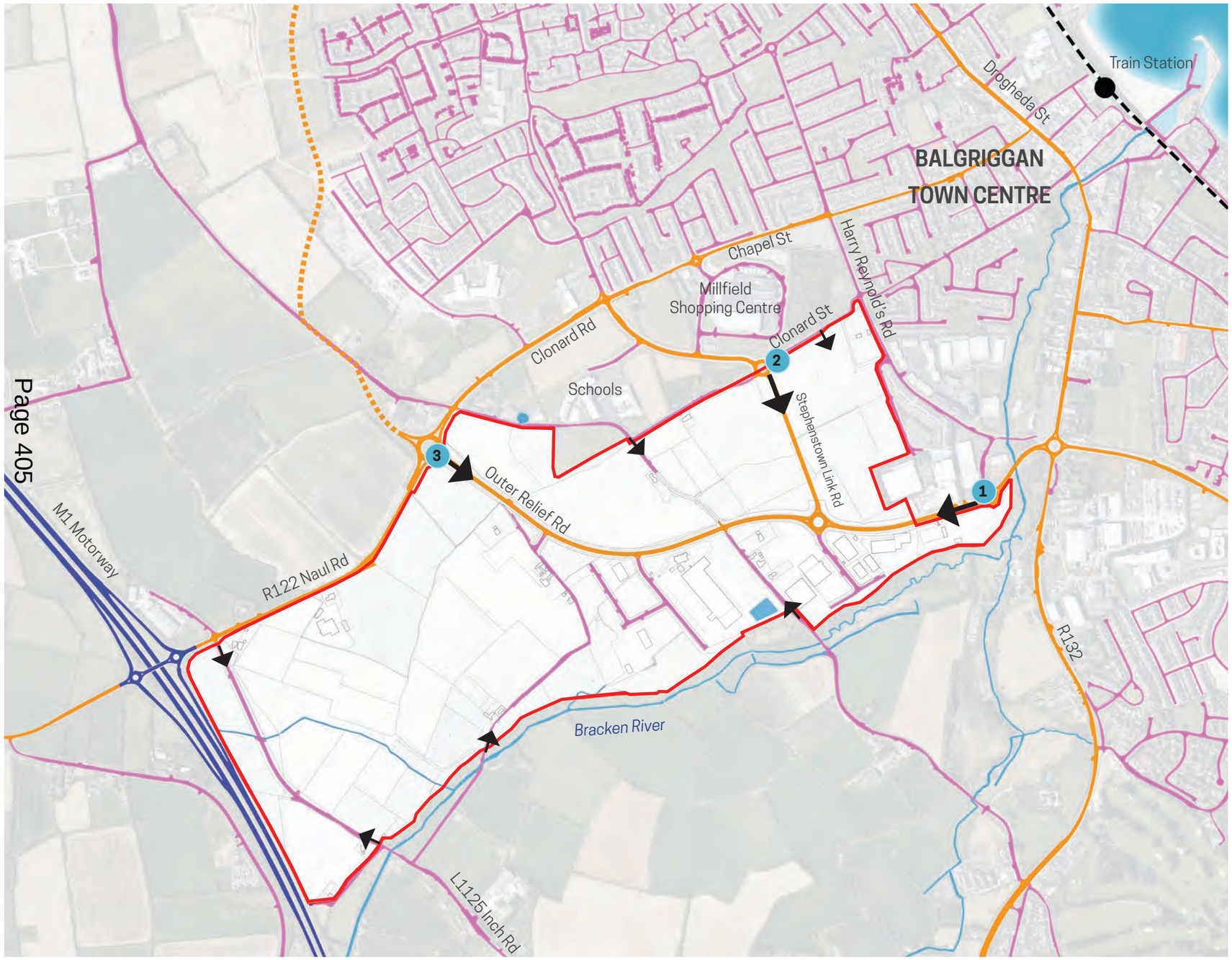
Figure 4.8 Existing Lands Topography

- Framework Plan Boundary
- 50.0m - 55.0m
- 45.0m - 50.0m
- 40.0m - 45.0m
- 35.0m - 40.0m
- 30,0m - 35.0m
- 25.0m - 30.0m

4.3.6 EXISTING ACCESS & VEHICULAR NETWORK

NORTH

Key Existing Access Points



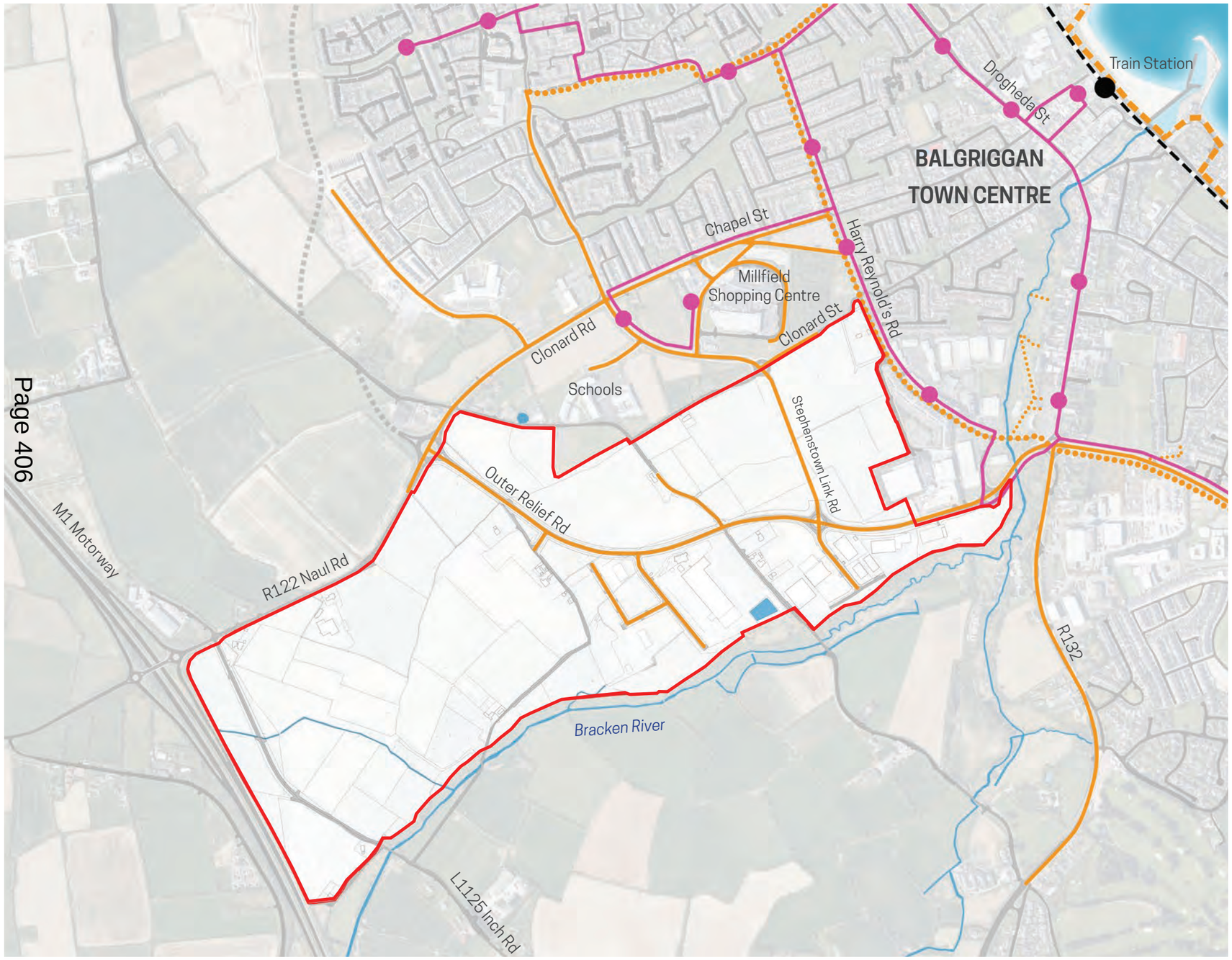
- Framework Plan Boundary
- Motorway
- Regional and Major Roads
- Local Roads
- Future/Planned Roads
- Main Access
- Minor Access

Figure 4.9 Existing Access & Vehicular Network

4.3.7 EXISTING CYCLE NETWORK & LOCAL PUBLIC TRANSPORT

NORTH

Existing Cycling Infrastructure



- Framework Plan Boundary
- Existing cycle routes
- Under construction cycle routes (Harry Reynolds Road scheme)
- Planned Fingal Coastal Way (emerging preferred route)
- Local bus route (B1)
- Railway line

Figure 4.10 Existing Cycle Network & Local Public Transport

05

Framework Principles

5.1 Framework Principles

The Framework Plan ensures that Stephenstown and Folkstown Little zoned lands are developed in a coordinated and sustainable manner, balancing economic growth with environmental protection and community well-being, ensuring that development aligns with national, local and regional planning policies.

The Framework Plan responds to existing conditions with proposals which provide a coherent, cohesive, and integrated approach to the development of these lands in order to optimise lands utilisation for future uses. It proposes character areas and gateways, and a landscape and movement strategy, which assist in structuring the future development potential, in addition to a services and utilities strategy.

The Plan seeks to:

- Ensure a long term, sustainable and connected employment area to the town by the delivery of appropriate land uses adjacent to Balbriggan town centre,
- Provide seamless integration of Framework Plan Lands with Balbriggan town,
- Promote sustainable connectivity through a clear access and movement hierarchy,
- Protect and enhance important natural landscape features and biodiversity,
- Optimise linkages and green corridors to Balbriggan town centre and residential areas through a landscape-led strategy for development,
- Deliver a quality environment for employment activities.
- Support the implementation of national objectives on climate change and objectives in the Council's Climate Action Plan 2024 - 2029

5.1.1 KEY GUIDING THEMES

Integration with Balbriggan Urban Environment

The Framework Plan seeks to integrate the evolving employment area of Stephenstown and Folkstown Little into the heart of Balbriggan and its residential neighbourhoods, to deliver an employment extension to the town which responds to its urban and natural environment context.

Linkages and Connectivity

The Framework Plan structures access to the lands through a clear access and movement hierarchy of roads and streets connecting to existing and future land uses, integrating with existing and enhanced green and blue networks, promoting pedestrian connectivity, accessibility and ease of movement.

A focus on 'Active Travel' (which includes walking, wheeling, and cycling), including existing and new routes, complements the proposed landscape focused strategy, ensuring the delivery of an attractive network of routes and linkages.

This includes the development of segregated cycle lanes and widened footpaths, new walking and cycling connections, and new pedestrian crossings. It also includes public transport improvements including potential extension of bus routes through to labour intensive employment locations.

Quality Employment Environment

The Fingal Development Plan zones lands for employment within the Framework Plan area which complement the existing urban pattern of Balbriggan, locating high technology zoned lands adjacent to the built up area of Balbriggan town centre, and general employment lands between that and the M1 motorway. Existing and future employment generators will benefit from a focus on an enhanced environment and improved landscape, which responds to the existing natural assets of the lands, including the Bracken River.

Protect and Enhance the Natural Environment

Integrating existing green and blue networks, and enhancing these networks through a landscape strategy, which can facilitate employment delivery while protecting natural assets, is at the heart of the Framework Plan. Environmental sustainability is promoted, through an open spaces and green corridors network, integrating sustainable drainage systems in accordance with Fingal Development Plan policy.

5.1.2 URBAN DESIGN PRINCIPLES

INTEGRATED WITH BALBRIGGAN

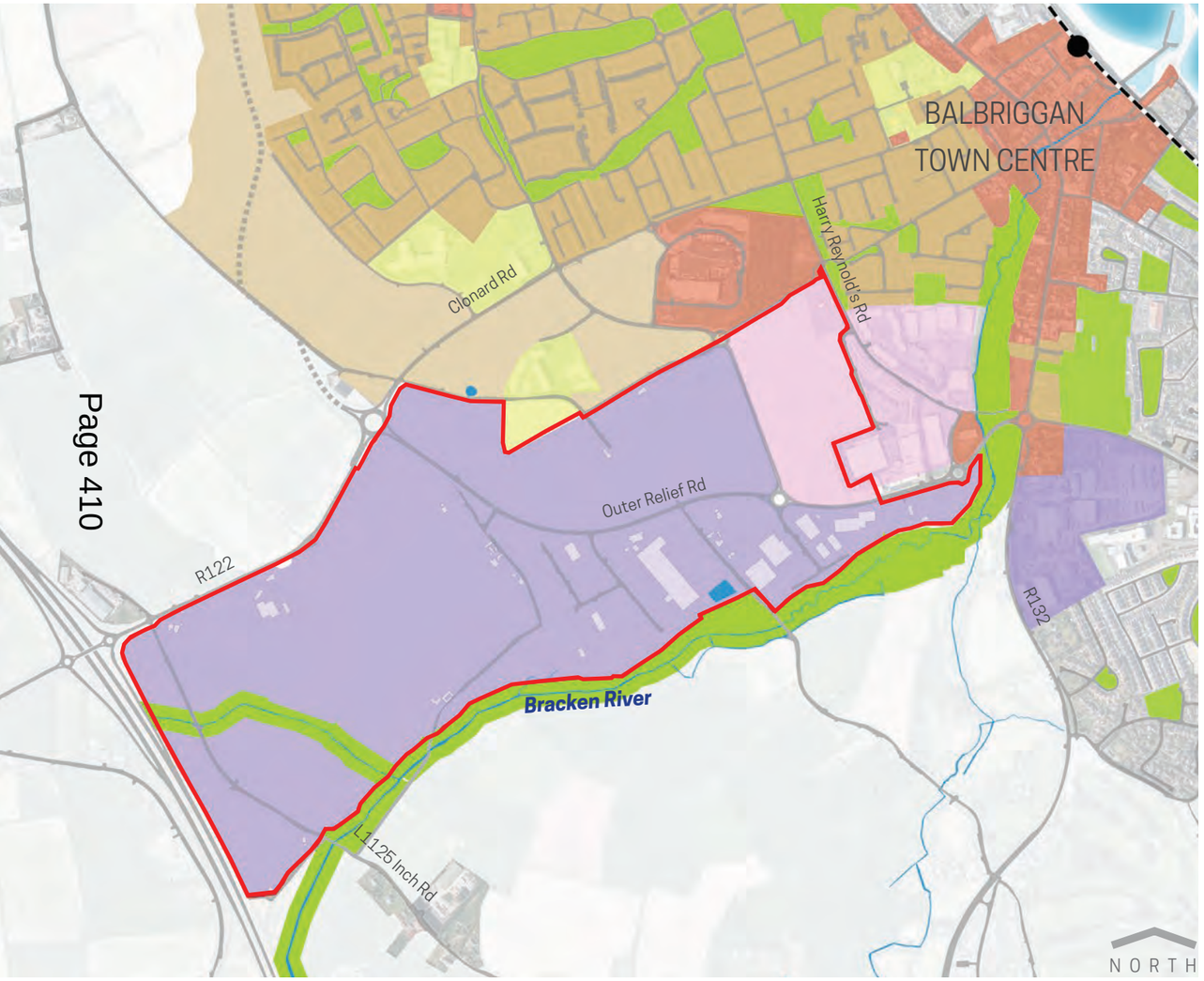


Figure 5.1 Land use zoning

- Framework Plan Boundary
- Open Space
- General Employment
- High Technology
- Major Town Centre
- Community Infrastructure
- Residential
- Residential Area

CLEAR ACCESS & MOVEMENT HIERARCHY

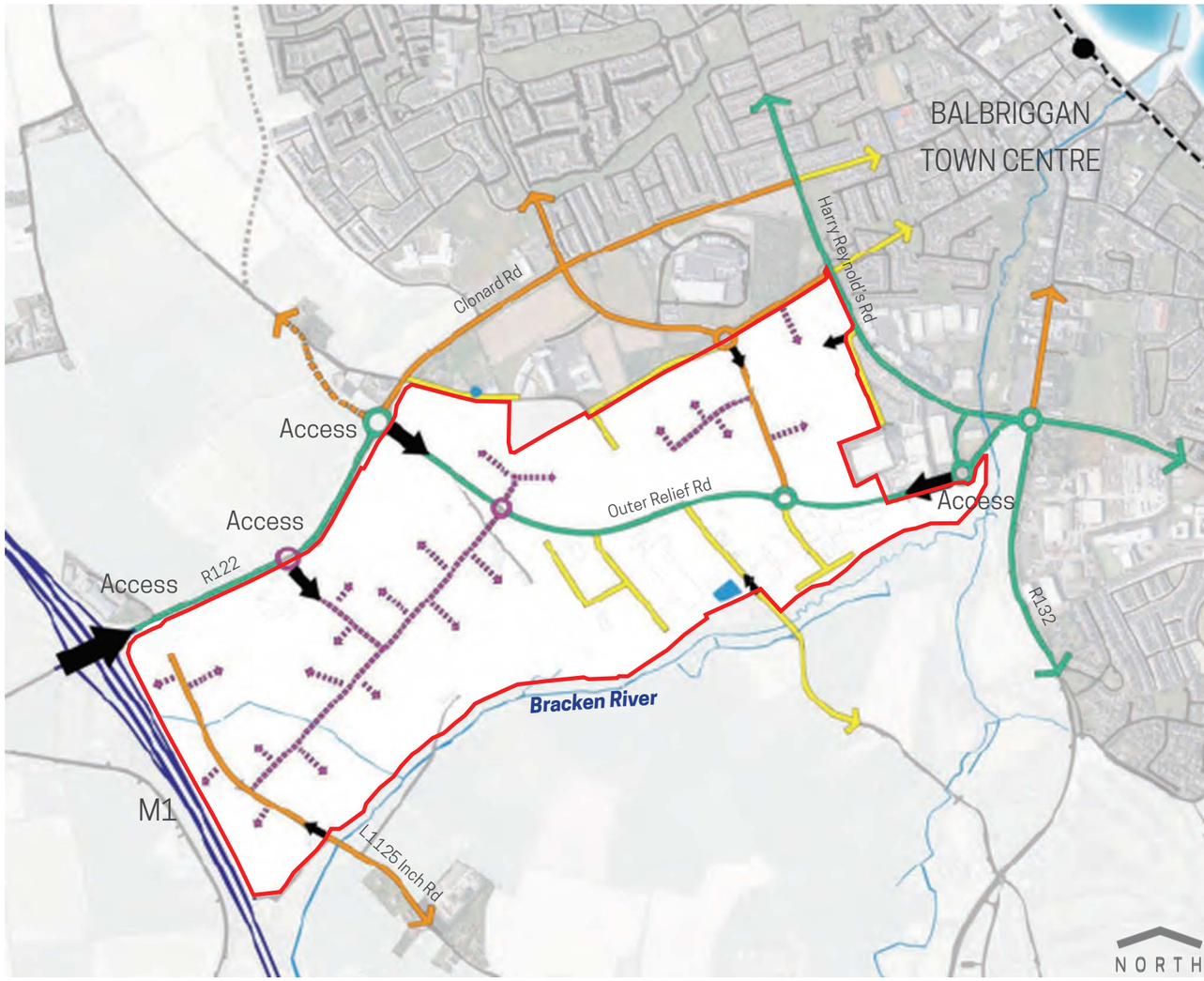


Figure 5.2 Access & movement hierarchy

- Framework Plan Boundary
- Motorway
- Arterial streets
- Link streets
- Local streets
- Vehicular access points
- Proposed local streets
- Proposed junction
- Indicative development plots access points

PROTECTED & ENHANCED GREEN NETWORKS

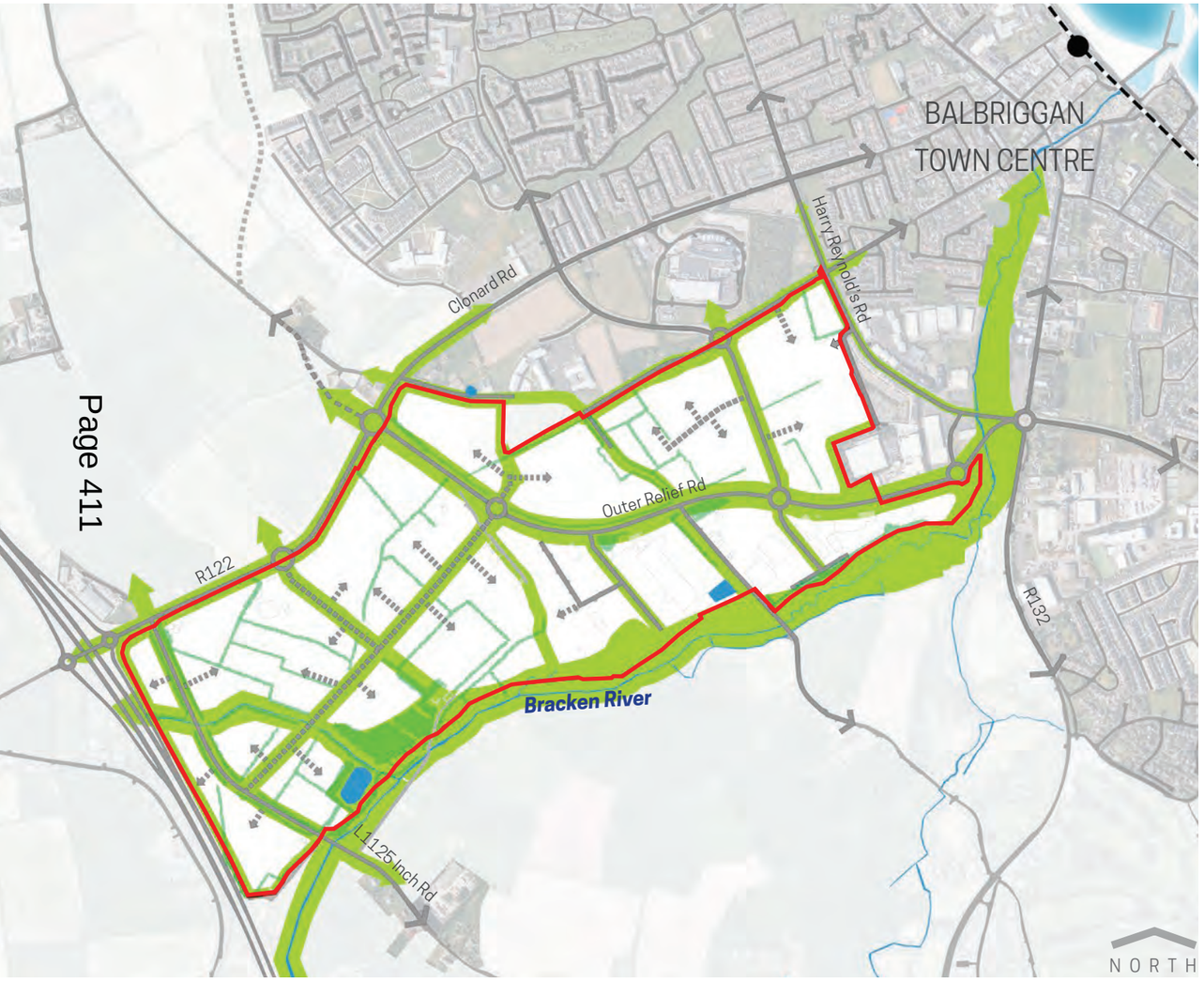


Figure 5.3 Green & blue networks

- Framework Plan Boundary
- Major existing/enhanced green/blue corridors
- Enhanced green corridors along streets and active travel routes (existing and proposed)
- Water streams and attenuation areas (existing and proposed)
- Existing historic field and townland boundaries hedgerows and tree planting

CONNECTED EMPLOYMENT QUARTER

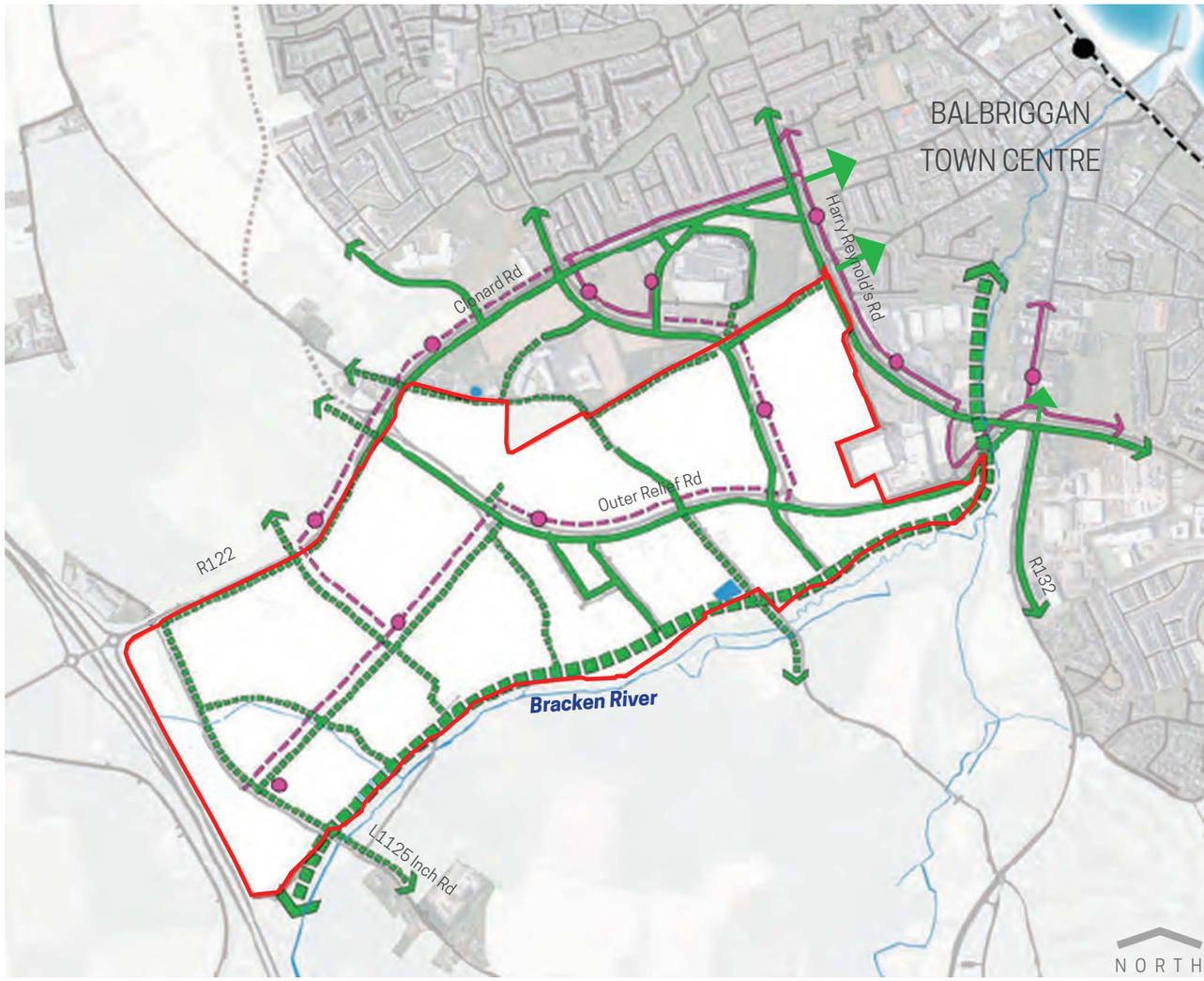
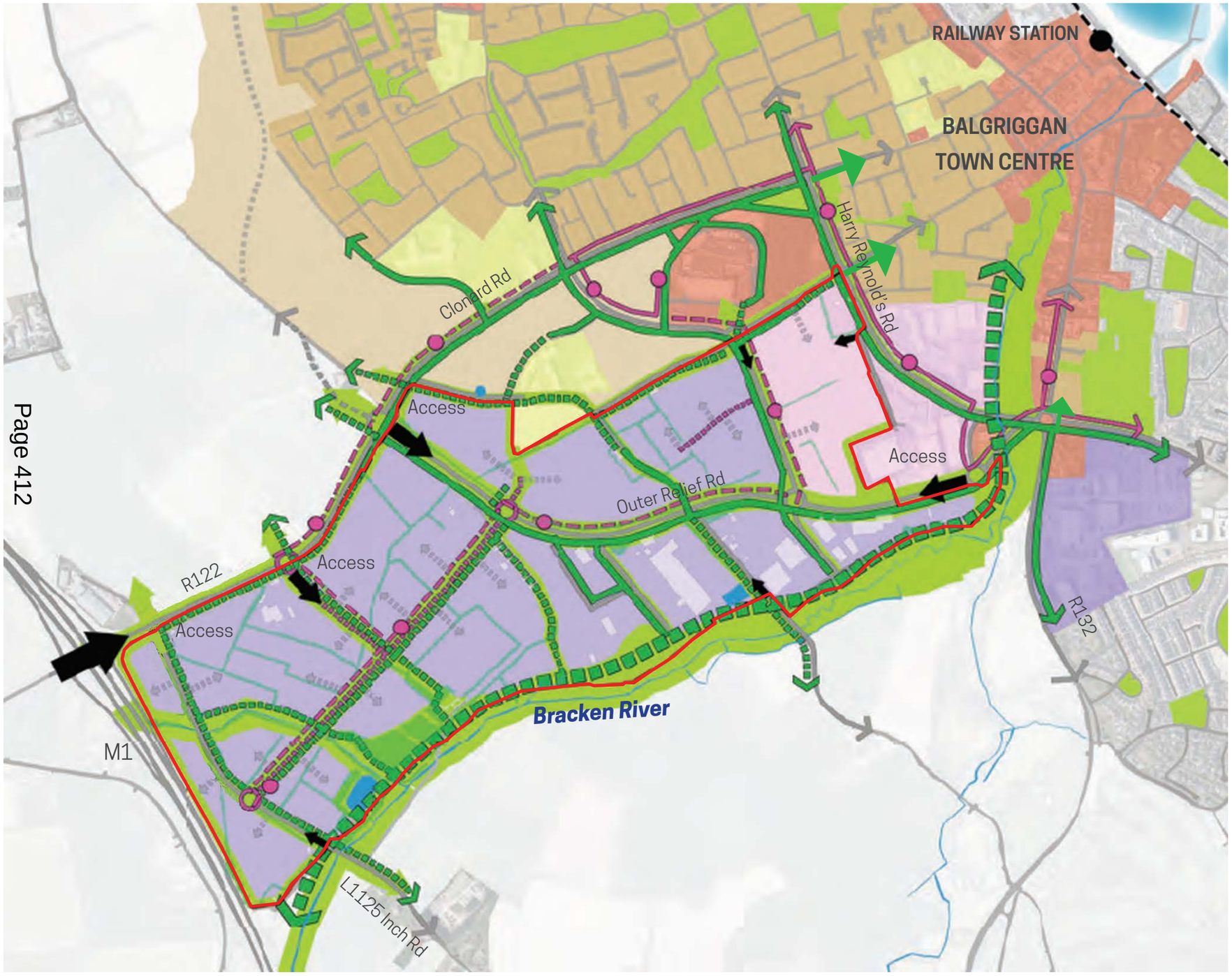


Figure 5.4 Active travel & public transport network

- Framework Plan Boundary
- Existing active travel routes
- Potential active travel routes and connections
- Existing B1 bus route
- Potential indicative extension of bus route / new bus route
- Existing / potential indicative bus stop locations

5.2 Framework Plan



- Framework Plan Boundary
- Major existing/enhanced green/blue corridors
- Green corridors along streets and active travel routes (existing and proposed)
- Existing Street Network
- Vehicular access points
- Proposed local streets
- Indicative development plots access points
- Proposed junction
- Existing active travel routes
- Proposed active travel routes and connections
- Existing B1 bus route
- Potential indicative extension of bus route / new bus route
- Existing / potential indicative bus stop locations
- Open Space & 'Green Corridors'
- General Employment
- High Technology
- Major Town Centre
- Community Infrastructure
- Residential
- Residential Area
- Water streams and attenuation areas (existing and proposed)
- Existing historic field and townland boundaries hedgerows and tree planting

Figure 5.5 Framework Plan

06

Framework Plan

6.1 Framework Plan

6.1.1 FRAMEWORK STRATEGY

The Fingal Development Plan sets out for Balbriggan at Section 2.7 that *"The availability of zoned lands for high technology and general industrial development, together with the significant infrastructural and environmental improvements with easy access to major transport corridors, ports, rail and air networks, offer considerable potential for the town."* This Framework Plan seeks to realise the potential of these zoned lands at Stephenstown and Folkstown Little.

The Framework Plan strategy should be considered in tandem with the requirements of the Fingal Development Plan 2023-2029, particularly in relation to Section 14.15.1 Business Parks and Industrial Areas, which states *"Business parks and industrial areas in Fingal are intended to provide high quality physical environments for businesses and industry reflecting the character of the County. The principal aims are to achieve high quality design, visual continuity and pedestrian/cycle friendly environments whilst ensuring the functioning of business and industrial locations. It is also considered that good design will assist in the long-term economic viability of these areas."* The Framework Plan strategy seeks to harness this vision for the subject lands at Balbriggan through the following strategies:

Character Areas & Gateways

- The Framework Plan lands are structured by character areas responding to key defining features, including location, natural assets and features, profile of the lands and adjacencies, and key infrastructural parameters.
- In addition, defining Gateways at key locations will assist in establishing the area as a quality employment hub for Fingal at Balbriggan.

Landscape Strategy Approach

- The overall landscape strategy approach proposes to incorporate existing key assets and features. It seeks to preserve and protect existing key natural features such as the Bracken River, historic drains, and mature woodland areas and key hedgerows where possible, within the Framework Plan Lands to maintain ecological diversity and enhance the overall landscape character of the area. It will incorporate and enhance greening along existing and proposed movement corridors in the form of tree planting, low level shrubs or grass to create a quality landscaped environment.
- The Framework Plan seeks to implement sustainable design practices such as stormwater management systems and permeable paving to minimize environmental impact and enhance the overall ecological integrity of the Framework Plan lands, in line with the requirements of the Fingal Development Plan 2023-2029.
- By incorporating these elements and strategies, the Framework Plan lands can cultivate a distinct landscaped character that promotes sustainability, biodiversity, and human well-being while supporting the economic activities of the employment zoned lands.

Movement & Connectivity Strategy

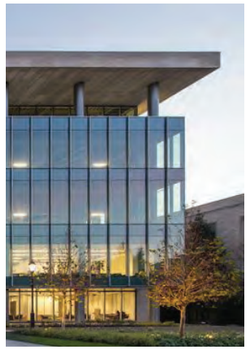
- The Framework Plan promotes active travel, pedestrian connectivity, accessibility and ease of movement, to, from and through the Plan lands, coupled with a clear hierarchy of routes facilitating employment generating industry operations, in a safe and secure manner.
- The Plan promotes upgrade of existing roads, junctions, and connections, to align with sustainable movement principles, while setting out how active travel measures can be integrated with the existing infrastructure where feasible, meeting national, regional and local policy objectives.
- As set out in Section 2.7.1 of the Fingal Development Plan 2023-29, *"improving connectivity between and around settlements by the expansion and roll out of active travel and public transport options is imperative to, and will underpin sustainable growth"*. This Framework Plan seeks to deliver on this policy objective.
- The development of movement and transport Infrastructure shall be informed by the Framework Transport Plan for Stephenstown and Folkstown Little

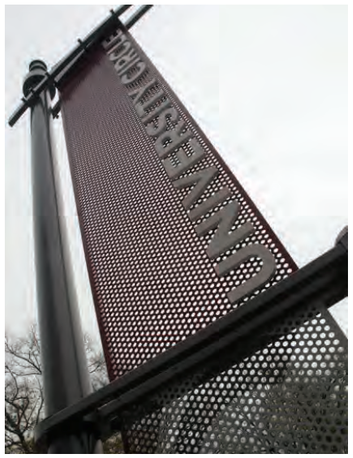
Services and Utilities Strategy

- Provision of services and utilities is essential to facilitate the development of the Framework Plan lands.
- Surface water management, water services, energy & telecommunications, and flood management, are all considered within the delivery of these lands for employment.

The vision for Stephenstown and Folkstown Little Framework Plan is to create a vibrant and sustainable employment zone which will support and encourage economic development and sustainable connections, and provide an attractive, high-quality environment for existing and future employment.

Considerations include quality lansdcaping, architecture, materials, in addition to green energy use and sustainable drainage.





6.2 Character Areas & Gateways

NORTH

KEY PRINCIPLES:

The proposed character areas are defined by their context, adjacency to existing development and their future potential:

- High Technology: area located to the west of existing Fingal Bay Business Park,
- Stephenstown: area bounded by Outer Relief Rd from south and Clonard St from north,
- Folkstown Little: defined by R122 and Outer Relief Rd along north edge and Bracken River from the south.
- Stephenstown South: defined by Outer Relief Road to the north and Bracken River to the south.

Existing principal gateways to the Framework Plan Lands are located on both ends of Outer Relief Road and a new proposed gateway along the R122 as a first major entrance coming from M1 direction.

Framework Plan Boundary
High Technology
Stephenstown
Folkstown Little
Stephenstown South
Principal Gateway

Figure 6.1 Character Areas & Gateways

6.2.1 HIGH TECHNOLOGY

Figure 6.2 High Technology

- Framework Plan Boundary
- High Technology Character Area
- Vehicular Access
- Sensitive Boundary (subject to potential landscape screening)

Characteristics:

- Undeveloped greenfield area with immature scrub planting.
- Half of the area is on a steep slope falling in the direction of Fingal Bay Business Park.
- Proposed vehicular access directly from Fingal Business Park internal road, Clonard Street and from Stephenstown Link Road.
- Sensitivity to existing built environment ie. adjacent residential property at the junction of Clonard St and Harry Reynold's Rd.
- Area suitable for high end, high-quality, value added businesses and corporate headquarters within a landscaped campus style setting, due to proximity to town centre and adjacent existing uses.

Zoning Objective 'HT' High Technology

Objective: *Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.*

Uses Permitted in Principle:

Enterprise Centre, High Technology Manufacturing, Hospital, Industry – Light, Office Ancillary to Permitted Use, Office ≤ 100 sqm, Office > 100 sqm and < 1,000 sqm Office ≥ 1,000 sqm, Open Space, Research and Development, Restaurant/Café[5] , Retail – Local < 150 sqm nfa[5] , Sustainable Energy Installation[35] ,Telecommunications Structures, Training Centre, Utility Installations.

[5] To serve the local working population only, [35] Ancillary to main use and of an appropriate scale

6.2.2 STEPHENSTOWN

NORTH

Figure 6.3 Stephenstown

- Framework Plan Boundary
- Stephenstown Character Area
- Vehicular Access
- Sensitive Boundary (subject to potential landscape screening)

Characteristics:

- This undeveloped greenfield area comprises immature scrub planting in the eastern part of the area and is under agricultural management in the western part.
- This area is slightly elevated along Clonard St, sloping down towards Outer Relief Road.
- There are two known archaeological sites (SMR) recorded within the area and one SMR zone between Playing Fields to the north and Outer relief Road to the south (see Figure 4.5 pg.20 and chapter 6.5 pg. 45 for further details).
- Proposed access from Outer Relief Road and Stephenstown Link Road.
- Sensitive boundaries are located around two existing residential properties and existing residential properties located on Clonard Street, outside but immediately adjacent to the Framework Plan lands.
- The area is suitable for general employment uses within a well-maintained landscaped setting.

Zoning Objective 'GE' General Employment

Objective: *Provide opportunities for general enterprise and employment.*

Uses Permitted in Principle

Builders Provider/Yard, Civic Waste Facility, Enterprise Centre Food, Drink and Flower Preparation/Processing, Fuel Depot/ Fuel Storage, High Technology Manufacturing, Industry - General, Industry - Light, Logistics, Office Ancillary to Permitted Use, Open Space, Petrol Station, Research and Development, Restaurant/Café[5] ,Retail – Local < 150 sqm nfa[5] , Road Transport Depot, Sustainable Energy Installation[35] ,Telecommunications Structures ,Training Centre, Utility Installations, Vehicle Sales Outlet – Small Vehicles ,Vehicle Sales Outlet – Large Vehicles, Vehicle Servicing/ Maintenance Garage, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact), Wholesale.

[5] To serve the local working population only, [35] Ancillary to main use and of an appropriate scale

6.2.3 FOLKSTOWN LITTLE

NORTH

Figure 6.4 Folkstown Little

- Framework Plan Boundary
- Folkstown Little Character Area
- Vehicular Access
- Sensitive Boundary (subject to potential landscape screening)

Characteristics:

- Combination of undeveloped greenfield areas and parcels of land currently under agricultural use.
- There is a small number of existing general employment and residential properties within the area with the large hardstanding area at the south west corner used for Balbriggan Market.
- The lands feature a network of hedgerows, varying in quality, and limited mature woodland in the south-eastern part.
- Area is relatively flat with highest point along R122, sloping down towards Bracken River.
- Existing vehicular access point located at the junction of R122 and L1125.
- Proposed access from Outer Relief Road and from R122 Naul Road.
- Sensitive boundaries are located along Bracken River corridor, along historic drain and around existing residential properties.

Zoning Objective 'GE' General Employment

Objective: *Provide opportunities for general enterprise and employment.*

Uses Permitted in Principle

Builders Provider/Yard, Civic Waste Facility, Enterprise Centre Food, Drink and Flower Preparation/Processing, Fuel Depot/Fuel Storage, High Technology Manufacturing, Industry – General, Industry – Light, Logistics, Office Ancillary to Permitted Use, Open Space, Petrol Station, Research and Development, Restaurant/Café[5] ,Retail – Local < 150 sqm nfa[5] , Road Transport Depot, Sustainable Energy Installation[35] ,Telecommunications Structures ,Training Centre, Utility Installations, Vehicle Sales Outlet – Small Vehicles ,Vehicle Sales Outlet – Large Vehicles, Vehicle Servicing/ Maintenance Garage, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact), Wholesale

[5] To serve the local working population only, [35] Ancillary to main use and of an appropriate scale

Zoning Objective 'OS' Open Space

Objective: Preserve and provide open space and recreational amenities.

Uses Permitted in Principle

Community Facility, Golf Course, Open Space, Recreation/Sport Facility.

6.2.4 STEPHENSTOWN SOUTH

NORTH

Figure 6.5 Stephenstown South

- Framework Plan Boundary
- Stephenstown South Character Area
- Vehicular Access
- Sensitive Boundary (subject to potential landscape screening)

Characteristics:

- Area predominantly developed with general employment uses which vary in scale.
- Existing businesses include Civil Engineering Contractors, Concrete Manufacturer, Pharmaceutical Suppliers, Hardware Builders Providers and Homewares Outlet, Waste Management, Ground Investigation and Geotechnical Consultancy, Kitchens Furniture Manufacturer, Specialist Engineering Products Distributors / Suppliers, and Agricultural Machinery Sales and Service.
- There are small amount of sites available for development.
- Area is relatively flat sloping down towards Bracken River.
- There are number of known archaeological sites (SMR) and SMR zone recorded within the area, located at the west part of the lands (see Figure 4.5 pg.20 and chapter 6.5 pg. 45 for further details).
- Existing access points are located along Outer Relief Road.
- The southern boundary is sensitive due to the adjacent Bracken River corridor.
- The area is suitable for general employment uses within a well-maintained landscaped setting.

Zoning Objective 'GE' General Employment

Objective: *Provide opportunities for general enterprise and employment.*

Uses Permitted in Principle

Builders Provider/Yard, Civic Waste Facility, Enterprise Centre Food, Drink and Flower Preparation/Processing, Fuel Depot/Fuel Storage, High Technology Manufacturing, Industry – General, Industry – Light, Logistics, Office Ancillary to Permitted Use, Open Space, Petrol Station, Research and Development, Restaurant/Café[5] ,Retail – Local < 150 sqm nfa[5] , Road Transport Depot, Sustainable Energy Installation[35] ,Telecommunications Structures ,Training Centre, Utility Installations, Vehicle Sales Outlet – Small Vehicles ,Vehicle Sales Outlet – Large Vehicles, Vehicle Servicing/ Maintenance Garage, Warehousing, Waste Disposal and Recovery Facility (Excluding High Impact), Wholesale

[5] To serve the local working population only, [35] Ancillary to main use and of an appropriate scale

6.3 Landscape Strategy Approach

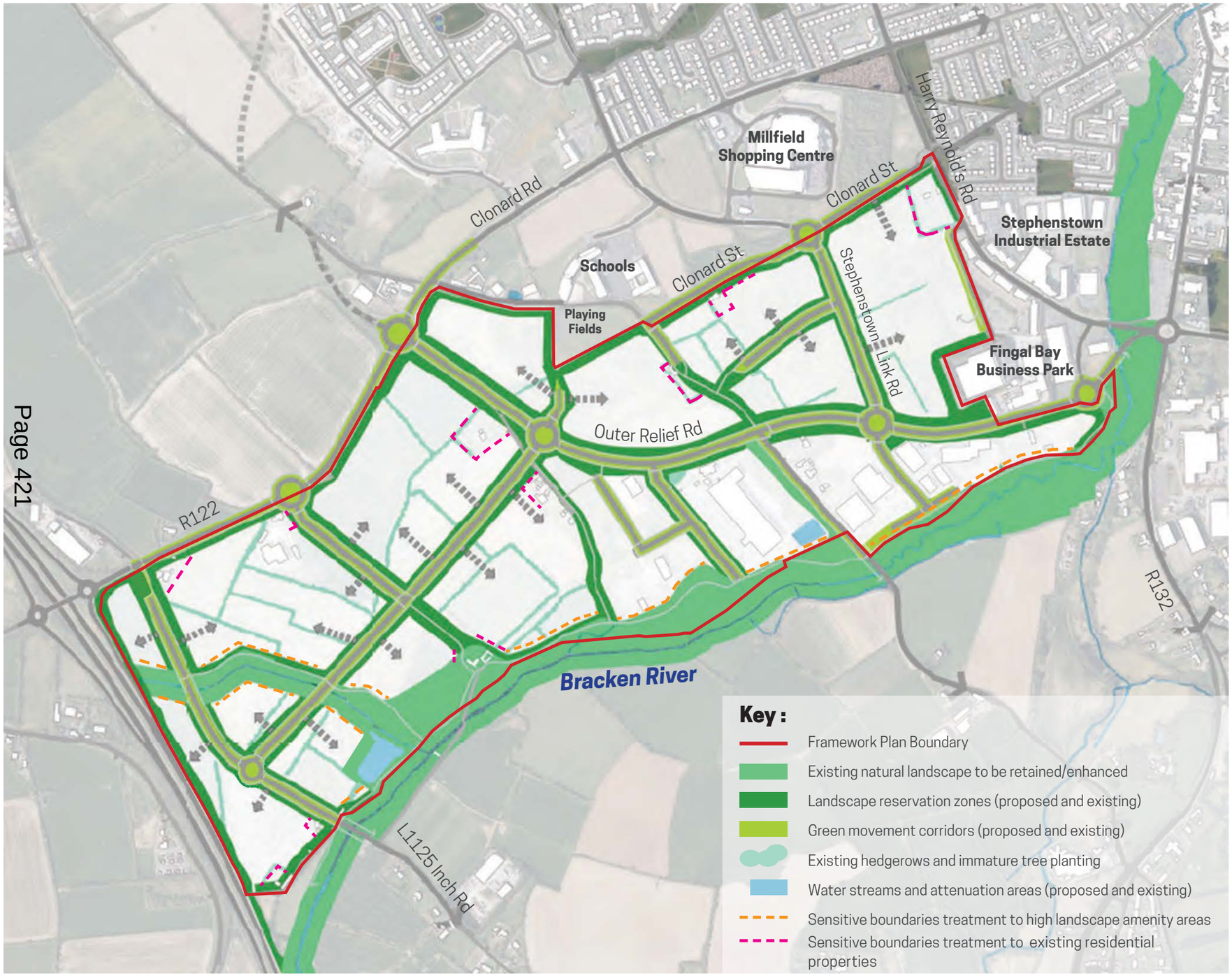


Figure 6.6 Landscape Strategy

KEY PRINCIPLES:

- Utilise the River Bracken valley and historic drainage ditch, key natural assets, as linear parks that support active travel, recreation, and amenity, while ensuring the protection and enhancement of riparian zones according to Objective DMSO154 – Ecological Corridors (Fingal Development Plan 2023-2029).
- Establish overall consistent high quality landscape character throughout the Framework Plan Lands.
- Integrate movement routes that will provide enhanced green corridors with cycle ways and pedestrian facilities complemented by street trees and potential SUDS features and low maintenance low level planting.
- Provide landscape reservation zones along key movement corridors and along sensitive boundaries to enhance proposed overall parkland character and to mitigate the visual impact of development.
- Retain existing hedgerows and townland boundaries as required by the Fingal Development Plan 2023-2029.
- Where hedgerows must be removed provide replacement of existing hedgerows with new linear habitats within the development footprint may be necessary. This approach will ensure connectivity is maintained across the lands from north to south and east to west.
- Provide sustainable drainage (SuDS), integrated constructed wetlands, biodiversity roofs, rain gardens and on-site water attenuation features in compliance with Appendix 11 "Green/ Blue Infrastructure for Development Guidance Note" of the Fingal Development Plan 2023 – 2029.
- Provide buffer zones to water courses e.g. the River Bracken, as set down in Fingal Development Plan 2023-2029.
- Provide screening to existing residential properties on the boundary of development. The use of planted mounding will assist in elevating planting and mitigating potential noise issues.
- Provide measures to enhance and support biodiversity in line with the requirements of the Biodiversity Management Plan for the Framework Plan area e.g. Bat boxes and Bird nest boxes.
- Landscape maintenance and monitoring shall be undertaken in line with the requirements of the Biodiversity Management Plan for the Framework Plan area

KEY CROSS SECTIONS (INDICATIVE)

Figure 6.7 Section A-A

Green movement corridor along R122 & landscape reservation zone A-A

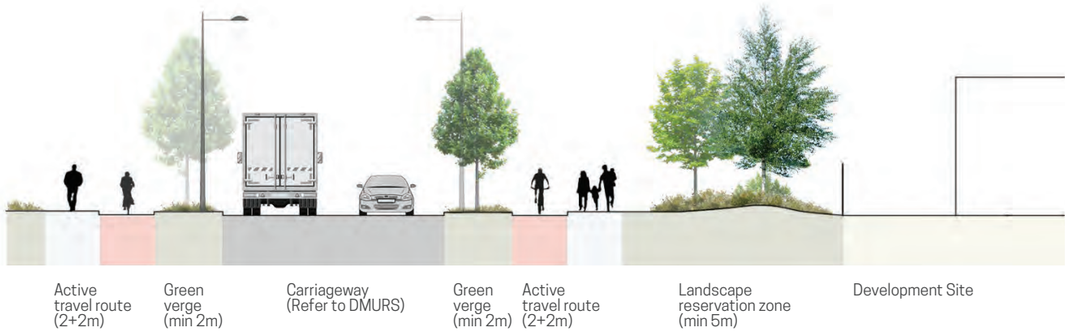


Figure 6.8 Section B-B

Sensitive boundary to existing natural area B-B

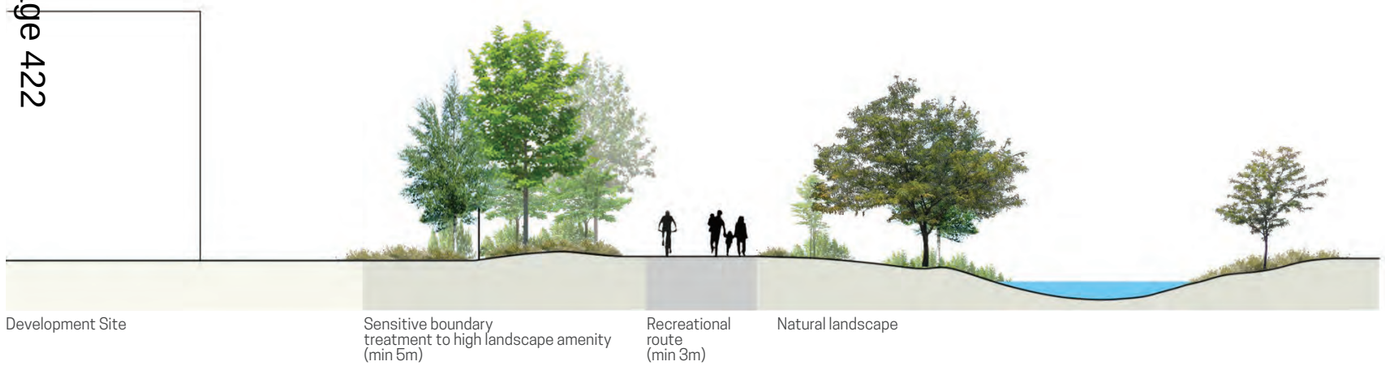


Figure 6.9 Section C-C

Green movement corridor & landscape reservation zone C-C

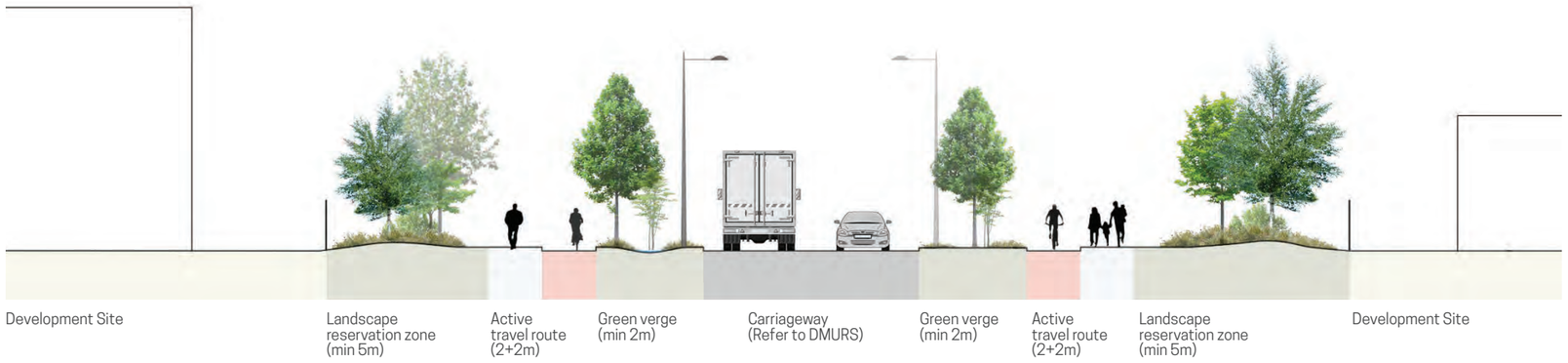
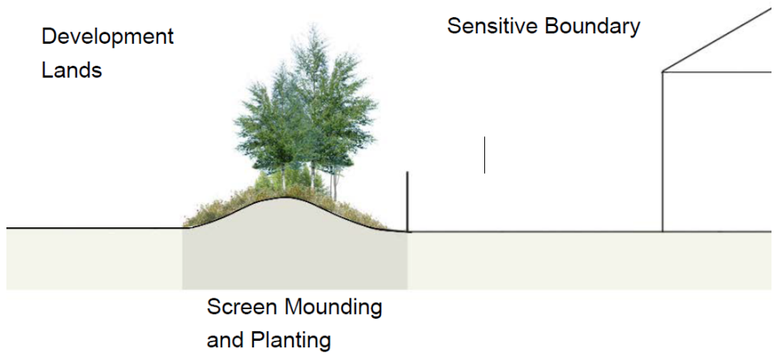


Figure 6.10 Cross Sections Location Map

Figure 6.11

Typical Sensitive Boundary Treatment



LANDSCAPE STRATEGY PRECEDENT IMAGES

Establish strong landscaped character (Precedent: Herøya Industrial Park Norway)

Utilise Bracken River Valley (Precedent: River Tolka Valley Park Active Travel Route)

Provide landscape reservation zones (Precedent: Grange Castle Business Park)

Integrate movement routes to landscape corridors (Precedent: Grange Castle Business Park)

6.4 Movement & Connectivity Strategy

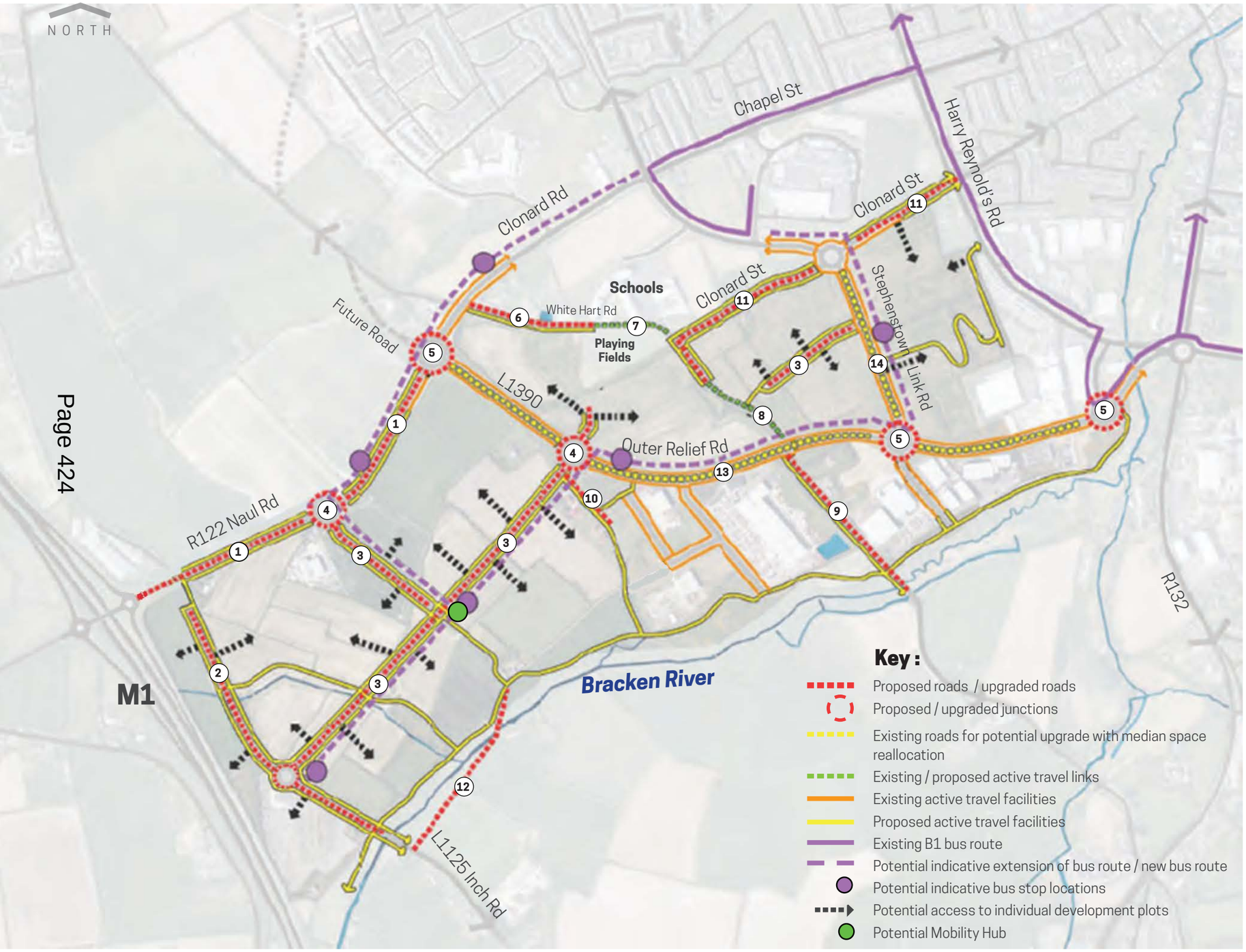


Figure 6.11 Movement and Connectivity

KEY PRINCIPLES:

- Upgrade critical existing roads and junctions in line with DMURS and Cycle Design Manual to support future development and ensure entire network has capacity for additional traffic which Framework Plan Lands will generate.
- Provide new well connected streets and access points, which are all set within a defined landscape structure.
- Connect proposed streets and links to existing vehicular, pedestrian and cycling routes.
- Promote sustainable transport modes including active travel and public transport in particular.
- To ensure that proposed development does not compromise the capacity, efficiency and safety of the M1 and associated Junction 6.

Recommendations:

Essential

1. R122 Upgrade including junction improvements and active travel provision (see Figure 6.7 pg.40 for typical section)
2. L1125 Inch Road upgrade including active travel provision
3. Proposed key internal roads including active travel provision (see Figure 6.9 pg.40 for typical section)
4. Proposed vehicular lands access junctions with active travel provision
5. Existing roundabouts to be upgraded with active travel provision

Desirable

6. White Hart Rd cul de sac'd for vehicular traffic at schools service entrance and upgraded including active travel provision Section
7. of existing road converted to active travel link
8. Existing active travel link to be upgraded
9. Existing local access road to be upgraded with pedestrian/cyclist provision on one side of the road
10. Existing local access road cul de sac'd for vehicular traffic in short term, converted to active travel link in longterm
11. Clonard St upgrade including active travel provision
12. Existing local access road cul de sac'd for vehicular traffic
13. Outer Relief Road potential upgrade with median space reallocation
14. Stephenstown Link Road potential upgrade with median space reallocation

The vision for the Framework Plan is to create a sustainable employment hub that attracts new economic development opportunities to the area while enhancing the climate resilience of the existing environment and providing a healthy and attractive place to work for a growing local population.

From a transport perspective, the Framework Plan Lands will be developed ensuring that future infrastructure is planned and designed in a manner that facilitates and prioritises sustainable travel modes, with a particular focus on increasing the share of active modes (walking and cycling) and public transport use.

The proposed Framework Plan movement and connectivity strategy is informed by the Framework Transport Plan for Stephenstown and Folkstown Little and integrates with the existing travel infrastructure in Balbriggan town. It take account of recent assessments undertaken by Fingal County Council associated with the Our Balbriggan Rejuvenation Plan and data produced in the development of the proposed Balbriggan Active Travel Strategy 2024-2034.

6.4.1 Road Network

The Public Road Network shall be enhanced and upgraded to meet the development needs of the Framework Area and to provide good quality connectivity with the National Road Network (M1), Regional Road Network (R132 and R122) and the local Road Network (L1390 Outer Relief Road and L1125 Inch Road) . Preliminary traffic analysis has been undertaken to identify existing roads and junctions within the Framework Plan Area which will require upgrades to meet future demand. The junction types to be used shall comply with the requirements of the Design Manual for Urban Roads and Streets and the Cycle Design Manual to ensure that active travel modes are provided for.

A upgrade of the R122 Naul Road between the M1 Junction 6 and the L1390 is an objective of the Fingal Development Plan 2023-2029. In addition, new road infrastructure shall be required to provide access to the undeveloped lands in the Folkstown Little Area and locally to the Stephenstown Area and the High Technology Area lands which front the Stephenstown Link Road and the L1390.

Where new road infrastructure provides access to zoned lands and there are no other access requirements, the historical roads may be considered for re purposing as active travel links. Examples of sections of road for consideration are sections of Folkstown Lane and White Hart Road. Where access is required alternate routes will be made available prior to closure i.e. at the junction of the Inch Road L1125 and Naul Road R122.

The layout of the existing and proposed road network with indicative access points to the Framework Plan area are shown in Figure 6.11.

6.4.2 Protection of the M1 Corridor

Development undertaken in the Folkstown Little Character Area must be designed to ensure protection of the M1 Motorway and associated infrastructure. Considerations include the positioning and direction of lighting and signage, the development of internal site development road network or circulation areas and the construction of utilities or excavation adjacent to the Motorway boundary.

6.4.3 Active Travel & Mobility Management

The development of the Framework Plan Area shall build on and enhance existing active travel links (footways and cycleways) to ensure that the Framework Plan Area is linked to an integrated Network to provide active travel connectivity between the Framework Plan Area, local residential and commercial areas, and key public Transport Infrastructure such as the Train Station and Bus Stops.

Permeability should be facilitated within the Framework Plan Area to create direct active travel routes thus making active travel efficient and attractive. Ongoing consultation with Stakeholders will inform the development of active travel infrastructure including cycling infrastructure, new Bus Services locally and regionally and the development of the existing services.

The development of Active Travel Measures in the Framework Plan Area shall align with the Council's Active Travel Strategy and the proposed Balbriggan Active Travel & Transportation Strategy and have regard to the following documents.

- National Sustainable Mobility Policy 2022 (as amended)
- Smarter Travel Policy 2009 - 2020 (as amended)
- National Cycle Policy Framework to 2009 - 2020 (as amended)
- Government Road Safety Strategy 2021 - 2030

It is envisaged that in time, a Mobility Hub with the aim of encouraging multiple and sustainable travel options could be developed at the Balbriggan Train Station / Quay St Car Park Area. This would be in line with the Fingal Development Plan Policy CMP22 for supporting the development of mobility hubs at key public transport locations. This hub would incorporate bicycle parking, bike share, car share,
EV charging, shuttle bus to the Framework Plan Area, and augmented existing bus routes, all of which would link to the expanded DART+ and Northern Rail services. The appropriate locations for smaller hubs could be identified within the Stephenstown and Folkstown Little developments once the sites develop.

6.4.4 Mode Share Targets

In line with the Transport Infrastructure Ireland's (TII's) Spatial Planning and National Roads Guidelines the Framework Plan envisages the delivery of high quality active travel infrastructure to provide for locally generated journeys and the use of public transport for journeys of greater distance with a view to minimizing travel by private car.

High quality and well-connected facilities will be provided to encourage the use of active modes and public transport, ensuring that the mode share for the Framework Plan Lands is aligned with the targets set out in Fingal Active Travel Strategy (May 2023) and the NTA Greater Dublin Transport Strategy 2022-2042 which define a projected modal split for different travel modes. The proposed mode share targets the Framework Plan are presented in the table 4.1 below together with the NTA GDTS 2022- 2042 mode share targets.

High quality and well-connected facilities will be provided to encourage the use of active modes and public transport, ensuring that the mode share for the Framework Plan Lands is aligned with the targets set out in Fingal Active Travel Strategy (May 2023) and the NTA Greater Dublin Transport Strategy 2022-2042 which define a projected modal split for different travel modes.

The proposed mode share targets the Framework Plan are presented in the table 4.1 below together with the NTA GDTS 2022- 2042 mode share targets.

Mode	GDA Existing Mode Share (%)	GDA 2042 Target Mode Share (%)	Framework Plan Mode Share Target (%)
Walk	23.9%	22.4%	17.5%
Cycle	3.7%	11.5%	12.5%
Public Transport	14.6%	17.5%	25%
Car	57.7%	48.6%	45%

Table 6.1 Mode Share Targets

It is acknowledged that the 45% mode share target for private car travel is ambitious when compared to the current NTA GDTS 2022- 2042 mode share targets. However, considering the proximity of the Framework Plan area to Balbriggan Rail Station, the introduction of Shuttle Bus services in the initial phases of development, enhancements to local and regional bus routes, and the overarching design strategy emphasising mobility, permeability, and accessibility for active modes, this target is deemed both reasonable and attainable.

In this regard, the 45% mode share target for private car travel shall be viewed as a maximum target for all developments within the Framework Plan area. All planning applications for development within the Framework Plan area shall contain a Mobility Management Plan/Travel Plan detailing the actions and strategies on how the mode share targets will aim to be achieved and regularly monitored.

6.4.5 Walking and Cycling

The pedestrian and cyclists' infrastructure within Framework Plan area should be designed in a manner to better utilise existing road space and encourage a transition towards more sustainable modes of transport.

New footways and cycle tracks shall be provided to all new road infrastructure developed within the Framework Plan area. Provision shall be in accordance with guidance set down in DMUR's and in the Cycle Design Manual, ensuring that the principles of Universal design are adopted to cater for people of all abilities. This includes the development of cycle friendly junctions and the provision of links with a high QoS on the R122, Naul Road, the internal roadways within the Framework Plan area and the provision of facilities for cyclists and pedestrians along the Inch Road for the extent of the Framework Plan area.

In addition to new infrastructure existing infrastructure will be audited to determine improvements which can be made to enhance the existing provision to meet the needs of the cyclist and accordingly provide for increased modal share. This will be particularly important at junctions particularly on the L1390.

Figure 6.11 shows the proposed active travel facilities for the Framework Plan area. The infrastructure for active modes includes 2m wide cycle tracks and 2m wide footpaths provided on both sides of the road segregated from traffic lanes by landscaped areas.

6.4.6 Public Transport

The development of Public Transport Links to the Framework Plan Area is a key objective. The connectivity of this Employment Centre with Local and regional population centres by public transport will reduce reliance on private car use and thus create a more sustainable transport model.

The Framework Plan area will benefit from the increased capacity and service provision on the Northern Rail line with the planned DART+ Coastal project and the integration of Active Travel and Bus Services to optimise journeys to the Framework Plan Area.

In addition to the existing services, the Greater Dublin Area Transport Strategy 2022- 2042 identifies the M1, via Dublin Port Tunnel as forming a part of the Core Bus Network to serve long distance bus routes from Belfast, Dundalk, Derry, Monaghan and Drogheda and regional bus routes from Balbriggan, Skerries and East Meath.

The Council will engage with the NTA/Bus Service Providers to promote the amendment or augmentation of the existing B1 Bus Service to provide an increased level of service throughout the day and extending into the Framework Plan area as it develops. The Council will further engage with the NTA seeking to provide new Bus Stops along all the major road network at Strategic points including along the L1390 to service the existing employment development. Bus stops will be provided along the spine road within the framework plan area to cater for public transport users. The council will engage with the NTA to examine the provision of the most sustainable Bus Shelters i.e. Green Bus Shelters.
The potential extended bus routes and bus stop are presented in Figure 6.11. The development of the final route is expected to evolve as the lands within the Framework plan area develop.
The Council will actively engage with businesses and Bus Service providers to deliver a dedicated shuttle service from train station to service the Framework Plan area at peak times, this will include consultation with the National Transport Authority. A potential route along the R122 to the Inch Road and loop through the proposed Folkstown Little Road network via the L1390 and Stephenstown Link Road would allow connectivity to all the lands.

The provision of a Shuttle link to key local public transport destinations will enhance the initial connectivity between the Framework Plan Lands and the surrounding public rail transport and will be highly beneficial for the mobility strategy of the scheme which is particularly focused on providing alternatives to the use of private cars.

6.4.7 Bicycle Hubs/ Sharing Scheme

The Council will deliver Bicycle Sharing Hubs within the Framework Plan area in strategic locations near Framework Plan Lands entrances and along the road network. These Bike Sharing Hubs providing bike Parking and Bicycles for hire/ share will facilitate access by cycling for those who do not own a bike or do not wish to use their personal bikes for commuting purposes. to the Council will seek to build upon existing Bike Sharing/Rental Schemes operational within the Balbriggan Area and will enhance the hybrid connectivity between cycling and train services.

6.4.8 Parking Strategy

Car Parking

It is acknowledged that the level of car parking spaces provided within the Framework Plan area will be a key consideration to achieve the mode share target of 45% for private cars. The over provision of car parking spaces could undermine the Framework Plan Transport Strategy by facilitating car use and reducing the likelihood of travel by sustainable modes.

The “Zone 2” Car Parking Standards as defined in Table 14.19 of the Fingal Development Plan will apply to the Framework Plan Area. However reduced parking provision will be encouraged in support of private car demand management and use of sustainable transport modes.

EV Charging

The Fingal Development Plan 2023-2029 outlines EV parking standards for new commercial developments, requiring a minimum of 10% of total parking spaces to have EV charging, with higher ratios in urban areas. Remaining parking spaces should be future proofed for charging points. Within the Framework Plan Area, 20% of all parking spaces should be provided with functioning EV charging points and all other spaces shall incorporate appropriate infrastructure (ducting) to allow for future fit out of a charging point at all spaces.

Cycle Parking

Cycle parking provision for each development within the Framework Plan area shall be in accordance with the standards set out within the Fingal Development Plan. Bicycle parking / storage rates are divided into two main categories:

Long Term: These are to be designed for use by employees. Such spaces should be in a secure area that is not freely accessible to the public.

Short Stay: These are to be designed for ease of use by the public. Such spaces should be in highly visible areas that are easy to access and allow for cargo bikes.

Buildings within the Framework Plan area should provide facilities for cyclists, such as showers, changing rooms and storage lockers to provide for cyclists needs.

6.4.9 Shared Mobility Hub

The integration of active travel and public transport will assist in providing the optimum travel solution for people wishing to commute to/from the Framework Plan area in a sustainable manner. This will be achieved through the integration of Public Transport Stops with Cycle Parking/Shared Bike facilities. In addition, the council will investigate the provision of facilities for car sharing in proximity to this infrastructure to maximise the integration of options whilst minimising the perceived need for private car use.

6.4.10 Street Lighting

Street Lighting shall be required for safety and personal security on movement routes. Reference shall be made to the Biodiversity Management Plan for guidance on lighting design in areas where ecology may be sensitive to artificial light impact.

6.5 Archaeology

An archaeological assessment of the Framework Plan area undertaken by Archer Heritage Planning concluded that there are areas of high Archaeological Potential located within the Framework Plan area. This conclusion was reached further to previous finds in the area during archaeological excavations within the Framework Plan area. Up to 20 Record of Monuments and Places (RMP) sites were excavated during these previous works. Clusters of medieval features suggest a small medieval hamlet or village located near a chapel site in the southeast of the Folkstown Little lands and in the western part of the Stephenstown south lands, with surrounding historical field systems and enclosures.

Similarly, a cluster of Bronze Age features appear to also suggest a small Bronze Age village. The vast majority of these RMPs had no surface expression and were unknown prior to the Geophysical survey and excavations. Thus, it is considered that there is a possibility that similar remains may be located within the Framework Plan area, particularly surrounding the known RMPs.

Prior to statutory planning applications, further archaeological testing shall be undertaken to include geophysical survey and archaeological test excavation of all lands not previously tested. These investigations shall be carried out under license by the National Monument Service (NMS). This will allow for appropriate archaeological mitigation, if appropriate, to be undertaken in advance of site development.

6.6 Services and Utilities Strategy

Provision of services and utilities is essential to facilitate the development of the Framework Plan Area lands and to attract businesses. In general, but not exclusively utilities and services shall be extended into the Framework Area aligned with roads Infrastructure. There are a network of services and utilities currently to Stephenstown, Stephenstown South and the High Technology Character areas. These services may need to be extended and augmented to cater for development. There may be a need for localised service upgrades to meet the needs of development. The Folkstown Little character area is largely unserviced currently and provision of new services will be required in advance of development of these lands. Some localised upgrades of infrastructure within and beyond the Framework Plan area may be required to facilitate development depending on service demand.

6.6.1 Surface Water

Surface Water Drainage Infrastructure within the Framework Plan area shall comply with Appendix 11 of the Fingal Development Plan 2023 – 2029, the FCC SuDS guidance document – Green/Blue Infrastructure for Development. Appropriate SuDS methodologies shall be utilised subject to the development type, existing Framework Plan Lands characteristics and in compliance with the Greater Dublin Strategic Drainage Study (GDSDS). Development of drainage Infrastructure shall also take cognisance of the Strategic Drainage Strategies prepared on behalf of Fingal County Council for Lands at Stephenstown and Lands at Folkstown.

A catchment attenuation pond with an Integrated Constructed Wetland (ICW) area shall be developed in the southern portion of the Folkstown Little character area to attenuate and treat runoff from the lands located within that character area. This facility shall be integrated with the Green/Blue Corridors identified in this Framework Plan. The rates of surface water runoff from the Framework Plan Lands shall be attenuated individually to greenfield runoff rates and be discharged from individual sites through carrier drains along the existing/proposed road infrastructure into the ICW downstream and ultimately discharge into the Bracken River.

The lands to the north of the L1390 within the Framework Plan area are required to attenuate surface water runoff on-site and provide appropriate SuDS based on site treatment in compliance with the "Green/Blue Infrastructure for Development Guidance Note. Discharges from individual sites will be to the existing underground carrier drainage network which will be locally upgraded as necessary.

Drainage outfalls from the M1 Motorway are routed through the Folkstown Little lands. The drainage for development within the Folkstown Little Lands shall be independent of the M1 Motorway drainage and shall not compromise the capacity of this system.

The following SuDS (Sustainable Drainage Systems) elements should be incorporated into all new developments where possible: swales, tree pits, permeable pavements, filter drains, infiltration/storage systems, soakaways, and green roofs. All SuDS features are to be designed in accordance with current Health & Safety Legislation. A Maintenance Plan shall be submitted for every proposal outlining the extent of work required and the frequency of maintenance required for all SuDS systems.

Architecture and Planning should be implemented during the design stage of SuDS and the surface water management for future development, to integrate engineering intervention and future development sites into an attractive and useful landscape setting.

6.6.2 Foul Sewerage & Water Supply

There is foul sewerage and water supply infrastructure and pipe network in place serving the Stephenstown South and High Technology lands and a significant portion of the Stephenstown lands located to the north of the L1390 are also currently serviced. The lands within the Folkstown Little character area may require wastewater to be pumped to the existing gravity network due to the local topography.

Local infrastructural upgrades and the extension of the pipe networks into the Framework Plan area will be required to facilitate individual developments. The extent of network and upgrades shall be determined in consultation with Uisce Eireann.

6.6.3 Strategic Flood Risk Assessment

A Strategic Flood Risk Assessment (SFRA) has been prepared for the proposed Framework Plan area based on the current zoning objectives. There is no evidence to suggest that the proposed Framework Plan area has flooded in the past.

Catchment Flood Risk and Management (CFRAM) maps and the SFRA from the Fingal Development Plan 2023 to 2029 places the proposed Framework Plan footprint outside of Flood Zone A (i.e. an area likely to suffer flooding in a 1 in 100-year fluvial event) but it determined a small section of the lands were within the Flood Zone B (i.e. an area likely to suffer flooding in a 1 in 1,000 year fluvial event). The vulnerability classification for the proposed Framework Plan Area is the 'Less Vulnerable Developments' Zone B category. Site-Specific Flood Risk Assessments will be required for individual sites at the planning stage.

6.6.4 Power Supply

The Framework Plan Area is served by High Voltage power supply network with the Stephenstown 110kV Substation being located to the east of the Stephenstown south character area. There are also a number of Medium Voltage substations located within the developed lands in Stephenstown South. The development of the power supply network will be in response to development need and will be assessed by ESB Networks and Eirgrid. To ensure orderly development all new road infrastructure will be developed with ducted networks to carry underground power cables.

6.6.5 Telecommunications

The development of telecommunications infrastructure will be in response to development need and likely serviced by multiple service providers. To ensure orderly development all new road infrastructure will be developed with ducted networks to carry underground telecommunication cables for multiple providers.

6.6.6 Gas Supply

The existing Gas Distribution Network extends into the Framework Plan area along the Stephenstown Link Road. It currently terminates at the roundabout junction with the L1390. Extension of the gas supply network should be provided in new road infrastructure to facilitate development of the Framework Plan area.

6.6.7 Renewable Energy

Development within the Framework Plan Area shall be encouraged to consider the use of renewable energy technology in support of the implementation of actions relating to renewable energy in the Council's Climate Action Plan 2024 - 2029, the Future Fingal: Economic Development Strategy and the Fingal Local Economic & Community Plan (LECP) 2023 2028.

6.7 Phasing & Implementation

Stephenstown (FP. 4A) and Folkstown Little (FP 4.B) Framework Plan Lands are currently at various stages of development. The following section details an outline of the proposed phasing and infrastructure delivery requirements to make these lands available for development and occupation.

6.7.1 Existing Status

Development of individual sites will follow the statutory planning process and sequencing as set down in 6.7.2.

The Stephenstown South Lands are largely developed with vacant sites being fully serviced and road access available including provision of a level of active travel infrastructure (existing footway and cycleway) albeit there is scope to improve these facilities.

The High Technology and Stephenstown Lands are largely serviced on the periphery with services existing services in the public road network available to facilitate connections by extending services.

The Folkstown Little Lands are the most remote from Balbriggan Town and are beyond the extent of existing service provision. These lands require the construction of a road network to facilitate the subdivision of the lands to development plots. Services will be required to be brought with these roads, or if necessary, on wayleaves service corridors to connect these lands.

This assessment is summarised in the table below :

	High Technology	Stephenstown	Folkstown Little	Stephenstown South
Transportation				
Road Network	Peripheral	Peripheral	Peripheral	Serviced
Active Travel	Peripheral	Peripheral	Unserviced	Serviced
Public Transport	Unserviced	Unserviced	Unserviced	Unserviced
Utility Provision				
Surface Water Drainage	Serviced	Serviced	Unserviced	Serviced
Foul Sewerage	Serviced	Serviced	Unserviced	Serviced
Water Supply	Serviced	Serviced	Unserviced	Serviced
Power Supply Infrastructure	Serviced	Serviced	Unserviced	Serviced
Gas Supply Infrastructure	Serviced	Unserviced	Unserviced	Unserviced
Telecoms	Serviced	Serviced	Unserviced	Serviced

Table 6.2 Existing Status

Note while some lands are serviced upgrades may be required to increase service provision in response to a large service user/users locating within the plan area.

Figure 6.12 Character Areas Location Map

- High Technology Lnads
- Stephenstown Lands
- Folkstown Little Lands
- Stephenstown South Lands

6.7.2 Infrastructure Requirements and Delivery Sequence

Note that the provision of new road infrastructure includes the provision of active travel facilities (Footways and Cycleways).

The Council will therefore utilise the provisions of Section 48 of the Planning and Development Act, 2000, as amended, (or amending legislation) to generate financial contributions towards the capital costs of providing local and strategic infrastructure, including, transport infrastructure, and upgrading of pedestrian and cycle infrastructure.

Where appropriate to progress the development of sites in a coherent fashion, Developers may be conditioned to deliver relevant infrastructure through the development management process.

Stephenstown South Lands

Development of land within the Stephenstown South area does not require any critical infrastructure to facilitate development of the lands within this area. The lands will benefit from the delivery of improvements to the active travel infrastructure including junction upgrades on the L1390 and from the provision of public transport links. The Council will engage with the NTA to ensure that public transport services are delivered for the lands and to deliver the provision of Bus Shelters at appropriate locations.

The local environment will benefit from the enhancement of landscaping for improved biodiversity. It is noted that there is no natural gas infrastructure serving this land, provision will be driven by business need within these lands.

High Technology Lands

Development of the lands as a single user site can be facilitated without the provision of additional Infrastructure unless there is a need to increase service levels to meet that of a large service user. Road infrastructure, including active travel facilities, exist with an access formed linking to the Stephenstown Link Road and Clonard Street.

Development of the lands in multiple plots may be undertaken with the delivery of a local access road and utilities connecting to the Stephenstown Link Road. The underground diversion of the existing 38kV overhead power line will likely be required and undertaken as part of development of the lands.

The Council will engage with the NTA to ensure that public transport services are delivered to service the lands prior to occupation and to deliver the provision of Bus Shelters along the Stephenstown Link Road.

Stephenstown Lands

East of White Hart Road

Development of the lands as a single user site can be facilitated without the provision of additional Infrastructure unless there is a need to increase service levels to meet that of a large service user. Road infrastructure including active travel facilities exist, with an access formed linking to the Stephenstown Link Road.

Development of the lands in multiple plots may be undertaken with the delivery of an access road (with active travel provision) connected to the Stephenstown Link Road. An access travel link will be developed between this road and the White Hart Road (where vehicular traffic is already prohibited). The underground diversion of the existing 38kV overhead power will likely be required and undertaken as part of development of the lands.

The Council will engage with the NTA to ensure that public transport services are delivered to service the lands prior to occupation and to deliver the provision of Bus Shelters along the Stephenstown Link Road.

West of White Hart Road

Development of the lands as a single user site will require the delivery of a new junction on the L1390 aligned to connect with the road network for the Folkstown Little lands.

Development of the lands in multiple plots may be undertaken with the delivery of an access road network linking to a proposed junction with the L1390. The underground diversion of the existing 38kV overhead power will likely be required and undertaken as part of development of the lands.

The northwestern portion of the lands may require on site pumping to allow connection to the foul sewerage network due to the topography. No gas supply exists in this area and an extension of the main from the Stephenstown Link Road would be necessary. Provision for all other utilities exist in the L1390.

The Council will engage with the NTA to ensure that public transport services are delivered to service the lands prior to occupation and to deliver the provision of Bus Shelters along the L1390.

Folkstown Little Lands

Development of the lands located between the L1390 and the L1225 as a single user site can be facilitated without the need for the development of an internal road network. However, the upgrade of the R122 Naul Road will be required prior to the occupation of these lands. The provision of a sewage pumping station to service the lands will be required in advance of occupation and the likely upgrade of a localised section of foul sewer on the L1390 to receive pumped flow.

Development of the lands for multiple plots will similarly require the upgrade of the R122 Naul Road with a new junction to facilitate access from the north. The construction of a new junction on the L1390 to facilitate access from the east and on the L1225 to connect to the west. The provision of active travel infrastructure on the L1225 (Inch Road) will be required prior to the occupation of the lands located between the L1225 and the M1 Motorway.

The development of the land for multiple users will also require the construction of access road network with all services provided to connect to individual sites. The provision of a sewage pumping station to service the lands is required in advance of occupation and the likely upgrade of a section of foul sewer on the L1390 to receive pumped flow.

The delivery of the catchment attenuation pond with Integrated Constructed Wetland must be completed in advance of the routing of surface water from the Folkstown Little lands to the Bracken River.

The underground diversion of the existing 38kV overhead power will likely be required provision shall be made for ducting to facilitate this within the internal access road network or on a service wayleave.

The Council will engage with transport service providers to ensure that public transport services are delivered to service the lands prior to occupation and to deliver the provision of Bus Shelter/ and transport cycling hubs.

6.7.3 Infrastructure Stakeholder Engagement

During the statutory planning permission phase of development whether undertaken by Fingal County Council or by private developers' engagement with all utility providers shall be undertaken to ensure that the appropriate levels of service provision are made within the road infrastructure and service corridors. Typically, this will involve, Fingal County Council Water and Drainage Department, Uisce Eireann, Eirgrid/ESB Networks, Gas Networks Ireland and Telecommunications companies (Eir, Siro, Vodaphone etc).

6.7.4 Infrastructure Delivery Timescale

The provision of infrastructure within the framework plan area is expected to start within the High Technology and Stephenstown areas. The delivery of access road infrastructure with associated active travel provision is envisaged within a 1 to 3 year period (2025-2028) within these areas.

The delivery of infrastructure within the Folkstown Little Area is anticipated to be over a longer time period of up to 10 years (2025-2035).

Appendix A

Policy Context

National Policy

NATIONAL PLANNING FRAMEWORK 2040

The National Planning Framework (NPF) was published in February 2018 and is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It is a framework to guide public and private investment, to create and promote opportunities and to protect and enhance the environment.

The NPF contains national objectives and key principles from which Regional Spatial and Economic Strategies will follow. It introduces more strategic and coordinated planning of our cities and large towns across local authority boundaries, including statutorily backed Metropolitan Area Strategic Plans (MASPs) in the five cities of Dublin, Cork, Limerick, Galway and Waterford.

Of particular relevance to the subject employment lands at Balbriggan, the NPF notes the following:

- The National Planning Framework 2040 (NPF) focuses on planning for Urban Employment Growth (Section 4.4) noting that 'sustainable enterprise thrives in supportive business environments that enhance competitiveness and productivity with good supporting infrastructure' and intends to continue providing an attractive range of enterprise development opportunities.
- In order to accommodate strategic employment growth at regional, metropolitan and local level, the following should be considered:
  - Current employment location, density of workers, land-take and resource/ infrastructure dependency, including town centres, business parks, industrial estates and significant single enterprises;
  - Locations for expansion of existing enterprises;
  - Locations for new enterprises, based on the extent to which they are people intensive (i.e. employees/ customers), space extensive (i.e. land), tied to resources, dependent on the availability of different types of infrastructure (e.g. telecoms, power, water, roads, airport, port etc.) or dependent on skills availability;
  - Locations for potential relocation of enterprises that may be better suited to alternative locations and where such a move, if facilitated, would release urban land for more efficient purposes that would be of benefit to the regeneration and development of the urban area as a whole, particularly in metropolitan areas and large towns.

NATIONAL DEVELOPMENT PLAN 2021 – 2030

Accompanying the NPF is the National Development Plan (NDP). This sets out the investment priorities that will underpin the implementation of the NPF and will guide national, regional and local planning and investment decisions in Ireland.

Of particular relevance to the subject employment lands at Balbriggan, the NDP sets out the following within Chapter 10 - A Strong Economy, supported by Enterprise, Innovation and Skills (NSO 5).

Sectoral Strategies – Enterprise, Trade and Employment (page 92)

- The Economic Recovery Plan published in June 2021 sets out our ambition to build a sustainable and resilient economic recovery, underpinned by the National Recovery and Resilience Plan (NRRP). New programmes, designed to enhance the resilience and productivity of our enterprise base as it addresses the challenges and opportunities of our transition to a low carbon economy and pervasive digitalisation, will be delivered through Enterprise Ireland (EI) and Industrial Development Authority (IDA) Ireland
- Enterprise and innovation will be aligned with the NPF with a particular focus on regional economic and employment growth to secure competitive and innovative regional enterprises and will be achieved under the NDP by:
  - Assisting entrepreneurialism and building competitive clusters in strategic sectors and activities;
  - Collaborative actions at regional and local level, driven by the Regional Enterprise Plans, aided through the Regional Enterprise Development Fund, the Regional Enterprise Transition Scheme, leveraging European Regional Development Funding and other strategic investments.

Sectoral Investment Priorities – Enterprise Trade and Employment (page 93 – 95)

A comprehensive and integrated programme of measures will be initiated to strengthen growth and employment potential with a particular focus on balanced regional development and smart specialisation by building competitive and innovative enterprises through the following initiatives.

- Under Ireland's Industry 4.0 Strategy 2020-2025 there is a commitment to establish a new structure to coordinate the key Research and Development (R&D) Centres involved in the promotion, development, adoption and use of advanced manufacturing technologies. A new unit has been established to meet this, Future Manufacturing Ireland (FMI)
- Ireland's vision is that by 2025 we will be a competitive, innovation-driven, manufacturing hub at the frontier of the Fourth Industrial Revolution and at the forefront of Industry 4.0 development and adoption. Ireland intends to develop a global reputation for advanced manufacturing arising from State funded and industry co-funded research in the country's R&D Centres.
- In order to develop industry throughout the country, 2 no. key funds are made available – New Regional Enterprise Development Funding (REDF) calls and Enterprise Green Transition Fund

CLIMATE ACTION PLAN 2024

The Climate Action Plan 2024 is the second statutory update to the plan since the Climate Action and Low Carbon Development (Amendment) Act 2021 was signed into law, committing Ireland to 2030 and 2050 targets for reducing greenhouse gas (GHG) emissions, and introducing 5-year carbon budgets and sectoral emission ceilings.

- With regard to industry and employment related development, Chapter 13 of the Plan sets out key messages, targets, measures and actions. The following measures and actions of relevance to Stephenstown includes:
  - Expand and enhance supports from the Sustainable Energy Authority of Ireland, IDA Ireland, and Enterprise Ireland with a focus on achieving energy demand reduction, electrification, and biomass adoption in industry
  - Electrification of new and current manufacturing processes displacing the use of fossil fuels where possible and as soon as possible
  - Low and net zero carbon product substitution for construction materials and a reduction in the clinker content for cement where practical

Regional Policy

REGIONAL SPATIAL AND ECONOMIC STRATEGY (RSES) - EASTERN & MIDLAND REGIONAL ASSEMBLY

The RSES for the Eastern and Midlands region sets out the region's key assets, opportunities and challenges alongside policy responses up to 2030 and beyond. The principal statutory purpose of the RSES is to support the implementation of the emerging of the NPF 2040 and the economic policies and objectives of the Government by providing a long term strategic planning and economic framework for the development of the regions.

Section 6.3 of the RSES sets out the Economic Strategy. With relevance to the subject employment lands at Balbriggan, this chapter sets out guiding principles for identifying locations for strategic employment with particular reference to the Dublin-Belfast Economic Corridor. This chapter continues to note sectoral opportunities for lands on the Dublin-Belfast Economic Corridor including:

- Advanced manufacturing
- Smart manufacturing
- Biopharma
- Bioprocessing
- Applied nanotechnology
- Alcoholic beverages,
- Marine energy
- Energy Storage
- Wind Energy
- Advance Manufacturing
- Experiential Tourism
- Fintech

Balbriggan is identified as a Core Region which contains a strong network of county and market towns that have a good level of local employment, services and amenities, which serve not just their resident's population but a wider catchment area. The RSES acknowledges that these towns have capacity for continued growth to become more self-sustaining and to attract high quality knowledge-based employment at strategic accessible locations.

Whilst the lands at Stephenstown and Folkstown Little do not fall within the Metropolitan Area Strategic Plan (MASP), however they are well connected via the M1 motorway to the south and bus and rail services which will contribute to achieving employment densities in the right places aligning with enabling infrastructure as per the Regional Spatial and Economic Strategy for the Eastern & Midland Regional Assembly.

Local Planning Context

FINGAL DEVELOPMENT PLAN 2023-2029

The Framework Plan lands are located within the administrative area of Fingal County Council and are subject to the Fingal Development Plan 2023-2029 (Development Plan). This section sets out the overarching policies and objectives relative to the lands in the context of the Development Plan.

Under the Core Strategy set out in the Development Plan (pg 55), Balbriggan is within the Core Area as set out in the RSES and is designated as a Self-Sustaining Town.

FRAMEWORK PLAN LANDS CONTEXT

The lands within the Framework Plan are bounded along the north and northeast boundary by various land use zonings including Major Town Centre and Residential Area zonings, by a belt of lands zoned Open Space to the east/southeast and by the M1 motorway to the west. Lands to the northwest, adjacent to land designated for the FP 4.B Folkstown Little Framework Plan are currently greenfield and zoned 'RU – Rural' under the Fingal Development Plan 2023 – 2029.

LAND USE ZONING

Framework Plan Lands (indicative lands outlined in red) are primary zoned 'GE – General Employment' with a small section of land to the northeast zoned 'HT – High Technology' and a strip of land zoned 'OS – Open Space' bisecting the lands and bordering the southern boundary.

Zoning Objective 'GE – General Employment':

Objective: *Provide opportunities for general enterprise and employment.*

Vision: *Facilitate opportunities for compatible industry and general employment uses including appropriate sustainable employment and enterprise uses, logistics and warehousing activity in a good quality physical environment. General Employment areas should be highly accessible, well designed, permeable and legible.*

Zoning Objective 'HT – High Technology':

Objective: *Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.*

Vision: *Facilitate opportunities for high technology, high technology and advanced manufacturing, major office and research and development based employment within high quality, highly accessible, campus style settings. The HT zoning is aimed at providing a location for high end, high-quality, value added businesses and corporate headquarters. An emphasis on exemplar sustainable design and aesthetic quality will be promoted to enhance corporate image and identity.*

Zoning Objective 'OS – Open Space':

Objective: *Preserve and provide for open space and recreational amenities.*

Vision: *Provide recreational and amenity resources for urban and rural populations subject to strict development controls. Only community facilities and other recreational uses will be considered and encouraged by the Planning Authority.*

Uses permitted in principle under each zoning designation are set out in Appendix B.

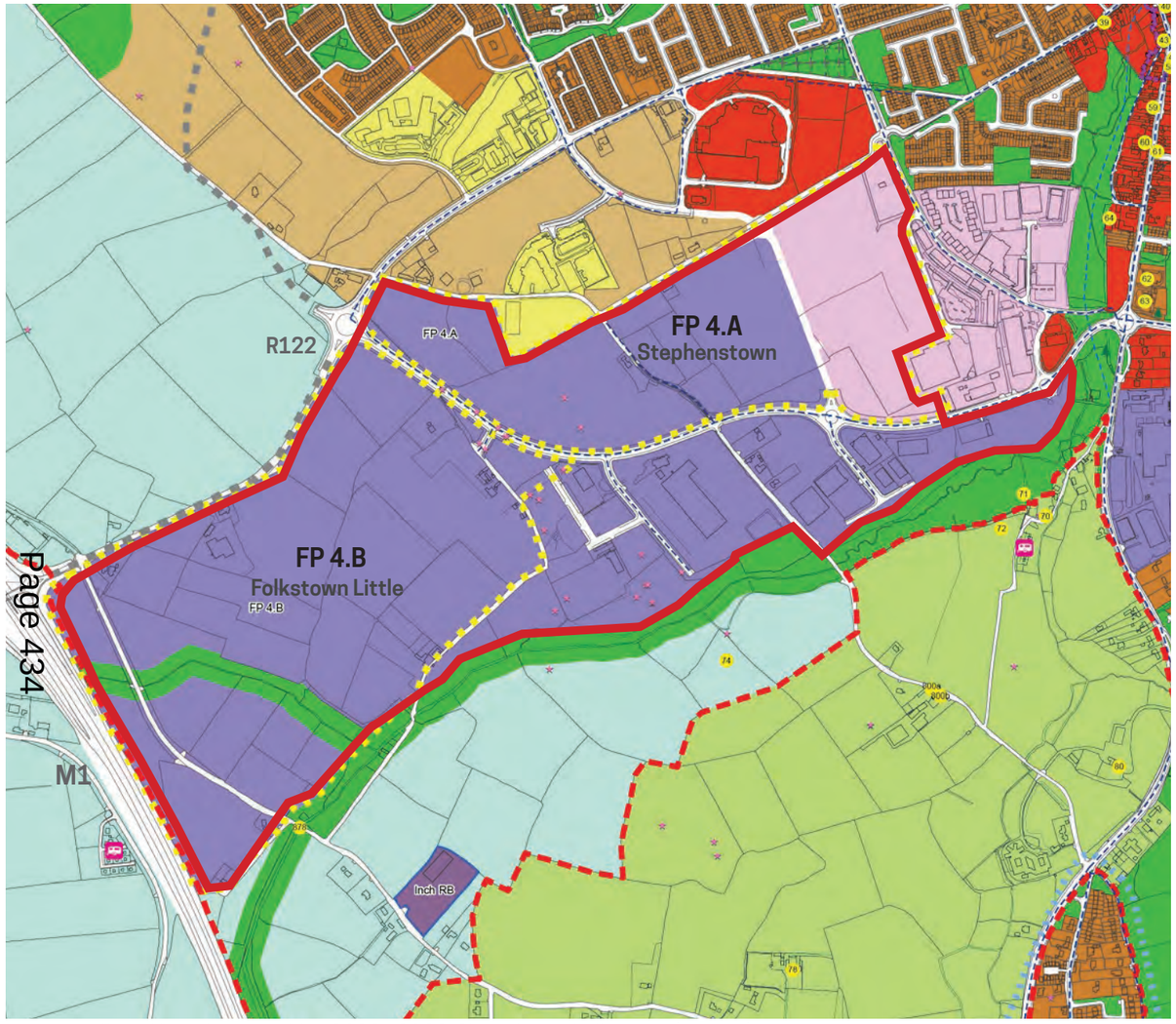


Figure A.1 Fingal Development Plan 2023 - 2029, Sheet No. 4, Balbriggan (extract)

- Framework Plan Lands
- MC – Major Town Centre
- CI – Community Infrastructure
- RA – Residential Area
- RS - Residential
- OS – Open Space
- GE – General Employment
- HT – High Technology
- RU - Rural
- GB - Greenbelt
- RB - Rural Business
- Development Boundary
- Framework Plan
- (GDA) Cycle Network Plan
- 7 Protected Structures
- Sites and Monuments Record (SMR)

Fingal Development Plan contains the following policies and objectives which relate directly to employment and the development of employment uses on acceptable zoned lands:

Objective EE01 – Implementation of Land Use Management Plans: *"Implement the existing Local Area Plans and Masterplans and prepare appropriate land use management plans within the lifetime of the Plan for strategically important General Employment, High Technology, Metro and Rail Economic Corridor, Warehouse and Distribution and Food Park zoned lands in collaboration with key stakeholders, relevant agencies and sectoral representatives."*

Policy EEP2 – General Employment Lands: "Maximise the potential of GE lands, ensuring that they are developed for intensive employment purposes, where appropriate, and which are highly accessible, well designed, permeable and legible."

Objective EE07 – Dublin-Belfast Economic Corridor: "Engage and collaborate with adjoining Local Authorities and regional assemblies, as appropriate, to promote the continued economic development of the Dublin–Belfast Economic Corridor."

Objective EE09 – Economic Growth of Core Area: "Support economic growth within the Core Area through strengthening and promoting the importance of Balbriggan as the major urban centre and having regard to its strategic location on the Dublin–Belfast Economic Corridor and directing appropriately scaled growth opportunities into the other urban centres in the area."

Objective EE010 – Economic Growth within the Core Area: "Ensure that towns, villages and other locations within the Core Area follow policies of directional development to ensure that the required economies of scale are achieved in specific centres such as Balbriggan, and that other lower tier towns and villages perform to their economic strengths and competitive advantages such as Skerries and Rush for tourism and marine activities."

Objective EEP11 – Variety of Employment Lands: "Consider the allocation of various sizes of land parcels for commercial, office, industrial uses in order to cater for a wide range of employment and enterprise formats."

Objective EE013 – High Technology Lands: "Encourage the development of corporate offices and knowledge based enterprise in the County on High Technology zoned lands and work with key stakeholders, relevant agencies and sectoral representatives to achieve such development."

Objective EE014 - Permeability in General Employment Lands: "Encourage high quality sustainable design, permeability and pedestrian and/ or cyclist friendly environments within general employment zoned areas."

Appendix B

Permissible Uses on lands within the Stephenstown (FP 4.A) and Folkstown Little (FP 4.B) Framework Plan

Each land use zoning objective has a supporting vision which elaborates on the zoning objective and sets the context for the type of development which would be acceptable. Uses which are neither 'Permitted in Principle' nor 'Not Permitted' will be assessed in terms of their contribution towards the achievement of the zoning objective and vision.

Uses 'Permitted in Principle' within the Framework Plan lands are set out per separate zoning category below:

General Employment:

Permitted in Principle		
Builders Provider/Yard	Civic Waste Facility	Enterprise Centre
Food, Drink and Flower Preparation/Processing	Fuel Depot/Fuel Storage	High Technology Manufacturing
Industry – General	Industry – Light	Logistics
Office Ancillary to Permitted Use	Open Space	Petrol Station
Research and Development	Restaurant/Café[5]	Retail – Local < 150 sqm nfa[5]
Road Transport Depot	Sustainable Energy Installation[35]	Telecommunications Structures
Training Centre	Utility Installations	Vehicle Sales Outlet – Small Vehicles
Vehicle Sales Outlet – Large Vehicles	Vehicle Servicing/ Maintenance Garage	Warehousing
Waste Disposal and Recovery Facility (Excluding High Impact)	Wholesale	

High Technology:

Permitted in Principle		
Enterprise Centre	High Technology Manufacturing	Hospital
Industry – Light	Office Ancillary to Permitted Use	Office ≤ 100 sqm
Office > 100 sqm and < 1,000 sqm	Office ≥ 1,000 sqm	Open Space
Research and Development	Restaurant/Café[5]	Retail – Local < 150 sqm nfa[5]
Sustainable Energy Installation[35]	Telecommunications Structures	Training Centre
Utility Installations		

Open Space:

Permitted in Principle		
Community Facility	Golf Course	Open Space
Recreational/Sports Facility		

[5] To serve the local working population only

[35] Ancillary to main use and of an appropriate scale

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 27

SPECIAL SPEED LIMIT BYELAW –

MOYLARAGH ROAD (L-1171), BALBRIGGAN, CO. DUBLIN

The proposed speed limit decreases from 50km/h to 30 km/h at Moylaragh Road (L-1171) from its junction with Castlemill Link Road to the roundabout junction of Harry Reynolds Road in Balbriggan.

A speed limit appeal submission was submitted to Fingal County Council to examine the existing speed limit of 50 km/h on Moylaragh Road, Balbriggan. The road is approximately 680 m in length.

The road was examined against Guidelines for Setting and Managing Speed Limits in Ireland (2015) and the results of the examination outlined that a reduction in speed limit was merited as set out against the criteria in the guidelines. As a result, Fingal County Council proposes to introduce a Special Speed Limit Bye Law to lower the speed limit to 30 km/h.

Recommendation

Following public consultation between 09/07/25 to 11/08/2025 where no submissions were received, and the presentation to the Balbriggan/Rush-Lusk/Swords Area Committee Meeting was given on the 11th of September 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) and Section 86 of the Road Traffic Act 2010 (No. 25 of 2010) and Section 22 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: Proposed speed limit reduction from 50km/h to 30 km/h at Moylaragh Road (L-1171) from its junction with Castlemill Link Road to the roundabout junction of Harry Reynolds Road in Balbriggan.

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 28

COMMUNITY ACTIVITIES FUNDING SCHEME

Presentation will be given at the Council Meeting

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 29

FINGAL ARTS PLAN 2019-2025 EXTENSION

Fingal County Council's current Arts Plan spans a six-year period from 2019 – 2025 and a review of the plan was included in the 2025 Annual Work Programme for the Community, Sports & Culture SPC.

At its meeting on 18th September, the SPC considered a report from the County Arts Officer that reviewed the current Plan, assessed it as continuing to be fit for purpose and appropriate to the forthcoming years and proposed that the life of this plan for the period up to the end of 2029.

The current Arts Plan sets out four strategic goals: Making Space for Art, Connecting People and Ideas, Enabling Excellence and Developing Capacity. These areas continue to define and drive what it is urgent and important for Fingal County Council to advance in terms of arts provision for the citizens of the county. They cogently align with the Council's overall vision and goals as articulated in the Development Plan to 2029, which includes specific objectives in relation to e.g. cultural infrastructure development, workspace provision, and inclusivity - equality of access to and engagement with the arts for the public.

In brief the case for extending the Arts Plan to 2029 is as follows: the currency and relevance of the present Arts Plan 2019 – 2025; its close alignment with county development priorities to 2029; the need to respond to pending new national policies and the required focus on very immediate and exceptional capital development projects (including but not limited to the Swords Cultural Centre).

As such, extension of the Arts Plan may be regarded as a logical, responsible, and forward-thinking choice.

The Arts Office and the Council will benefit from the consistency and coherence of approach enabled by the extension; the sustained, well understood focus and the opportunity to build on existing initiatives and proven successes. It will ensure continued stakeholder trust, amidst other areas of change and uncertainty.

The SPC accepted the Report and agreed to recommend the extension of the Plan.

At its meeting on 6th October 2025 the Corporate Policy Group considered the SPC Recommendation and agreed that the extension be recommended to full Council.

Accordingly, it is hereby recommended that Fingal Council resolve to extend the duration of the Fingal Arts Plan to the end of 2029 –

"It is hereby resolved that the duration of the Fingal Arts Plan 2019 to 2025 be extended to 2029."

Comhairle Contae Fhine Gall
Fingal County Council

Chief Executive's Management Report

13th October 2025

Item No. 30

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Chief Executive's Foreword

A major milestone in the MetroLink project was reached this month with the publication of the Railway Order by An Coimisiún Pleanála. Planning for the arrival of MetroLink by Fingal County Council has been proceeding for several years now and we are very pleased that the project will now advance with the granting of the planning permission. The route will take passengers directly from Swords to Dublin City in 25 minutes and will provide service users with a fast, efficient and sustainable service with trains every three minutes. The benefits for the people of Fingal, and further afield, will be immense as the service will be capable of accommodating up to 20,000 passengers per hour in each direction therefore easing traffic congestion and providing commuters with more transport choices to link with Dublin Airport, DART, rail and bus services and to the city. Economically, the project will mean the enacting of Master Plans to develop housing and explore economic opportunities along the route. MetroLink will be 18.8km long and will run from Swords to Charlemont with 16 stations, seven of them in Fingal. The Fingal stations will be Estuary, Seatown, Swords Central, Fosterstown, Dublin Airport, Dardistown and Northwood. Fingal County Council welcomes the news of the advancement of the project and we look forward to continuing the good working relationship with MetroLink as well as with all other stakeholders on the next phase of the works.

Enhancing Fingal County Council's online experience for our customers has been a focus as part of an overall transformation of digital services. 90% of local authority services will be available online by 2030 and will fundamentally change how people interact with their council. The latest improvement will give council tenants the flexibility to pay their rents online. This option will give our customers access to manage their rent accounts 24/7 as well as providing those who face challenges when accessing in person services with a more efficient way to make their payments. Of course, the existing methods of payment remain the same - Council cash offices will continue to accept in-person payments (cash, cheque, card) and payments over the phone. Tenants can also use a Rent Card, available upon request, to pay at An Post offices and BillPay retailers. Standing orders and the Household Budget scheme remain active payment options. To access the system, go to www.fingal.ie/council/service/rent-payment and follow instructions. Users need their Rent Account number and email address; they can pay rent, view charges, and clear any arrears. I hope that our customers find this to be an efficient and user-friendly means to manage their household finances.

I was delighted to have joined Mayor of Fingal, Cllr Tom O'Leary, representatives from Fingal County Council's Parks and Landscapes division and Meakstown Community Group in Meakstown recently for the official opening of the community garden. Located adjacent to the Community Centre and children's playground, in the heart of the locality, the garden is a visual and sensory masterpiece for visitors and locals to enjoy. Designed by award-winning designer, Jane McCorkell, the garden is divided into three spaces containing urban elements, a forest bath, and simple landscape features. The layout and chosen plants and ornamental grasses really encourage and entice visitors to explore the garden and discover its sensory properties. All the materials that were used in the creation of the garden have come from council depots and demonstrate what can be achieved when you reduce, reuse and recycle. I wish to thank the Parks and Landscapes teams who worked collaboratively with Meakstown Community Group to see this project to fruition. Gardens are spaces for socialising, taking time for quiet reflection and to truly see biodiversity in action. I have no doubt that this beautiful space will be a much-loved amenity in Meakstown for the future.

With the weeks advancing and plans for trick or treating already beginning, it's a sure sign that Halloween is just around the corner! In Fingal, we have a proud tradition of celebrating Halloween with the fantastic Festival of Fire events comprising of a spooky themed live DJ followed by spectacular fireworks displays. This year, to enhance the Halloween celebrations, we are delighted to be chosen as a hub for 'Ireland, Home of Halloween' – The strategy, which was developed collaboratively by Fáilte Ireland, Tourism Ireland, and Tourism Northern Ireland, seeks to create a link with our Halloween festivities and our ancient history and culture and the marking of Samhain, which traditionally meant the end of the harvest season and the beginning of winter. The Wonderful family friendly events planned will complement the already stellar Halloween programme we have in place and will ensure enjoyment for all not just on Halloween night itself but throughout the month of October. Many of the events in our Libraries, Arts Centres and historic castles are free to enter and to whet your appetite, here is a snapshot of just some of the events on offer: Pumpkins After Dark in Newbridge House & Farm, Harvest Food Fair in the Séamus Ennis Arts Centre, Flip Animation Workshop in the Dráiocht Theatre, A Traitorous Tale in Malahide Castle & Gardens and Skerries Mills Family Fireshow Spectacular. All these and many more events are listed on www.fingal.ie/halloween I would encourage everyone to take the opportunity to visit some of these events as we celebrate the Samhain season - I'm sure a wonderful experience awaits you all.

AnnMarie Farrelly
Chief Executive

PEOPLE, CORPORATE AND DIGITAL SERVICES

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Customer Services
CRM and Digital Services
Communications
Building Facilities

Recruitment

Recruitment Programme 2025	
Total Recruitment Campaigns	86
Interviews Held to date	937
New Starters	191
Promotions	96
Number of Current Job Offers	38

Learning & Development Update

Learning & Development	Year to date
Number of courses	258
Number of Attendees	2480
Number of Training Days	2191

Throughout October, courses will be delivered in the areas of the Basic IT Skills for outdoor staff, Advanced Excel, Diversity & Interculturalism, Personal Effectiveness and many more.

Wellbeing Update

The Wellbeing Team are committed to creating a healthy, safe, and supportive environment for all staff. Our Wellbeing Programme continues to evolve, with a focus on promoting resilience, encouraging positive habits, and supporting every individual's overall wellbeing. This month, the Wellbeing team continued to build and support the four key pillars of the Wellbeing strategy through activities and resources.

HSU – Health & Safety Unit

The HSU is committed to ensuring that safety measures are in place by undertaking a proactive blended approach which creates an effective safe and healthy working environment. This includes undertaking risk assessments, safety audits and inspections, encouraging hazard reporting and taking corrective action. This approach is essential for preventing incidents and improving future safety practices in Fingal County Council.

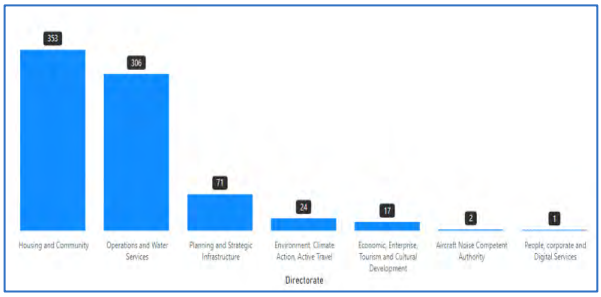
Customer Services

Customer Care Unit Statistics – September 2025

Total No. of Calls dealt with by CCU
9,987

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 representations for September was 774 broken down by department as follows:



COMMUNICATIONS

Digital Statistics

The fingal.ie website had 144,340 visitors during September which was an increase of 9,243 from the previous period. The number of page views rose by 36,641 to 328,845 while the average time spent on the site reduced by three seconds to 1 minute and 51 seconds.

There have been 1,310,665 visitors and 2,880,045 page views since January and visitors have spent an average of 1 minute and 58 seconds on the site.

The most popular pages during September were: Major new housing developments for Balbriggan and Skerries officially underway. Our Affordable Housing Scheme page also had over 7,500 page views.

The Facebook account now has 42,682 followers and the number of views dropped by 30% to 1,604,330 from the previous month. There were 5,437 interactions. The most popular post was on September 17th about the newly redeveloped car parks in Balbriggan with 61,898 views and 292 interactions.

Instagram now has 16,100 followers and had 565,241 views for a reach of 37,272. There were 3,243 interactions which was an engagement rate of 8%. The most read post was about vacant homes with a reach of 16,631 and 194 interactions.

The number of LinkedIn followers is now over 12,000. There were 33,692 impressions and 575 reactions which was an engagement rate of 2%. The number of followers on X rose by 46 to 23,414 and there was an engagement rate of 2.45% from 142,411 impressions.

The WhatsApp channel now has 3,426 followers while the numbers currently following our other corporate channels are Threads (1,586), TikTok (1,163) and Bluesky (455).

For our YouTube Channel the number of subscribers rose by 27 to 1,870 in September. Total views rose by 26% from the previous month to 8,412. There was also a 137% increase in watch time from the previous month. Videos published included Culture House Update, European Mobility Week, and new housing developments for Skerries and Balbriggan. The video on the commencement of the major new housing developments was our most viewed video in the month. The Fingal Presidential Election prospective candidate nomination webcast accumulated 673 views.

Press Releases

There were 17 press releases issued during September, covering topics such as the sod turning of two major housing developments in Balbriggan and Skerries, the special meeting to consider Presidential nomination requests, and the launch of Fingal's Culture Night programme. Key coverage included RTE, Irish Times etc. covering the special meeting to consider Presidential nominations, along with the approval of planning permission for Dublin Airport's Pier 1 West extension.

Alongside this there was an RTE focus piece looking at the conservation work being done at Ireland's Eye, with a news item also looking at efforts to boost the number of teenage girls cycling.

Media Queries

Media queries received during September included questions about Presidential candidates, playground arson, allotments, and the Tenant-In-Situ scheme.

LAW DEPARTMENT

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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
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
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Portmarnock Real Estate Development Limited and St. Marnock's II DAC v An Bord Pleanála and Fingal County Council The High Court Record No. 2024/1464 JR
Integrated Materials GP Unlimited Company Trading as Integrated Materials Solutions Limited Partnership v An Bord Pleanála and Fingal County Council High Court Record No. 2025 502 JR
Daa PLC v Fingal County Council The High Court Record No. 2025/0001241 JR
Ryanair Dac V An Coimisiun Pleanala The High Court Record No. 2025/0001346 JR
Daa Plc V An Coimisiun Pleanala The High Court Record No 2025/0001406 JR
Simon Rutledge v. Fingal County Council The High Court - Record Number: 2025/00001383 JR

ECONOMIC, ENTERPRISE, TOURISM & CULTURAL DEVELOPMENT

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TOURISM DEVELOPMENT

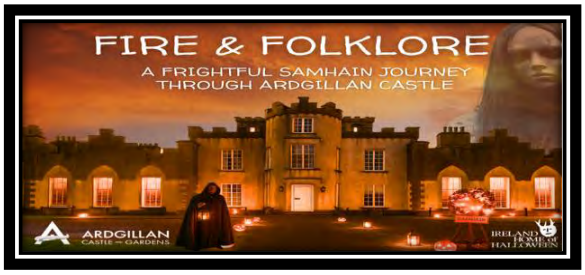
Ireland Home of Halloween

Fingal County Council is one of seven destinations selected to receive funding as part of Fáilte Ireland's newly launched Home of Halloween Destination Development Pilot Scheme. The Council has received a first annual grant of €100,000 to develop and promote immersive Halloween experiences that are deeply rooted in local culture and traditions.

There is now a full programme of Halloween events, experiences and venues available on the Council' website and on the events website. Failte Ireland have also added all of the Fingal events to visitdublin.ie, and Ireland.ie as well as their own portal.

https://www.fingal.ie/halloween
https://www.eventsinfingal.ie/home-of-halloween
https://visitdublin.ie

This programme is comprehensive, extending much further across the calendar than in previous years to drive additional visitors and economic activity across the county. There are over 80 Halloween experiences opportunities available in more than 23 locations showing the strong partnership of artistic venues, heritage properties and tourism businesses who are involved in making this happen alongside the Council's Tourism, Attractions, Events & Arts teams.



Tourism Strategy, Food & Drink Policy

A key focus in implementation of the tourism strategy and food and drink policy in September was the new collaboration framework which fosters collaboration between stakeholders within Fingal's tourism, food and drink sectors. A structured, multi-stakeholder governance model, the framework ensures that businesses, government agencies and community representatives work together efficiently to enhance tourism and economic growth in Fingal. Four strategic working groups established under the framework met for the first time this month focussed on the following:

- Product & Experience Development (visitor and attraction saleable experience enhancement)
- Industry & Economic Development (business development, investment, skills training, infrastructure, skills, job creation))
- Marketing & Sales (branding, destination promotion, sales)
- Community (tourism-community engagement)

EVENTS

The Fingal Festal of Fire takes place again this Halloween in partnership with the Home of Halloween
For information on this Free Family Fun Event www.eventsinfingal.ie

Festival and Events Funding for 2026

Following the success of the 2025 programme, which supported over 100 events across the county to the tune of €600,000, applications for the 2026 scheme will open at the end of October. The programme underlines the Council's commitment to fostering arts, culture, sport, and community engagement, while also delivering economic and tourism benefits in Fingal. Events from local community festivals to large-scale cultural celebrations, this funding ensures that Fingal continues to host a diverse and vibrant calendar of events, providing opportunities for residents and visitors alike to celebrate, participate, and connect.

Just over €70,000 in funding was awarded in September / October to support a wide range of festivals and events taking place across the County. The funding will help enhance community engagement, cultural expression, and tourism throughout Fingal.

The following festivals or events have been approved for funding

- Safer Blanchardstown
- Naul Gardening & Flower Club Annual Flower Show
- Howth Yacht Club 2025 Autumn League
- Ireland v India Men's International Cricket Series
- All Ireland Festival of Solo Piping & Drumming
- Skerries Eco Festival
- Lambay Rowing Challenge
- Clonsilla Heritage Festival
- Fingal International Open Ballroom & Latin American Dance Festival
- Gaelcon
- Coastal Music Festival
- Autum International Cross County Festival
- Spookie Zombie Parade

This funding reflects Fingal County Council's ongoing commitment to nurturing local culture, supporting sport and the arts, promoting wellbeing, and celebrating the rich diversity of communities across the county.

HERITAGE PROPERTIES

Newbridge House and Farm

'At Home' is an exhibition of fourteen contemporary artworks in Newbridge House, running this September – November. It celebrates the role of the Academies of Dublin, London and Edinburgh and their contribution to collecting contemporary art. The curator at the House Cathal Dowd Smith, is offering curatorial tours each midday on Thursday 9th October, Saturday 8th November, and Friday 21st November.

For most of October Newbridge House will run a spectacular light display as part of the Home of Halloween festival in Fingal. Pumpkins after Dark promises to be a well-attended event, with large-scale and eye-catching displays of Halloween fare.

Swords Castle

The objectives of the Swords Castle conservation plan, include the aim of making as many enriching experiences and memories of Swords Castle for the local people as possible.

The local 49th Scouts Troop a.k.a. Swords Scouts camped inside the range in September. Over 120 youth members - from Beaver Scouts to Rover Scouts - enjoyed a medieval themed camp filled with fun activities, in the local historical landmark. This included orienteering, campfires, songs and camaraderie.

Feedback from the well behaved and polite young members focussed on how exciting it was to spend a night at the Castle.

CULTURAL DEVELOPMENT
ARTS
Culture Night 2025

Culture Night Fingal – Friday, 19 September 2025, was celebrated across Fingal with a programme of over 60 free events at 18 venues, showcasing the county's rich cultural landscape. This annual national event invited audiences of all ages to experience an exciting evening of creativity, heritage, culture, and community. Key highlights included a special event at County Hall, Swords, marking Fingal County Council's vision for Culture House, part of the upcoming Swords Cultural Quarter. The evening featured performances by the Forget Me Nots Choir, as well as exhibitions by Amanda Dunsmore and Dr. Declan Brady.

Interactive programming was delivered at Swords Castle and the Carnegie Library, including a songwriting challenge facilitated by Music Generation Fingal and a live youth poetry slam hosted by Sheila Ryder. Fingal Libraries offered family-friendly events at branches in Malahide, Balbriggan, Blanchardstown, and Swords, while D15 Youth Theatre hosted a taster workshop at Draíocht.

Visitors also explored Fingal's heritage sites, including Newbridge House, Malahide Castle, DIAS Dunsink Observatory, and the Casino Model Railway Museum. At Ardgillan Castle, attendees enjoyed live performances and the *Evolving Landscapes* art exhibition. Creative Places Balbriggan hosted networking sessions and artist-led talks.

Public Art
John Kindness Returns to Balbriggan

One of Ireland's most prolific artists is set to create new public artworks in Balbriggan. The first of which is planned for the Harry Reynold's Road. John has listened to local and interested communities during the development of his idea and the proposed " Harry's Wall" was met with resounding support on his recent visit to Balbriggan. The work will feature a series of ceramic elements representing the life of Harry Reynolds and the historical/social local contexts as part of the concept.

Artist in Residence at The Carnegie Amanda Dunsmore – Chamber Drawings for Culture Night, Swords.

Artist Amanda Dunsmore installed a unique exhibition at Fingal County Council's Chamber as part of the Culture Night Programme for Swords 2025.

Amanda is exploring the dynamics of local democracy as part of the Decade of Cenetenaries Legacy funding where Democracy & Politics and the history of local government are the focus for Fingal in 2025.
These performative drawings were created during live council sessions where the concentration of line relate to individual agenda items and the length of time discussed. The work is part of a bigger enquiry into **national and European democratic structures.**

Youth and Education

Music Generation Fingal welcomed music enthusiasts of all ages to take part in a unique music workshop at Swords Castle on Culture Night 2025. Participants were given the exciting challenge of writing and recording an original song from start to finish in just 60 minutes. Facilitated by our talented Music Educators Eoghan McGale and Ava Durran, the workshop offered an interactive, fun experience inspired by the sounds, ideas and incredible children and families participating on the night. Participants collaborated to write lyrics, to sing or speak a line, strum a string, play a beat and lots more. Each participant received a copy of the final recording to commemorate their involvement in Culture Night. The completed song also featured on the Ray D'Arcy Show, RTE Radio 1 on Monday 22nd of September, along with an interview highlighting the workshop and the wider Music Generation Fingal Programme.

Creative Places Balbriggan

The Creative Places Balbriggan project hosted *Creative Connections* on Culture Night on September 19. The event showcased 6 Balbriggan artists, some of whom were selected through an open call from the Arts Office to the local Scéal Arts Collective.

Over 75 community members attended the 2-hour event at the Our Balbriggan Hub, including local Councillors, who were treated to presentations from 6 of their brightest and accomplished local artists, sharing their journeys, inspirations and work. Aimed at connecting with younger members of the community in particular, those presenting on the night were author Kevin Curran and visual artists Maya Brezing, Antonio D'Souza, Alison O'Grady, Martin Hughes and Petra Skyvova. Some of the young community members welcomed were from the Balbriggan Youth Integration Forum and the Aisha Project from Balbriggan Community Council. *Creative Connections* was focussed on engaging 2 of its three main work pillars of Youth and Creative Industries.

Carnegie

In August, The Carnegie welcomed new resident community groups and artists. **Sing Fingal**, an inclusive choir comprising primarily residents of Swords, commenced its activities at the centre. The choir promotes diversity and participation, with a particular emphasis on fostering community spirit through collective singing.

The Carnegie also welcomed **Melatu Uchenna Okorie**, writer and founder of the Rewrite Festival. Okorie's literary work addresses themes of migration, identity and storytelling, with a focus on amplifying underrepresented narratives. During her residency, she will engage young people through a programme of readings, community writing initiatives, and literary events designed to encourage dialogue and participation.

Draíocht

Summer 2025 has been a busy one in Draíocht. The D15 Youth Theatre presented their devised piece 'Ladybird or Beetle' to sold out performances. Summer projects included Filmmaking and Songwriting, recording & performing for 13 to 17 year olds. The 'Shapes and Structures' response space for children in the First Floor Gallery, based on Maria Atanackovic's Exhibition, 'Navigating Space' gave children the opportunity to respond in a hands on way. Structured workshops as well as time drop-in times over the July/August period increased family's access to our spaces and resources. It was a popular initiative with word-of-mouth recommendations from parents and repeat visits, increasing the footfall.

September will see us start a very busy performance period. Draíocht is presenting 4 shows in the Dublin Theatre Festival. The two children's pieces that are part of that programme 'The Maker' and 'The Leap' are sold out as in the preview of the Three Sisters. The latter has 'Derry Girl 'Saoirse Monica Jackson headlining the cast and has proved to be very popular with a large waiting list for tickets.

Maria Atanackovic's Exhibition 'Navigating Space' runs until 20th September. Our next Exhibition,' Unquiet Layers, works by Brigid Flannery' will open on October 15th. This Exhibition will be over both Ground and First Floor galleries.

The joint Fingal Arts Office and Draíocht Studio Artist Award, for September to December 2025, has been awarded to expanded printmaker, James McLoughlin.
Full details are available on www.draiocht.ie

The Seamus Ennis Arts Centre

September saw the return of our indoor programme in the theatre and parlour, with live music, storytelling, art and music classes and art exhibitions in the Gallery.

Music

Within traditional music, the **Céilí Beag** started up again for the autumn with 16 parents and toddlers being introduced to a different traditional instrument each week**. The Pop Up Gaeltacht**, **Singing Sessions** (14 in person, 13 online) and **Slow Sessions** (20 in person, 28 online) continued to support both learners and those more experienced in engaging with the Irish language, instruments and song. We welcomed Dubliner **Daoirí Farrell** (singer and bouzouki player), with support by singer/songwriter Seán Collins on September 18th, for a sold out show (91 attendees). Our **Music School** started up again for the autumn, with 40 students in person and 11 online studying the Uilleann Pipes, Guitar, Fiddle, Tin Whistle and Flute

Theatre, Cinema & Comedy

The month kicked off with a raucous evening of **storytelling with Clare Murphy** and her new show, The Spanking Goddess and Other Discarded Tales (sold out – 90 attendees). Following this was a Talk entitled, **'Is Bob Dylan now History? An Evening with Michael Gray.'** Gray is the pioneer of Dylan studies and the talk asked the question, 'Now that we're a quarter through the 21st century, can Dylan be anything more than an historical figure for young people today? A thought provoking an entertaining evening (50 attendees). Theatre returned to the Centre with **'The Murder of Wolfe Tone', written and performed by Paddy Cullivane**, recounting the life and dead of Theobald Wolfe Tone through story and song (69 attendees). In Cinema, we showed the winning film, **Beat the Lotto** (22 attendees).

Visual Arts

Art Classes with award-winning artist Dave West (sold out – 18 participants) started up for the autumn term, this time focusing on painting with oils and drawing skills. Dave West, from Wales and now based in Balbriggan, has exhibited at the Centre before and we are delighted to have him in to teach the class.

Our **current exhibition**, 'I Can Buy Myself Flowers' by Tom Byrne ran until September 30. Known for his diverse range of work, including portraits, landscapes, and abstract pieces, often exploring themes of Irish history, culture, and spirituality. He creates luxurious textures in nuanced, lush layers of paint and structured layers of colour, creating a very tactile result.

Our **next exhibition**, 'Fine Point' kicks off on October 1 with extraordinary drawings by Gillian Clarke. The exhibition will feature a series of intricate, detailed drawings paying homage to the enduring art of the pencil. With a background in Environmental Science, the structure and form of the natural world have always interested her.

Her work is filled with contrasts — the smoothness of skin, the delicate fibres of wool, bright white porcelain on a dark background, the inherent nature of wood, the texture of water. Gillian was a finalist for the Zurich Portrait Prize in 2018, and in 2024 was shortlisted for the Derwent Art Prize in London. The exhibition runs until November 30.

Craft Workshops this month focused on Pottery with Christien Van Boussel, with an optional Crafternoon Tea to follow, always a big hit (sold out – 16 participants). October will be a bumper workshop month with workshops in glass working and herbs & hexes for adults and in cooking, pottery, glass working, woodworking, dreamcatchers for children.

Libraries

Autumn/ Winter Programming

Fingal Libraries programme for Autumn/Winter includes free events, workshops, and classes for all ages between now and the end of the year.

Irish language programming features **Bronntanas**, a new family-friendly Irish language festival from Gaeilge365 and Fingal Libraries. Bronntanas events took place across libraries on 26th and 27th September. Parents and children, regardless of their language ability, enjoyed this opportunity to hear and speak Irish at creative events in their community.

Fingal Libraries organised several events to raise awareness of Sustainable Development Goals Week (19th-28th September) including talks on composting, seed saving, bats, and birds and biodiversity.

A variety of Autumn/Winter workshops are programmed for children, including seasonal events and a sensory-friendly programme. In October, there will be workshops and an exhibition to mark **Open House Junior**, a dedicated weekend for children as part of the Irish Architectural Foundation's festival of architecture. A full programme of hands-on workshops for adults, teens and children takes place at the **Makerspace** in Blanchardstown Library.

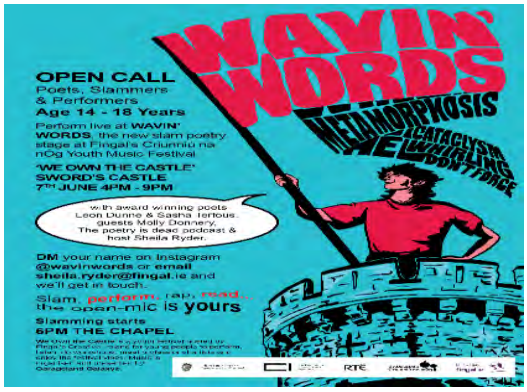
Under the **Skills for Life programme**, talks and workshops will help people make informed choices about the technologies shaping our lives. Páraic Kerrigan will explore the potential and pitfalls of Artificial Intelligence. Journalist Aoife Barry will discuss media literacy, including verifying information and protecting data. Digital literacy classes will support people who may need assistance in using mobile phones for everyday tasks.

Libraries will host **age-friendly** exercise classes and health information talks on topics such as migraines and menopause as part of the Healthy Ireland in your Library programme. The full programme is available to view in the Autumn/Winter brochure: Fómhar/Geimhreadh i Leabharlanna Fhine Gall 2025 Go leor le feiceáil...go leor le déanamh! Autumn/Winter in Fingal Libraries 2025 So much to see...so much to do! | Fingal County Council

Politics and Democracy in Fingal, 1924-39

Politics and Democracy in Fingal, 1924-39 by historian Dr. Declan Brady's was launched on 22nd September at The Carnegie in Swords by the Mayor of Fingal Cllr. Tom O'Leary. This book is the first publication in a six-part series on politics and local government in North County Dublin. *Politics and Democracy in Fingal, 1924-39* is available free-of-charge through Fingal Library branches and as an eBook on BorrowBox.

Culture Night



Fingal Libraries hosted a programme of free cultural events across several libraries on Culture Night, Friday 19th September. Venues included Swords Library, Blanchardstown Library, Balbriggan Library, Malahide Library, Local Studies and Archives, where attendees enjoyed performances from bands, musicians and choirs, as well as creative activities for children. The Atrium in County hall hosted the Forget me Nots choir for a feel good and uplifting performance to celebrate the launch of the Culture House brand. The Chapel in Swords Castle was the setting for a 'Wavin' Words' poetry and music event, featuring audience participation from talented, enthusiastic teens and young people. Fingal Local Studies & Archives hosted a popular open evening featuring a tour of their collections and family history research advice from a genealogist.

Magic of Stories Festival

The Magic of Stories Festival made a triumphant return to Swords Castle on Saturday, 27th September.

Despite the rain, families arrived in their droves to Fingal's Children's Literature Festival, now in its fourth year. There was huge excitement as some of the biggest names in Irish children's literature arrived to delight their audiences. Live readings from acclaimed authors, including Eoin Colfer, Ciara Geraghty, Sarah Webb, Aoife Dooley, Erika McCann, Pádraig Kenny, and Chris Judge, captivated audiences of all ages, bringing stories to life in unforgettable ways. Meanwhile, creative workshops led by Ireland's top illustrators—Tarsila Krüse, Niamh Sharkey, Úna Woods, Steve McCarthy, Clive McFarland, and Ashwin Chacko—offered children the chance to explore their own artistic talents and connect with the magic behind the books they love. Every corner of the castle grounds offered something magical—from storytelling tents and puppet shows to circus acts, arts and crafts, orchestras and the ever-popular Book Doctor sessions. Fingal Libraries staff were on hand to welcome attendees, share information about library services, and encourage new memberships. ChildVision returned to share the magic of braille and accessible books with families and young readers. For anyone who needed a little break from the hustle and bustle outside, Fingal Additional Needs Respite were in The Quiet Zone with the sensory tent. This much-loved event continues to grow in popularity, remaining a cornerstone of the Fingal Library calendar as a day where all are welcomed to celebrate the power of books, imagination, and community.

Creative Ireland

8-Week Tinsmithing Taster Course

An 8-week tinsmithing taster course will commence at Matt Lane Community Centre, Balbriggan, in October.

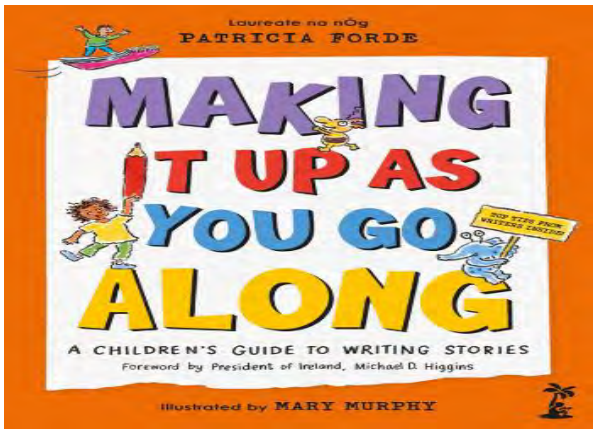
Tinsmithing is an integral part of Traveller heritage, once a widely practised trade among Traveller men. Today, only one known practising tinsmith, James Collins, who is in his 70s, remains active in Ireland. The knowledge, skills, and cultural identity associated with this craft are on the verge of extinction. This project, in collaboration with Fingal Community Development Office and The Balbriggan Traveller Project, will provide participants from the local Traveller community with the opportunity to complete an 8-week taster course in tinsmithing, facilitated by James Collins. The course will cover the history and cultural significance of tinsmithing and safe use of tools and materials, along with hands-on training in cutting, shaping, and soldering tin and copper. The objective is to revive and preserve traditional tinsmithing in the Traveller community, provide hands-on, skills-based education, support cultural pride, community cohesion, and creative expression and lay the foundation for a longer-term course.

Schools programme- Dave Rudden

In November, author and veteran performer Dave Rudden will host two fun and fast-paced shows full of jokes, writing advice and readings from his monstrous new bestseller CONN OF THE DEAD - a short and snappy horror novel Goosebumps author R.L. Stine called 'my kind of book.' On the 21st November, Dave will be in The Lark theatre, speaking to over 300 students from Balbriggan schools. On the 22nd November, he will be in the Draíocht theatre for an already fully-booked group of over 250 students from Dublin 15 schools.

Dave Rudden is one of Ireland's best-known children's authors, and has travelled to hundreds of schools to yell at large groups of children about monsters, magic and mental health. With tons of interaction, spot prizes and an extremely hazardous Q & A, Dave's events are perfect for both dedicated book lovers and reluctant readers alike.

Schools programme- Laureate na nÓg



Laureate na nÓg Patricia Forde and children's author-illustrator Mary Murphy will hold four sessions over October 22nd and 23rd in The Carnegie Free Library with schoolchildren from Holy Family SNS, Swords, based around their newly published book, 'Making it Up as You Go Along: A Children's Guide to Writing Stories.' The sessions will encourage and inspire children ages 8-11 to get writing in a fun, interactive seminar, where they will have the chance to engage in exercises around drawing, writing and brainstorming. The sessions will culminate in a Q&A with the authors. The book includes tips on craft development from beloved Irish children's authors including Eoin Colfer, Catherine Doyle, Pádraig Kenny and Derek Landy, and the sessions will especially target children who don't already have an interest in writing, in order to spark their creativity. Fingal Libraries will be gifting copies of the book to the children. This is the second project this year that Fingal Libraries has worked on with Holy Family SNS, Swords, as we continue to foster a positive connection with an enthusiastic local secondary school.

Fingal Libraries is one of the three library authorities that the authors have chosen to promote the book with nationally, the others being Galway City Libraries and Limerick City Libraries.

Economic Development

Fingal Skills Strategy Update – October 2025

FUTURE FINGAL:
FINGAL Skills STRATEGY
IDEAS COLLABORATION ACTION

- Fingal Skills Strategy Implementation Group Meeting was held on 15th September 2025.
- Inaugural Fingal Skills Summit scheduled for 18th November 2025 in Riasc Centre, Feltrim Road, Swords
- Review proposals for Neuro-Inclusion Pilot with stakeholders for 2026

Xplore Your Future Fingal TY Skills Expo – Update – October 2025

- Date: 14th October 2025
- Venue: The Helix

This Interactive event is designed to help Fingal TY students explore potential future career possibilities.

This year's Expo is set to be the largest yet with over 2,500 students from 22 schools across Fingal registered to attend and c. 80 exhibitors attending the Expo.

Xplore Your Future Competition - Student Skills Competition (Construction, Transport & Logistics)

- Invitations to enter competition issued to 36 secondary schools in Fingal Region.
- Closing date for entries: 19th December 2025.
- Focus: To build awareness of the wide variety of careers and job opportunities in specific industry sectors.
- Aramark and Glenveagh are partnering with FCC to support students with their entries.
- Categories: Senior Category and Junior Category,

Further details are available here:
Student Skills Competition 2025 | Fingal County Council

Interreg Skyla Project – Update – October 2025

Interreg Europe
Co-funded by the European Union

- Meeting held in Bialystock (Poland) 30th September – 1st October 2025
- Review implementation of policy improvement and Identification of indicators to measure and monitor effectiveness of policy Improvements.
- Liaising with partners & key stakeholders on good practices.

URBACT–EcoCore – Update – October 2025

The EcoCore Project
Green Transition in Small Cities along Transport Corridors

- Final EcoCore transnational meeting took place on 24th September – 26th September 2025 in Dubrovnik, Croatia.
- Focus: Presentation of Integrated Action Plans.
- Workshops on local challenges and opportunities for green transition.

- Balbriggan's IAP document has been finalised and presented to partners.
- Final local event in Balbriggan being planned for December 2025.

- The EcoCore podcast has been launched, and all episodes are available to listen online and on Spotify.
- Focus: the successes, challenges, and learnings of project partners throughout the URBACT EcoCore journey.

Podcast episodes available to listen here: [EcoCore Podcast clips - Omny.fm]

Sustainable Fingal - Update – October 2025

- Consultants appointed to develop the Future Fingal: Fingal Sustainability Strategy.
- Sustainability stakeholder engagement sessions commencing in November.

Circular Cities - Update – October 2025

- Ongoing engagement on CCRI Community of Practice
- Feasibility study from EcoCore Hackathon in progress on a Circular Hub and Digital Platform for the Balbriggan area.

LOCAL AND RURAL DEVELOPMENT

Fingal LCDC

- Next LCDC Meeting: 22nd October 2025
- Healthy Ireland & LECP: Ongoing implementation and review

SICAP Update

- Budget 2025: €1.57M + €425,000 for New Arrivals.
- Mid-Year Review: Annual Plan and Programme of works presented and approved by Committee.

LEADER Programme Update

- LAG Meeting: 26th August 2025
- 11 projects approved
- Applications currently open for Leader Funding: For rural individuals, businesses & community groups

Local Enhancement Programme (LEP) 2025

- Budget 2025: €280,000
- Funding Awarded: 92 Fingal community groups (announced 13th June 2025)
- Additional Support: €38,404 allocated for everyday costs (e.g. electricity, heating, insurance etc.)

County Outdoor Recreation Plan (CORP)

- Presented to Full Council April 2025, and approved
- Submitted Plan to DRCDG April 2025

Outdoor Recreation Infrastructure Scheme (ORIS)

- Funding Secured: €210,500 for 5 projects
- Swim Shelters (€40K each): Donabate, Rush, Skerries
- Feasibility Studies:
- Greenway (Balrothery to Ardgillan Park) – €40,500
- Royal Canal 'Canal Quarter' – €50,000
- One Unsuccessful application: Rush Play Trail

Additional ORIS Applications with DRCDG:

An announcement regarding funding awards under Measure 2 and 3 is awaited from DRCDG. Fingal County Council applied for the following projects:

- Fingal Camino (Measure 2)
- Balbriggan Boathouse & Bathhouse upgrades (Measure 3)

An Roinn Forbartha Tuaithe agus Pobail Department of Rural and Community Development | Tionscadal Éireann Project Ireland 2040 | Ár dTodhchaí Tuaithe Our Rural Future

Healthy Steps

- 4 GP Referral walks in Balbriggan, Donabate, Millennium Park and Mulhuddart.
- New Mulhuddart walk starting in October
- Developed By Healthy Fingal and supported by the HSE and Active Travel
- Linking participants to free indoor activities developed by the sports office for the Autumn/Winter period.

Taking Heads - Let's Talk About Suicide

- A Healthy Fingal, HSE & CYPSC partnership in suicide prevention.
- Launching Oct 10th on World Mental Health Day.
- Barbers complete free online Let's Talk About Suicide training.
- Making barbershops safe spaces for mental health conversations.

Sailing into Wellness

- Programme launches in Howth on October 10th, supporting addiction recovery through sailing.
- Participants complete 4 days training over 4 weeks
- build teamwork, confidence, and wellbeing while learning practical sailing skills.
- Delivered in conjunction with the Drugs Task Force and Sailing into Wellness to promote health, resilience, and community connection.

Let's Play Rush Halloween Event

- Halloween Event being scheduled in October in Kenure Woods
- Organised by the Let's Play Rush team — Rush Tidy Towns, Rush Community Council, 38th Rush Scout Group and supported by EETCD
- Family friendly carnival games, face painting, and spooky activities in a lively, community-focused atmosphere.

Community Recognition Fund (CRF) 2023

- Funded by the DRCDG
- Fingal allocated €1,813,912 for 26 projects
- Meeting with DRDCDG held in August to analyse submitted claims (€1.6 million)
- EETCD continues to submit drawdown claims as the projects reach completion.

Community Recognition Fund (CRF) 2024

Application Window 1 – €630K (Aug 2024)

Projects:

- 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 – €596K (Feb 2025) Projects:

- 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
- O'Dwyers GAA Club, Balbriggan - Supply and Installation of Perimeter Fencing

Application Window 3 – €309K (June 2025) Projects:

- Irish Institute of Music & Song, Balbriggan – Enhancement of facilities and equipment purchase
- Corduff Sports Centre – Refurbishment works
- Huntstown Community Centre – Window upgrades
- Lusk's Forgotten Laneway – Upgrade and installation works
- Swords Celtic Football Club – All-weather astro pitch conversion

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 Council approved the lease of BASE and Drinan Enterprise Centres to Innovate Fingal at the April Council Meeting. An official launch event for Innovate Fingal will be scheduled in Q4 2025.

All three Enterprise Centres have space available to start-up businesses and businesses or 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 governance of the Balbriggan Leadership Group responsible for the implementation of the Balbriggan Socio-Economic plan 2025 – 2030. Four multi-stakeholder pillar groups meet periodically, to progress opportunities around Economic Development, Education, Skills & Employment, Community Development and Sustainability, Climate Action and Bio-diversity. The Public Realm Pillar is chaired by the County Architect and reports directly to the Chief Executive.

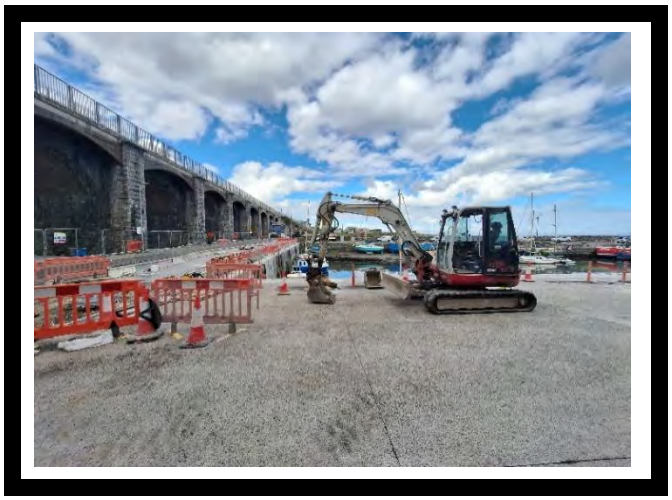
The Balbriggan Leadership Group, is independently chaired by Dr. David Begg and provides stewardship and oversight of the implementation of the Balbriggan Socio Economic plan 2024 – 2030.

The Leadership Group meets four times a year to review progress and challenges of its four Pillar Groups and to receive updates from its Pillar Chairs and a detailed update on the Urban Regeneration Development Fund Programme. Membership comprises the five Balbriggan locally elected councillors and senior representatives from the Public Sector and Local and Community Development stakeholders.

The June meeting was provided with an update on the De Bruns site and the emerging preferred option with a more detailed presentation by the Integrated Design Team to follow at its next meeting in October.
The Council appointed contractor John Craddock Ltd on the redevelopment of the Quay Street, Harbour & Environs area in Q2 2024. Work is due to be substantially completed in Q1 2026. Work continues to progress well across key elements of the Quay Street & Harbour site.

Phase 4 works are underway with the heritage restoration of the RNLI Boathouse building continuing and work is progressing on the slating of the roof. The new public toilets, harbour pavilion buildings and kiosks are progressing well. The Harbour Pavillion buildings, RNLI Boathouse and adjoining Kiosk and Public Toilet are due to be completed by December 2025. It is intended the buildings will be operational in Q2 2026.

Further works in this phase will incorporate the completion of 2 pedestrian bridges, and ongoing construction of exposed aggregate finish at the Plaza area due for completion by Q4 2025.



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 documentation to appoint a contractor for the redevelopment of 2-4 Dublin Street is due to be published in October. The property and adjoining commercial unit are set 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 & local stakeholders. Planning permission was granted at Council in October 2023.

An Integrated Design Team, McCullough Mulvin Architects, have been appointed for the DeBruns site and are progressing work on design options based on best possible uses and site constraints. Stakeholder engagement sessions with local community, civic and business groups, and neighbouring properties were completed, insights gained have been incorporated into a pre-design report. Options contained in the report have undergone preliminary scrutiny, based on scheme objectives and financial and economic viability and a preferred option is emerging. It is intended to proceed to a Part 8 planning public consultation process in 2026.

A Feasibility Study for a Swim Platform has been completed by Langan Consulting (Marine) Engineers, the Programme Office are reviewing the proposed options and costs before progressing next steps.

An Internal Project Team has been established from the Town Regeneration Office, Our Balbriggan Programme Office and FCC Architects to progress the Boathouse and Bathhouse project.

Based on the current programme, a public planning process is likely to commence in Q1 2026 with construction commencing in late 2026 allowing completion of the project in Q3 2027.

The Our Balbriggan Office continues to generate regular and unique content across all social media channels, Facebook, Twitter, Instagram, LinkedIn with over 13,500+ followers across its 5 social media 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 were approved for funding.

These 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 for Lusk.

A feasibility study examining possible locations for the creation of a farmers' market has now been completed by an appointed consultant, and its recommendations are being examined by the Town Regeneration team.

A consultant has also been appointed to examine options for the re-development of parks to maximise their public amenity usage at specific locations in Lusk. This forms part of the Central Parks objective, as outlined in the Lusk for Life Plan.

A number of local stakeholder capacity building workshops were held in July and August this year with the goal of attracting new members of the community and local businesses to participate in the Town Team process. A meeting of the existing Town Team is scheduled for early October, where it is expected that further progress will be made on this objective.

Town Centre First – Balrothery

The new Balrothery Town Team is established and focussed on implementing the new Town Centre First Health Check document.

An event will be held in Balrothery in early November when the new Town Centre First Health Check Document will be officially launched by the Mayor of Fingal. This event will also be an opportunity to thank all those who participated in the capacity building process in Balrothery over the past number of months. The Town Regeneration Office looks forward to continued collaboration with the Balrothery Town Team to ensure that the objectives of the Health Check document are implemented.

Town Centre First – Ballyboughal

A launch event with the Mayor of Fingal will take place in November to promote Ballyboughal's new Town Centre First Health Check. The document is the culmination of many months of hard work and dedication from members of the community. It contains actions which the new town team have identified and will have a pivotal impact in creating a village which better caters for all of its residents and businesses. The launch event will create public awareness of the document and the new town team.

The Town Regeneration office looks forward to working closely with the new town team to help deliver key enhancements for the people of Ballyboughal.

Town Centre First – Donabate

Donabate is the third Fingal town this year to complete a Town Centre First Health Check. An event is scheduled in October in Donabate where the new health Check will be officially launched by the Mayor of Fingal. This plan will benefit the new Town Team in helping them to address actions identified during the stakeholder engagement and capacity building process which took place over recent months.

The Town Regeneration Office looks forward to working closely with the new Town Team in the months and years ahead and wishes to sincerely thank all those who participated in the capacity building process.

Town Centre First – Rush

During the months of July and August, the Town Regeneration Office held dedicated capacity building sessions with the business community in Rush. This enabled the team to gain a comprehensive insight into the wishes and objectives of both the community and businesses active in it.

These objectives have been incorporated into a new Draft Town Centre First Plan for Rush which has been compiled by RMLA Planning Consultants.
The first meeting of a new Rush Town Team will be confirmed in the coming weeks.

Town & Village Renewal Schemes

The Town Regeneration Office is currently facilitating two approved projects under the Town & Village Renewal 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 scheduled to be completed soon.

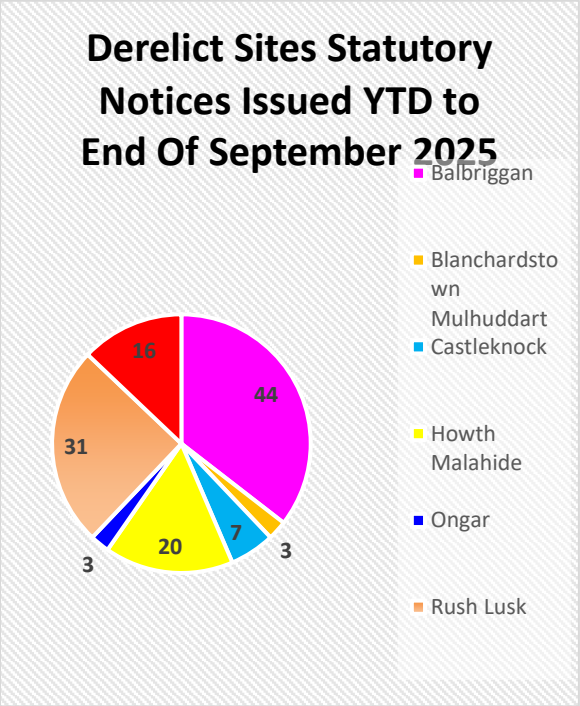
A new call for projects in 2025 was announced by the Department of Rural and Community Development and the Gaeltacht (D.R.C.D.G) in March. The Town Regeneration Office sought and received Expressions of Interests from a wide variety of internal and external stakeholder groups by the closing date of 13 June 2025. Five applications which best met the eligibility requirements of the scheme have been selected and submitted by Fingal County Council to the Department of Rural and Community Development & The Gaeltacht totalling €1,035,450. The Town Regeneration Office expects to receive a response on these applications from the department in the coming months.

Streetscape Enhancement Scheme 2024

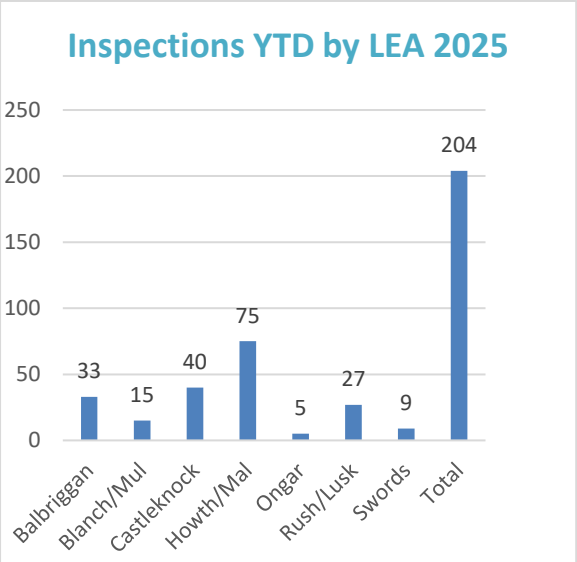
In the most recent Streetscape Enhancement Scheme, nine applications were approved for funding totalling €12,635.28 for a variety of works including painting, green enhancement, and signage improvement. This scheme has now concluded, and options for a new scheme are being explored.

Derelict Sites

124 statutory notices have issued to owners of Derelict properties under the Derelict Sites Act 1990 since the start of 2025 resulting in a further 16 derelict properties being added to the Derelict Sites Register. This brings the total number of properties on the Register to 30.



There have been a total of 204 inspections carried out year to date in 2025 through referrals from members of the public and through the activity of the Derelict Sites team.



The Derelict Sites team continues to focus on engagement with the owners of these 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

Local Enterprise Office

LEO Fingal provides a broad suite of support services to stimulate enterprise and enable small businesses to succeed.

Fingal Business Network

On Friday, 26th September 2025, the Local Enterprise Office hosted the latest Fingal Business Network event, with a dynamic morning at the Crowne Plaza Blanchardstown, focused on helping local SMEs explore and embrace international growth opportunities.

The event, titled Exporting Success for Fingal's Small Businesses - A Gateway to Global Growth, brought together business owners, entrepreneurs, and support agencies for a morning of expert-led insights, practical guidance, and tailored supports for entering export markets. Speakers shared a range of strategies and resources available to help small businesses take their first steps toward international growth. Attendees contributed actively by posing thoughtful questions and exploring potential challenges they might face - fostering a collaborative atmosphere focused on solutions and shared learning. The next Fingal Business Network Event will be the Christmas networking lunch on Friday 5th December in the Grand Hotel Malahide

National Women's Enterprise Day (NWED)

This year, the Dublin regional NWED celebration will take place on the morning of Wednesday, October 16th at the Radisson Blu Hotel, Golden Lane. This inspiring event will bring together a dynamic lineup of speakers, thought leaders, and hundreds of trailblazing female entrepreneurs from Fingal and throughout Dublin to celebrate and empower women in business.

Cuty Gupta, founder of Cozmotech and winner of the Dublin Regional Enterprise Award 2025, will represent Fingal as this year's Ambassador. Her journey and achievements exemplify the spirit of innovation and resilience that National Women's Enterprise Day champions.

Student Enterprise Programme Launch

The Student Enterprise Programme (SEP) officially launched its 24th year at County Hall, Swords, with students from last year's winning teams on hand to inspire the next wave of young entrepreneurs.

Organised by LEO Fingal, the programme is expected to be bigger and better than ever, with a record-breaking 28,000 second-level students nationwide anticipated to take part, of which more than 1,200 will be from Fingal schools.

The Student Enterprise Programme gives students from 1st to 6th year the chance to set up and run their own businesses, learning vital skills in creativity, teamwork, finance, marketing and innovation. Each year, Fingal students make their mark on the national stage, with winners going on to represent the county at the National Finals.

This year also marks the exciting addition of Keoghs Crisps as a new sponsor, joining long-standing partners Simtech Aviation, One4All, and Blanchardstown Centre, helping to make the programme possible and to inspire Ireland's next generation of business leaders.

Fingal Business Supports Briefing

On September 3rd, LEO Fingal hosted an Online Business Supports Briefing, building on the success of previous in-person events. The online event attracted 170 registrants and received highly positive feedback. Attendees had the opportunity to engage directly with the LEO team through an open Q&A session.

The next Online Business Supports Briefing is scheduled for October 8th. The September session saw strong participation from local business owners, who benefited from expert advice on training, mentorship, and grant opportunities.

Interest continues to grow in Business Advice Clinics, Start Your Own Business Courses, and Grant Application Workshops. The upcoming briefing will offer even more chances to access these valuable supports. As before, the LEO Fingal team will provide live Q&A sessions and one-on-one consultations to help participants take the next step in their business journey.

Food Sectoral Supports

The Dublin Food Chain is hosting an export visit to Belfast with four food producers from each of the Dublin LEO areas. The trip will be on 23rd October and will encompass a visit to Henderson's foodservice to meet the buyer, Sawers Retail outlet, a Northern Ireland retail distributor and a talk with a chef, as well as visiting one of the big four supermarkets. The aim of the trip is to encourage the first steps to export for some of our local food businesses.

Evaluations and Approvals Committee

The Evaluation and Approvals Committee (EVAC) approved 5 projects for funding at its September meeting, bringing to €662,346 the total approved year to date 2025, for 36 applicants across Business Feasibility, Priming and Expansion Grants. The next EVAC meeting will be held online on the 12th of November 2025.

Management Development

The Leadership for Business Acceleration programme opened on Thursday 25th September with thirteen businesses participating in the ten week programme. The event started by presenting the graduation certificates to the previous cohort who have just finished their business plans. They were able to share their main take-aways from the programme with the new class and encourage them to enjoy and absorb the learnings and the experience. The current course will complete in November with graduation happening early in 2026.

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.

This year has seen an increase in interest in this scheme with enquiries coming from across several sectors, notably hospitality and foodservice sector. Eleven companies have been approved year to date, with several businesses currently working on applications.

Two Success Story videos have been produced featuring LEO supported businesses, to highlight the benefits of this grant. Both clients are based in Balbriggan: *Stories by Ola* and *PJ's Party & Childcare*.

Trading Online Voucher Scheme

Trading Online Voucher scheme (now expired) 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. Before the scheme closed, a total of 45 applications were approved in 2025, in the amount of €94,138.

The Trading Online Voucher scheme has now closed, and the LEO team will continue to process grant payments from applications approved before the closing date. Approved applicants have 6 months from the date on their Letter of Offer to draw down their voucher before it expires. An enhanced "Grow Digital" initiative has taken 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 and are extremely popular. The Fingal mentor panel features 38 skilled and experienced mentors from a range of business backgrounds.

In 2025 year to date, 470 clients availed of one-to-one appointments in Business Advice Clinics and 240 clients have signed up for mentoring, with consistently high demand for this service among Fingal businesses.

Microfinance Ireland Loans

LEO Fingal provides a loan scheme through its partnership with Microfinance Ireland (MFI), with loans between €5,000 and €50,000 per approved applicant. LEO Fingal actively promotes the availability of loans to businesses that have difficulty raising finance from their bank. Applications are processed and assessed by LEO Fingal and submitted to MFI. Applications are eligible for a 1% reduced interest rate of 5.5% APR if submitted to and processed by the Local Enterprise Office.

So far this year 28 MFI loan applications have been processed. Anyone applying for MFI through LEO Fingal will be supported by an expert mentor who guides applicants through the application process to help maximise their prospect of approval.

Training and Events

LEO Fingal continues to provide vital training to owner/managers with 2,879 participants year to date. There have been nine Start Your Own Business courses with 106 participants year to date.

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 objective is to support the development of export-oriented businesses by incentivising support to research and explore activities in new markets.

Eligible businesses can 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 approved five applications for this grant year to date in the amount of €34,000, with interest in the grant increasing and several businesses currently working on submissions.

Export Development Programme

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 were among the 120 nationally, progressing through the programme. Following stage 2 'Workshops' 60 businesses will now progress to the 'In Market Visit' stage of the programme which includes 7 Fingal businesses. Those not progressing can still be considered at a future stage and in the meantime can avail of the support they need to develop their businesses from their Local Enterprise Office. The next Get Exporting Programme is due to launch early 2026, with further information to be provided by Enterprise Ireland in Q4 2025.

Grow Digital Voucher & Digital for Business

Leo Fingal have approved 49 Digital for Business programmes year to date to the value of €107,100 and have also approved 11 Grow Digital Vouchers totalling €29,380. The next Digital Boost Webinar will be held on 1st October. This webinar educates prospective applicants about the Digital Supports available including Digital for Business and Grow Digital.

Lean for Business

Lean into working smarter, not harder!

Lean For Business is designed to encourage clients to adopt Lean business principles in their organisations to increase performance and competitiveness. Lean is for all companies, regardless of sector – not just for manufacturing companies.

LEO Fingal supports approved clients with a consultant who use Lean tools and techniques that help companies across the globe to address competitiveness issues within their businesses by building the capability of their people to identify problems, improve operations and create a more innovative organisation. Fourteen clients have been approved for this programme in 2025. A free workshop will take place online on 2nd October 2025 and attendees will learn from LEAN consultants "Lean Thinking, & How Small Changes can have a Big Impact!"

OPERATIONS

Contents

Works Programmes
Harbours Update
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 Totals for May 2025

Area	Public CRM's	Rep CRM's	Area Questions	Area Motions	Headed Items
Balbriggan/Swords	491	73	N/A	N/A	N/A
Castleknock/Mulhuddart	404	195	N/A	N/A	N/A
Howth/Malahide	235	43	N/A	N/A	N/A
Total	**1,130**	**311**	**N/A**	**N/A**	**N/A**

Works Programme
Balbriggan/Rush-Lusk/Swords Area - Parks

Rush

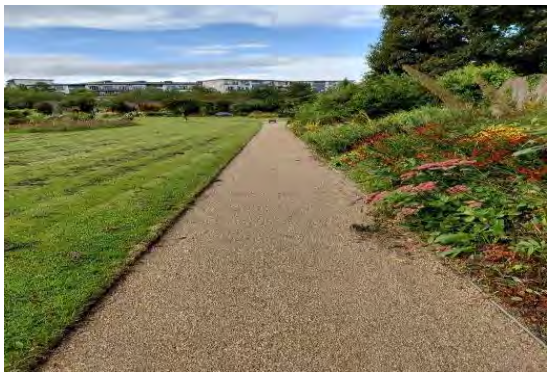
Work in progress on the Muga at St Catherines Park Rush.

Balbriggan

Upgrades to path at Balbriggan Town Park.

Santry

The pathways within the Walled Garden of Santry demesne were refurbished as part of the demesne's Capital program. Approximately 1200m2 of pathways were included and refurbished with fresh Ballylusk gravel. Before and after photographs show the finished product.



New Vehicular and pedestrian traffic counters installed in Newbridge demesne and Santry demesne as part of the capital programmes. 3 Vehicular and 16 pedestrian counters were installed across both locations.

A new section of Timber knee railing installed as part of this year's programme of works in the Royal oak estate Santry. The knee rail was installed to compliment the corral system installed earlier in the summer and further strengthen the deterrence of unauthorised vehicles onto the open space.

Swords

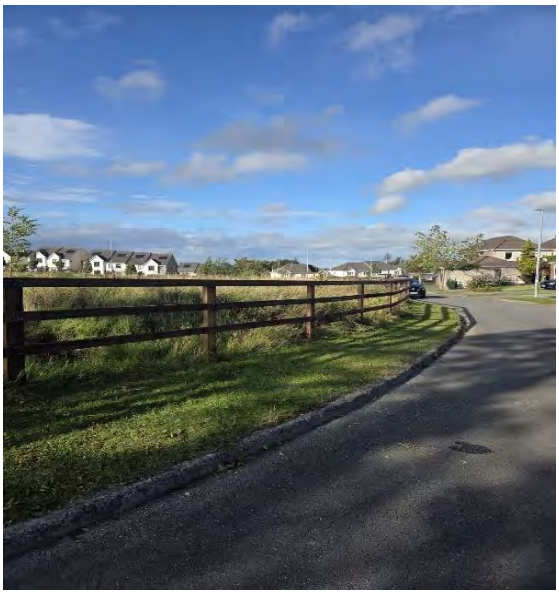
Before and after path clean up at Ennis Lane, Swords.

Before and After some weed removal on Brackenstown Road.

A new play space installed in Holywell Park Swords as part of the recent upgrades works in the park. The play space includes a combination play trail, a spin/balance unit along with inclusive items in the form of percussion bongos and chimes.

Bonfire material was removed from both Swords and Santry Demesne, over 80 pallets were collected across the two areas.

As part of the final phase of boundary improvement works at Rathbeale archaeological park with 120 linear metres of timber post & Fence installed at the border to Brides Glen estate and a further 30 linear metres of rounded knee rail installed at the adjoining section of the park. All works were no-dig in line with the Archaeological status of the park.



Benches installed by Operations depot staff on the open spaces at Ridgewood Green and Castlefarm (JCs) as part of the Programme of works.

Newbridge

As part of the final phase of works in the Dog off leash area in Newbridge demesne, 220 linear metres of gravel paths were installed. These paths now provide a traversable route during wetter periods and also provides for park users with mobility challenges. The path includes a small loop to the north end before rejoining the main path, with two benches to be installed imminently here by Operations staff.

Howth/ Malahide Area

Playgrounds – upgrades, repair & maintenance

Surrounding timbers at the sand pit were rotting, some missing.

The timber walls were rotten in many sections, the whole surrounding wall was removed and replaced with pressure treated rounds of timber.

Malahide Demesne

Half acre glass house

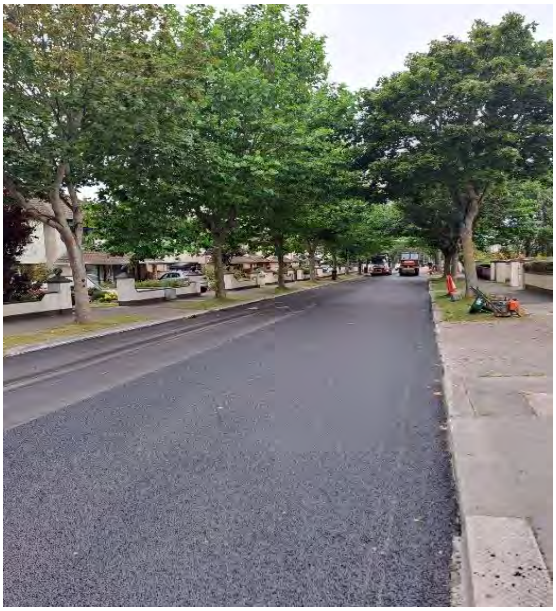
New boiler installed in the Half acre glasshouse.

Roads / Footpaths – Howth/Malahide Depot Works

The Howth Malahide Roads Crew replaced the entrances to cycle lane at Sutton High School.

The Howth Malahide Roads Crew replaced defective concrete footpaths and kerb lines ahead of road resurfacing at The Moorings Malahide.

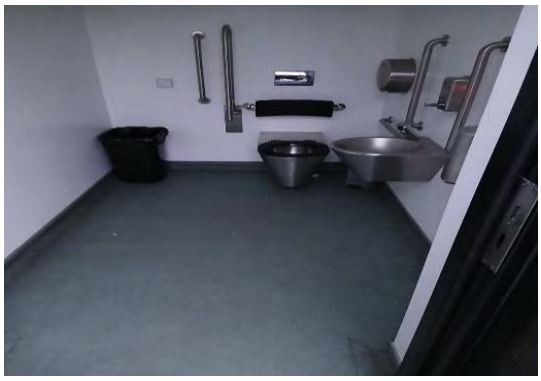
Roads Program of Works



Redfern Ave & Wendell Ave in Portmarnock was resurfaced as part of the 2025 POW.

Cleansing, Beaches and toilets

Velvet strand Portmarnock beach shelter steam clean prep for Murial works.



Portmarnock velvet strand toilets cleaning and graffiti removal.

Illegal dumping at Fingal burial grounds litter warden notified will be following up on this.

Ground maintenance ongoing at Fingal Balgriffin burial grounds.

Placement of new no camping signage Howth & Malahide.

End of season removal of lifeguard huts.

Malahide Parks & Open Spaces

Crown lifting shrubs, Coast rd. Malahide.

Shredding cuttings.

Kettles Park
New changing facilities

New changing facility being craned into position.

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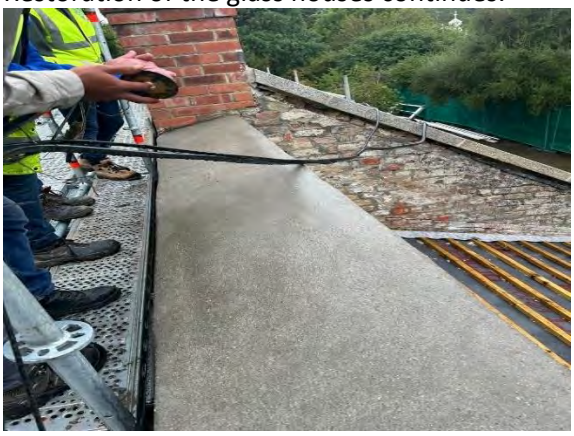
Talbot Botanic Gardens
Restoration of the glass houses continues.



Installing the glass was delayed during the spells of heavy rain.

New panes of glass installed in the Peach house.

Howth Pathways

Illegal dumping at entrance to S.A.A.O pathway.

Old and new garden waste dumped on S.A.A.O path.

Malahide estuary – new pathway

New pedestrian pathway by Barrack bridge, Yellow Walls Road.

Castleknock/Mulhuddart Area

New Waterville Park Dog Run and Footpaths.

This dog run is to open soon. It Includes a new tar path 160 Meter long, and a 36M no dig path, connecting from one side of Waterville through the woodland out to the new dog run.

Further no dig footpath is included in these works from top of woodland through the woods at Waterville Park.

Perennial flower bed Blanchardstown Shopping Center Roundabout.

Approximately 130 perennial plants, including two tonnes of bark mulch was planted at the roundabout at Blanchardstown shopping centre.

Planting included six Portuguese laurel (prunus Lusitanica) in the centre of the roundabout and small grasses planted around, perennial plants planted out to borders edge.

Perennial flower bed Blanchardstown Shopping centre roundabout.

N3 Navan Road grass cutting

Grass cutting, strimming, and litter picking was carried out along the N3 Navan Road.

N3 Navan Road Grass cutting.

N3 Navan Road Grass cutting.

2025 Programme of Works

New borders - Cherry Lawn and Fortlawn

Works consisted of 80 Perennials and a Ton of Bark Mulch at Cherry Lawn.
At Fortlawn 40 perennials and a Ton of Bark Mulch.

New borders Cherry Lawn & Fortlawn

New borders Cherry Lawn & Fortlawn

Roundabout on the Hartstown Ring Road.

Roundabout on the Hartstown ring road at entrance to Rusheeney village, now in full bloom.

N3 Navan Road/Ballymun Road

Hedge cutting works were carried out on the N3 Navan Road and the Ballymun road. 2km of hedging was topped and breasted along these roads.

Removal of farm sheds – St. Catherine's Park

Old farm sheds, of no historical value, at St. Catherines Park, Lucan, which were at risk of collapse and no longer in use, were removed from site.

In the lower courtyard we removed all block structures and stripped the site back to the original stonework.

Pitch Improvements – Hazelbury Park

Comprehensive pitch drainage system to Hazelbury park GAA pitch with over 12,000 linear metres of drain installed.

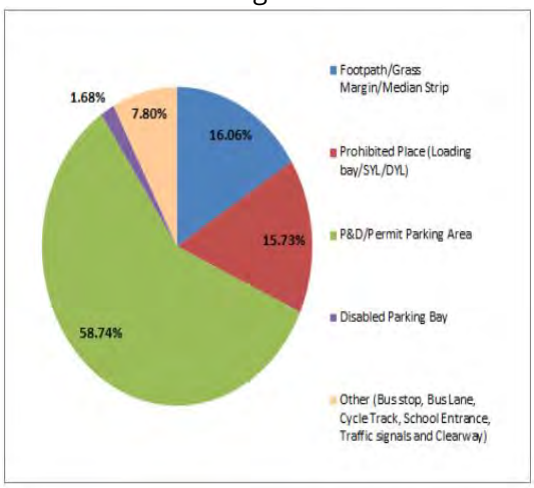
Car Parking Services
August 2025

There were a total of 1488 parking tickets issued during August 2025.

Main Ticketing Locations:

Location	Main Ticket Locations August 2025
North Street - Swords	135
Bridgefield Car Park - Malahide	125
South Strand Skerries	87
Main Street - Swords	70
Harbour Road - Skerries	64
Strand Street - Skerries	50
Coast Road - Malahide	46
Strand Road Portmarnock	44
Harbour Road Howth	44
The Green - Malahide	41

Breakdown of Parking Offences:



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Parking Control Bye-Laws

Public Consultation on the Draft Parking Control Bye-Laws 2025 closed on 28th August 2025. A total of 553 submissions were received, and a report on the consultation is currently being compiled and are being presented to the 3 Area Committees in October for Noting.

The Revenue Budget for 2026 will include any additional income from the proposed increase in parking fees. This increase will contribute to the new staff recources, 3 No. Additional parking wardens, and public realm improvements and costs at Recycling Centres.

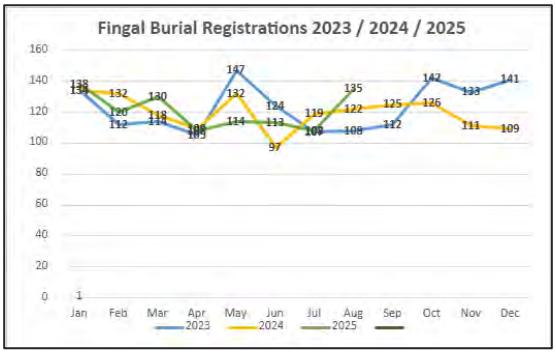
Meter Replacement Programme

Howth/Malahide Operations Department are progresses the Annual Meter Replacement Programme, which replaces old, end of life parking meters with newer machines that can accept contactless/card payment. 9 old meters were replaced earlier this year with a further 2 being replaced in August as part of the 2025 Programme.

Newly replaced meter on Chapel Lane, Swords.

Burial Ground Services

There were 135 Interments in August 2025 in Fingal Cemeteries.



Kellystown Burial Ground

This phase of cemetery development works on a greenfield site at Kellystown will provide approx. 650 grave plots, a columbarium wall for the storage of ashes, a landscaped angel garden, a small services facilities building and yard, including all associated site services and landscaping. The works started on site in March and are expected to take up to 12 months to complete. Currently the grave plots and paths are well advanced with buildings at early stages of construction.

Traffic Operations County-Wide

Default Speed Limits Update

Regarding the 30kph in built up & urban areas, the Department of Transport originally communicated that there would be a default speed limit of 30kph set for these. This was changed as there is no definition of urban areas in legislation with regards to the setting of speed limits. In order to implement a default 30kph in urban areas, there would need to be updated legislation which would take some time. Therefore the Department of Transport communicated to Councils that we were to proceed with the review and implementation of urban speed limits by special speed limit bye-laws rather than a change in the default speed limit. In order to undertake the process of setting special speed limits in built up & urban areas, the Guidelines for Setting and Managing Speed Limits in Ireland are being revised. They have not yet been issued to us. The best timeframe we have is that they will be issued in Q3 2025 via a new Circular. The circular will direct the LA's to commence the process of reviewing speed limits in our areas and to set speed limits in accordance with the new Guidelines.

We attended a workshop where feedback was taken on board from Traffic Engineers to assist with the finalising of revisions to the Guidelines which we are still waiting for.
The Council have not received any further information from the Department of Transport.

Balbriggan/Swords Area

Naul R122 and R108- Traffic management scheme works partially completed for the installation of a new Zebra Crossing and junction improvement works.

Howth/Malahide Area

POW 2025: Construction completed for two uncontrolled crossings on the Back Rd, Malahide.

Sharks Teeth refresh on Blackwood Lane.

New Road Signage for Streamstown Lane and Back Road Malahide

Castleknock/Mulhuddart Area

New Signals 2025 – Dublin 15

The Civil and Electrical works are complete for the new signalised pedestrian crossing on Beechpark Avenue. The lights are awaiting a power connection for the ESB.

Ramps

The chicane was removed and replaced with a traffic calming ramp on the Beechpark Avenue.

New ramp on Beechpark Avenue.

Modular speed cushions replaced with asphalt speed cushions on Blackcourt Road.

The modular speed cushions have been replaced with new asphalt speed cushions on Blackcourt Road.

Traffic calming buildout

The traffic calming buildout on Pecks Lane/Hadleigh court was completed in September.

Buildout on Pecks Lane/Hadleigh Court

Fleet Management & Plant Hire Unit

90 Plant Hires were put in place from 25/07/2025 to 25/08/2025, engaging 21 suppliers.

Public Lighting

Works on the 2025 Public Lighting Programme of Works is progressing.

2025 POW Works jobs Completed to date:

- Village Road / Raheny Roundabout, Lusk
- Dromheath Drive, Mulhuddart
- Warrenstown Green roundabout, Corduff
- Kenure Woods Park entrance, Rush
- Gartan Drive, Swords (two lights were installed here)
- The Nurseries, Swords
- Latchford Close to Old Hansfield Lane walkway beside playing pitches at Phibblestown Community Centre, Ongar
- Millstead Estate entrance, Blanchardstown
- Parnell Green / Church Road Walkway, Mulhuddart
- Turvey Avenue, Donabate - between Beresford Estate and Waterleaf Estate
- Lanesborough Park, Charlestown
- New Haggart Cottages, Balleally
- Glasmore Park Entrance, Swords
- Porterstown Park Main Carpark, Porterstown
- Balgriffin Park, Balgriffin
- Kinsealy Lane, at Bright Sparks Montessori, Kinsealy
- Feltrim Road, besides Feltrim Quarry, Swords
- Streamstown Lane, Malahide
- Howth Village, Howth - East Pier Car Park between Abbey Street and Toilets

2025 POW Works in Progress/Ongoing:

- Chapel Close Green / Bremore Green Pedestrian Walkway, Balbriggan

Works on the public lighting column replacement programme have commenced.

Public Lighting Column Replacements Completed:

- Dromheath Green, Mulhuddart
- Wellview Estate, Mulhuddart
- Lohunda Estate, Coolmine (Phase 1 – Lohunda Close, Court, Crescent, Dale, Downs, Drive, Green, Grove and Road)
- Thormanby Lawns, Howth

Public Lighting Column Replacements ongoing:

- Lohunda Park, Coolmine (Lohunda Estate, Phase 2)
- Ashfield Estate, Mulhuddart

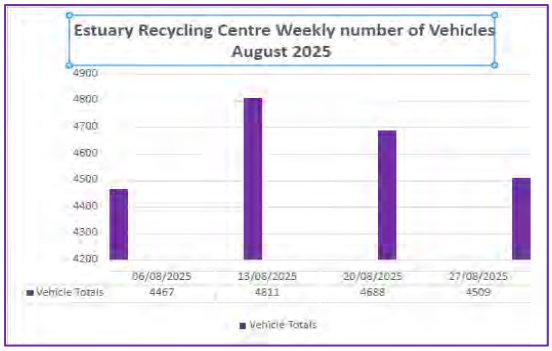
Lohunda Park after Column Replacements.

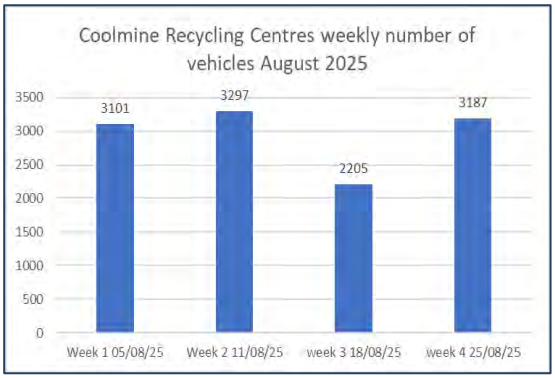
Other public lighting works completed:

- Installation of public lighting on pedestrian walkway from Riverside Court/Old Corduff Road to N3 underpass.
- New columns installed at Skerries Mills pedestrian walkway

Recycling Centres Update

The Council is currently in the process of recruitment of additional Recycling Centre Operators to commence the new opening hours at Coolmine.



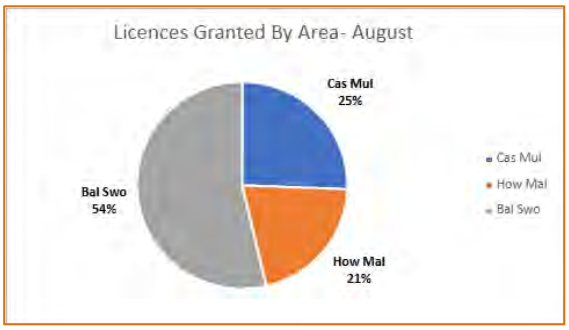


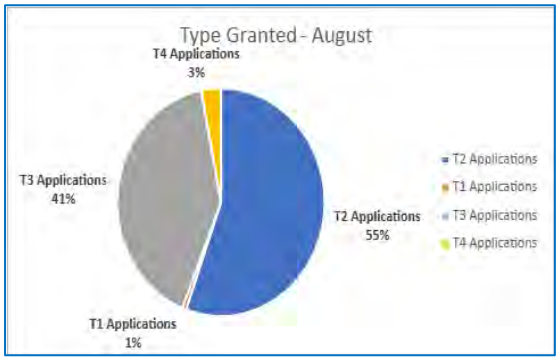
Licenses

- 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.

164 Licences were granted in the months of August**, 44% 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.





Bus Enhancement Scheme

Fingal have been allocated €500,000 for the NTA Bus Stop Enhancement Programme in 2025. This has been allocated between the 4 operational areas - €125,000 to Howth/Malahide, €125,000 to Dublin 15 €125,000 to Swords and €125,000 to Balbriggan. Following a meeting with the NTA in May 2025 a list of proposed works at 20 locations were prepared for each area and this list has been forwarded to the NTA for approval.

The plan is for the work to be completed by November to drawdown the grant.

Grass Pitch Applications 2025/26

Fingal County Council are currently processing grass pitch applications for the 2025/2026 playing season. To date FCC has received a total of 72 applications with further applications expected over the next couple of weeks from schools.
Applications & pitch maps can be found on the Fingal County Council website / Grass Pitch Applications.

Casual Trading License

Fingal County Council has a total of 43 valid Casual Trading Licences for the 2025/26 trading season covering trading of Hot Food, Tea & Coffee, Ice Cream and Flowers.
All 43 traders are fully licenced for the 2025 trading season. We are currently processing 1 additional application. 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.

Once complete we envisage a total of 44 Casual Traders operating in the Fingal Administrative area, the highest number to date.

Pilot Scheme Beach Mobile Saunas

Fingal County Council now has a total of 5 Mobile Sauna trading units operating at five different locations throughout the county.
Seasonal licences have been issued under the Casual Trading Bye-Laws 2021.

Street Furniture Licences

A total of 31 Street Furniture Licences have been issued in 2025.
All 31 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.
We have also received an additional 5 applications which we are currently processing & provisional inspections are being carried out.

Harbours

Skerries Harbour:

The outer pier (constructed in the 1960s) has surpassed its engineering design life and is in a progressive state of collapse. Accordingly, this section of pier was closed and declared off-limits to all during summer 2025.

Design studies and a preliminary design to encapsulate the existing pier and construct a new, larger pier around it were completed in 2024. Planning Approval for the proposal was granted by An Bord Pleanála on 4th September 2024.

The Council submitted an application for Foreshore Licences to the Department of Agriculture, Food & Marine (DAFM) in December 2024. Two such licences were applied for:- **(a)** to undertake boreholes in the seabed so as to inform the engineering design of the foundations required for the new pier. This would allow the engineering design to be completed, and tenders issued to the market to procure contractors for the construction of the new pier, AND **(b)** a licence to carry out the construction of the new pier itself. These licences are being progressed by DAFM but may take up to 18 months meaning it could be 2027/8 before construction of the new pier can commence.

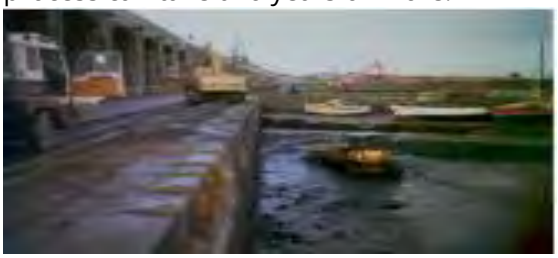
During 2025 and while awaiting licences from DAFM, extensive regular inspections and monitoring of the pier have been on-going. It has been observed that the rate of deterioration has been rapidly accelerating over the course of the year with evidence of increased loss of material from within the pier creating a number of cavities (*some of which are the size of a small car*) which increases the risk of a sudden collapse of the pier.

A contractor is to be engaged in the coming months to fill the cavities with concrete in an effort to stem the rate of loss of material from within the pier and to slow down the rate of collapse of the pier pending the grant of licences from DAFM and the construction of the new pier. It is important to be aware that this work cannot render the pier safe and fit for use. Funding is provided in the Capital Budget for these works

Balbriggan Harbour:

It is the intention of the Operations Department to carry out maintenance dredging of Balbriggan Harbour so as to improve navigation and berthing facilities within. Approximately, on average, 1m+ depth of sediment is to be removed from throughout the harbour basin. Tender documents are nearing completion for the procurement of a suitable contractor.

An application has been lodged with the Council's Planning Department to declare maintenance dredging to be exempt from normal Planning Approval. An application is also being prepared for submission to the Maritime Area Regulatory Authority (MARA) for Marine Usage Licence (MUL) which is necessary before maintenance dredging can be carried out. A necessary part of the application to MARA will be the determination from the Council's Planning Department as to whether maintenance dredging can be deemed to be planning exempt. As with the DAFM process, it has been indicated that the MARA application process can take two years or more.



Photos show previous maintenance dredging undertaken in 1996.

Loughshinny Harbour:

The Operations Department also proposes to dredge a channel alongside the pier in Loughshinny, again to improve navigation and berthing facilities. Ayesa Consulting Engineers were appointed during the summer of 2025 to undertake the necessary surveys, nature assessment, design etc. The process, which is similar to that for the Balbriggan dredging, is still at a very early stage and again a MARA licence will be required. A conservative timeframe for when dredging could take place is 2027/8.

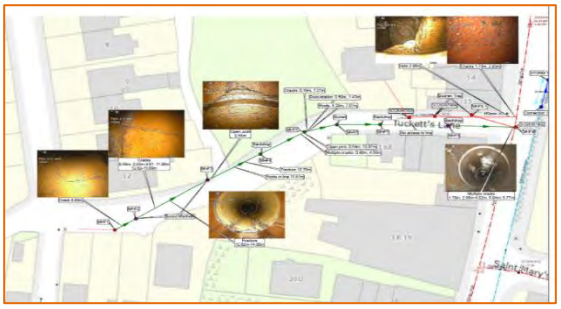
Surface Water

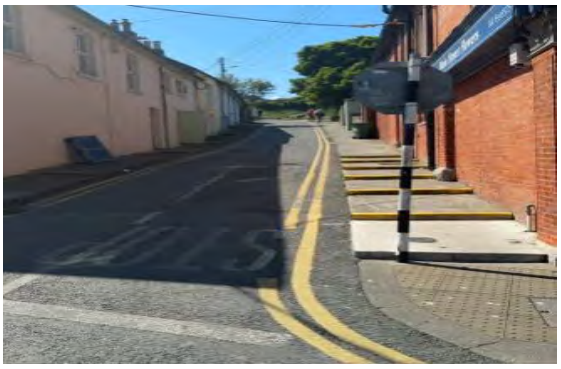
Stormwater Capital Programme 2025-2027

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:

This project consists of the design and construction of a Stormwater culvert replacement on Howth Main Street (Work Package A) and the separation of a combined sewer on Tuckett's Lane, Howth (Work Package B). Site investigations for WP B took place on 25-29th August allowing confirmation of utilities and a design to lay a new pipe is being finalised. A review of CCTV survey records on WPA is underway to determine if any further surveys are required on the culvert on Main street before finalizing the areas that require replacement.





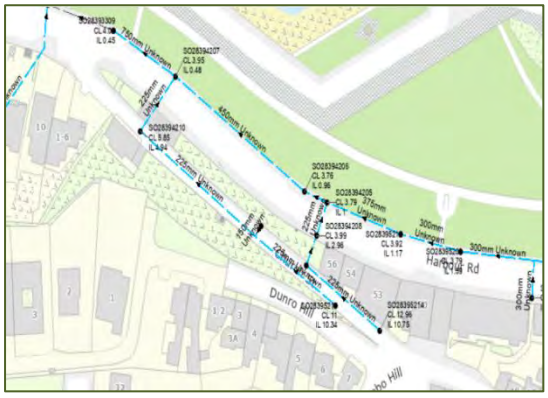
Tuckett's Lane

Lusk Network Remedial Works:

A works schedule is currently being developed to carry out additional pipeline repairs between Post Office Road and Chapel Road to complete Phase 3 of the above project.

Church Road, Howth Stormwater Network Repairs

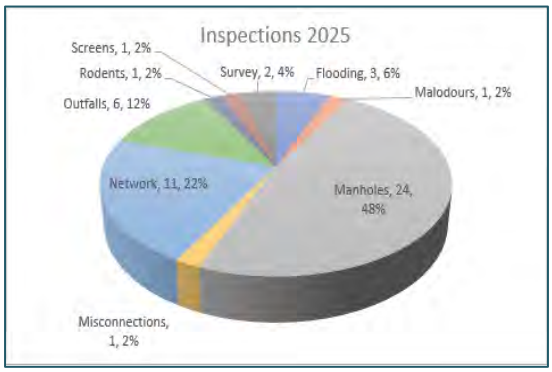
Following investigation works network improvements were identified for the Church Street, Dunbo Hill and R105 areas of Howth. Following optioneering, an in-house design is being developed. Current projections are that investigative works will commence on site in October.



Church Street.

Storm Water Maintenance

The types and volumes of issues reported are shown in the chart.



Storm Water Connections:

To date 18 Stormwater Connection Applications have been processed in 2025.

Networks

Swords

Survey works in the Hilltown, Forrest Avenue, Rathingle Rd, Cherry Garth and Rivervalley Lawns estateswere completed in July. The completed reports were broken down into a number of work packages. A contractor will be procured for the specialised lining works with the remaining works being completed by Direct Labour.

Rivervalley.

Malahide/Portmarnock

Chalfont Estate invasive repair work was completed in late May. 25 UV CIPP Liners were installed by a specialized contractor in late August. The Project is now complete.

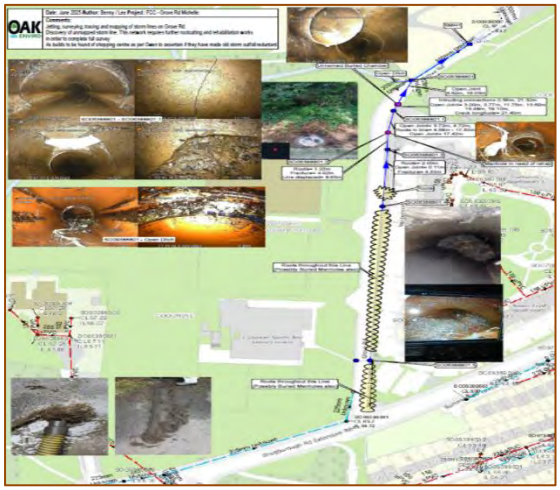
Chalfont.

Dublin 15

Surveys were carried out in Mount Symon, D15. A possible Foul to Storm misconnection has been identified with large volumes of Stone, Silt and roots identified in the lines. Remedial works will require additional dye testing, surveys and the installation of a UV CIPP liner to repair defects if required.

Mount Symon.

CCTV surveys were carried out in the Grove Road area of Blanchardstown during August. A number of issues were identified within these lines. Remedial work will require the raising of buried manholes, additional jetting, root cutting and the installation of liner repairs.



Grove Road.

Howth

CCTV survey along Seaview Terrace have identified capacity issues with the lines. This is due to downsizing of pipes as the network passes through the estate. Some manholes have been covered over and others inaccessible. Feasibility is currently being considered to excavate the existing line a renew it with a more appropriately sized pipe.

Seaview Terrace, Howth.

Baldoyle

Following a request for a connection to the network in Abbey Park during suitability investigations a large buildup of silt was discovered within the lines in the estate and a number of other defects. Jetting and CCTV camera work is ongoing.

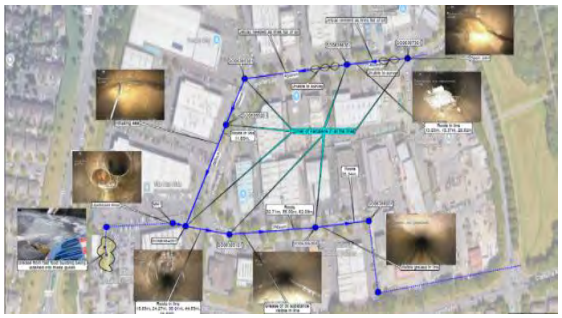
Abbey Park

Balrothery

Following reports of surcharging water in the footway on Coach Rd a CCTV survey was carried out, and it has been determined that the pipeline has collapsed and is full of debris. This will require the pipe to be excavated and replaced.

Coach Road, Balrothery.
Surface Water Pollution

Investigations are ongoing in conjunction with the FCC pollution section to determine the source of a pollutant intermittently making its way into the Tolka River via a Stormwater Outfall. CCTV survey and extensive die testing of the surrounding network has taken place and investigations are ongoing.



Coolmine Industrial Estate.

Survey in Coolmine.

Ironworks

Stormwater manhole cover and frame replacement is ongoing countywide. Manhole cover and frame replacements were carried along Main St. Howth and in the Chalfont estate in Malahide.

Underground Stormwater storage Assets

Continuing Identification and recording of underground storm water management assets county wide.

Beaches

Following another successful bathing season for Fingal, below are the stats from our Beach Lifeguards for the 2025 Bathing Season:

	Rescue	Rescue Craft	1st Aid	Lost Child	Advice Given
Balbriggan	1	0	45	10	301
Skerries South	2	0	90	0	525
Loughshinny	0	0	6	0	85
Rush North	0	0	1	0	25
Rush South	1	0	7	0	268
Portrane	0	0	0	0	24
Donabate	1	0	40	7	374
Malahide	29	12	17	2	598
Portmarnock	1	1	101	25	1297
Sutton	19	2	36	13	507
Howth	0	0	16	2	219
JUN-SEPT FULL RETURNS	54	15	359	59	4223

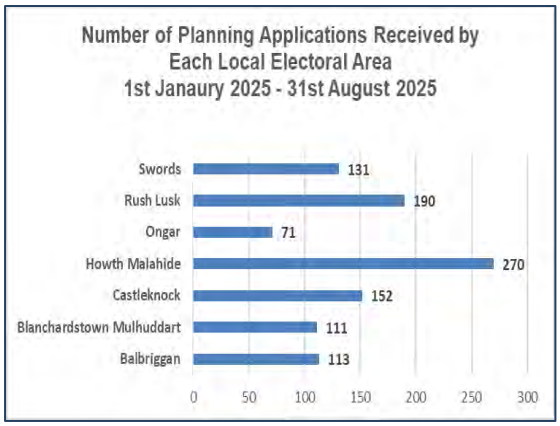
PLANNING AND STRATEGIC INFRASTRUCTURE (PSI)

Contents

Planning Applications
Planning Decisions
Building Control Admin
Strategic Policy Unit
Built Environment Division
Transportation Planning
Heritage Officer

Planning Applications

Between 1st January and 31st August 2025, a total of 1,038 planning applications were received, including 865 electronic applications via the LGMA's national portal. Of these, 242 applications were deemed invalid, resulting in 796 valid applications. The accompanying bar chart illustrates the distribution of applications across the various Local Electoral Areas.



During the same period, 7 Large-scale Residential Development (LRD) applications were submitted to the Local Authority, with 6 decisions issued on LRD applications.
Additionally, An Coimisiún Pleanála has not issued any decisions on Strategic Housing Development (SHD) applications during this period.

Planning Decisions

Between 1st January and 31st August 2025, a total of 935 planning decisions were issued. This includes 753 decisions to grant permission and 182 refusals of permission.

Building Control Admin

In August 2025, there were 166 building control submissions made via BCMS. This was made up of 68 Commencement notices, 44 Compliance of Completion Certificates, 32 Fire Safety related Certificates, 21 Disability Access related Certificates and 1 dispensation. 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 154 decisions in August 2025 relating to Fire Safety and Disability Access Certificates. This was made up of 54 decisions to grant and 100 extensions of time.

Strategic Policy Unit

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 Clonsilla Framework Plan was adopted by the Elected Members at the sitting of Fingal Co. Co. on the 12th of May 2025 and the Draft Old School House Masterplan is due to go to the full Council for agreement on 15th October.
Further preparatory background analysis is being undertaken in relation to several other plans/studies, including advancement through the procurement process.

Residential Zoned Land Tax

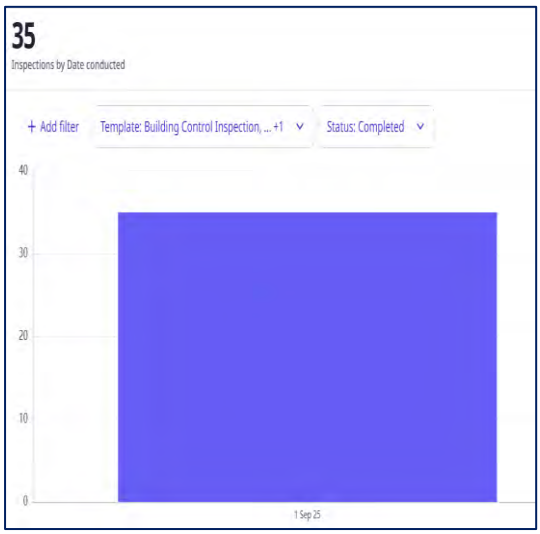
The Residential Zoned Land Tax (RZLT) is a tax aimed at activating serviced and residentially zoned land for housing. Local authorities are responsible for identifying the land that is subject to RZLT.

Residential Zoned Land Tax (RZLT) is a tax aimed at activating serviced, zoned land for housing.

On the 31st of January 2025, Fingal Co. Co. published the annual RZLT map for 2025 followed on the 1st of 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 current scope; and land proposed to be included.

The local authority has concluded a review of all submissions received on foot of public consultation for the annual RZLT map for 2025 and the draft annual RZLT map for 2026. 11 appeals have been submitted to An Coimisiún Pleanála and are being assessed.

Built Environment Division



Building Control

- 35 building control inspections were carried out in September 2025, covering 94 Buildings.

Taking in Charge.

- There were 5 developments taken in charge in September 2025. These developments are
    1. Hansfield phase 2 in Ongar Dublin 15.
    2. Dunsoughly in Finglas
    3. Footpath in front of Balroy Hall on the Carpenterstown Road
    4. Avondale Park in Mulhuddart
    5. Avondale Court in Mulhuddart

  There are also 4 developments taken into maintenance. These developments were

  1. Wellview Terrace in Mulhuddart,
  2. Avondale Place in Mulhuddart,
  3. Minnow housing estate in Mulhuddart

There are 3 estates up for taken in charge in October 2025

- Glaslinn, Donabate, Co Dublin
- Taylor Hill Phase 1 & 2, Balbriggan, Co Dublin
- Greenbrook, Rush, Co Dublin

And one estate up for taking in charge in November 2025

- Greys lane Howth

- There are 48 developments with formal Taking in Charge requests, and an additional 327 developments recorded in our system.
- We have a Consultant for managing Taking in Charge works where we have taken the bond. The first contract is for Chapelwood, Alderwood and Redwood in Dublin 15. The consultants are currently gathering background information on this scheme

Dangerous Structures

- 1 dangerous structure was reported in September 2025.
- A total of 105 dangerous structures remains active in our database.

Pictures

Checking Firestopping around windows and doors in a timber frame house in Dublin 15

Checking foundations and drainage in duplex units in Skerries

- A new document "Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas - Water Sensitive Urban Design - Best Practice Interim Guidance Document" has been issued by the Department of Housing, Local Government and Heritage.

It is intended as a high-level best practice interim guidance document for all those whose work impacts on the urban environment, for urban planners and all built environment professionals involved in the planning process such as engineers, architects and landscape architects and shows how to move towards a more systematic and sustainable approach to urban planning and design that seeks to mimic the natural water balance of rural

- Sustainable Drainage System (SuDS) – The Fingal SuDS guidance document (Green/Blue Infrastructure for Development) has been reviewed to include changes in technical standards. This document along with the SFRA documents have been incorporated into the new development plan. areas through "water sensitive urban design".

Incorporating Sustainable Drainage Systems in Residential Developments

The GDSDS has outlined SuDS as a sustainable way to manage surface water as we prepare to meet the challenges of climate change. This example of Millers Glen in Swords, shows an example of surface water being held onsite, providing treatment via appropriate planting, and then discharging at greenfield runoff rate. This is a move away from the traditional method of collecting all surface water via piped systems which can often no longer manage the intense rainfall`s being experienced.

Domestic SuDS Guide

McCloys Consulting Engineers were appointed to produce a Domestic SuDS Guide for FCC. This was completed in Q3 2024, the guide is available on Fingal`s website along with a short presentation video.

Green Blue Roofs Guidance Document

McCloys Consulting Engineers have been appointed to produce a Green Blue Roofs Guidance Document for FCC. This was awarded in Q3 2024 and was completed in Q3 2025.A short promotional video is expected in Q4 2025.

National Guidance

The Department of Housing, Local Government and Heritage has issued "Nature Based Management of Urban Rainwater and Urban Surface Water Discharges A National Strategy" in May 2024.

Transportation Planning

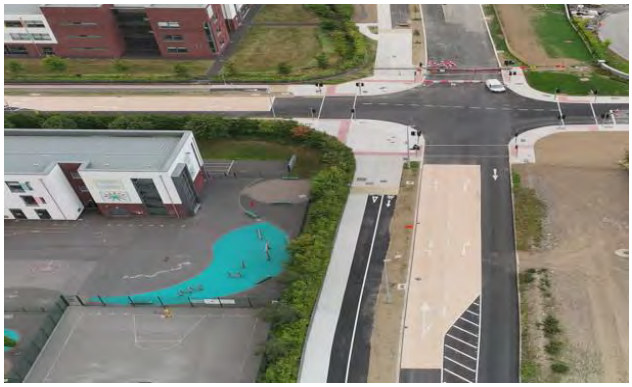
PSI 001 Snugborough Interchange upgrade

The contractor is continuing to carry out snagging at the interchange.

PSI 002 Ongar Barnhill Road

Bam Civil Ltd. constructed most of the new bridge over the railway line during 2024. Road surfacing, signage, road marking and water infrastructure is being completed.

The ESB are installing cabling and associated equipment to enable power for the public lighting and traffic signals. It is intended that traffic will be diverted onto some of the new Barberstown Lane South in the coming weeks. There will be temporary traffic management on the R149 in Q3 Q4 at the junction with Barberstown Lane South while the new junction is being formed. In late august two new toucan crossings were commissioned at the Barnwell roundabout. Also, the link from the roundabout to the Barnwell Road was completed which includes a new two-way cycle track and new signalised junction. The overall scheme is expected to be completed in Q4 2025. Updates for the scheme will be posted on www.fingal.ie/ongar-barnhill



Project summary

The Tender Pack is currently finalized, along with the contract procurement documents. The NTA gateway approval has been granted, and we are now moving on to stage 2 of the procurement process.

Meetings and Workshops

Following workshop meeting of various projects in the Swords area and discussions, as well as knowledge sharing on it projects timelines and phasing plus also gathering feedback on these projects to assist in managing the mitigation measures that may be required at key locations.

Monthly meetings with Uisce Éireann are being held monthly to discuss and align the details of a State Body Agreement for the foul water sewer across the Estuary Roundabout to be incorporated into the project.

Coordination/Progress meetings with NTA and TII/Metrolink which are being held monthly and is continuing through 2025.

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.

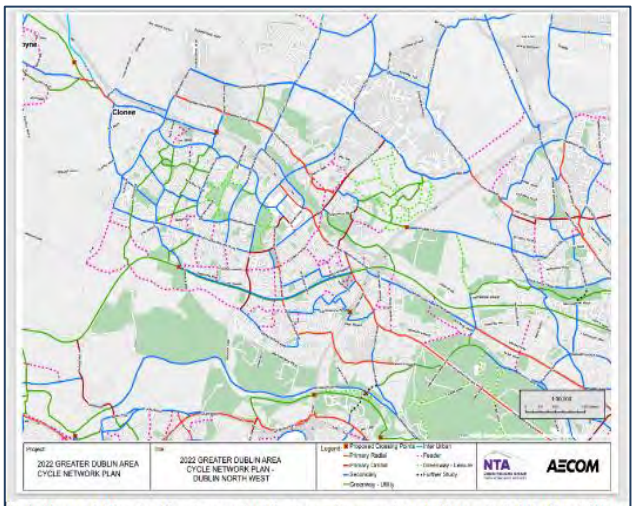
The official opening ceremony was held on the 28th of March 2025 with the Mayor of Fingal and the Minister for Climate, Environment and Energy and the Minister for Transport attending. The contractor is continuing to with 85% of snags completed.

The permanent commemorative plaque is ready for installation. The supplier must confirm the installation date which is likely to be next week.

Comparison Photos of before and after Harry Reynolds Road Pedestrian and Cyclist Route Project

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 & Cycling Scheme at Granard Bridge

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.

Meetings and Reports

Monthly meetings between Fingal County Council and RPS are being held to progress the project and discuss key points, such as route options and possible constraints to be overcome. In addition, an ecological inspection in the Castleknock area to gather valuable data and a better understanding of the local ecosystem ensuring that any future developments or environmental strategies are informed by the best available ecological information. Meetings with Irish Rail / Dart+ West team are being held monthly to discuss both projects and align them.

Monthly meetings held, between the newly appointed consultant's conservation architects and the Project Design Team to discuss key aspects of the Granard Bridge Project, ensure that the design and planning proposals are well-integrated and provide an opportunity to collectively assess the site and align on key design and conservation considerations moving forward.

A non-statutory public consultation meeting will take place later in October. Prior to this, a briefing meeting will be held with the councillors of the Dublin 15 area to present the project and facilitate an open discussion.

The design team has developed several route options along with the preferred route option which will be included into the next phase of the project which will included as part of the non-statutory Consultation.

Project Programme

The project programme has begun by the Project Design Team with the Concept Development and Options Selection phase 2 now underway. Next phase will be 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.
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.

Granard Bridge Site location

Granard Bridge Street View

Granard Bridge Aerial Photo

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.

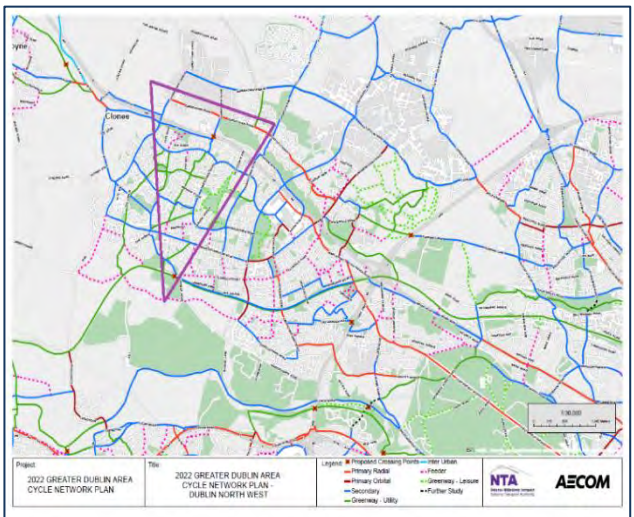


Figure 1 – Cycle Network Plan for The Greater Dublin Area – Clonsilla to Damastown area highlighted in purple

PSI – 004 Royal Canal Urban Greenway

The project team from the Planning & Strategic Infrastructure Department is continuing to finalise the preliminary design in consultation with all the key stakeholders, the National Transport Authority, Irish Rail 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.

In November 2024 Fingal County Council requested consent from Waterways Ireland and Irish Rail to make a planning application for the Royal Canal Urban Greenway on their Lands to An Bord Pleanála/An Coimisiún Pleanála. Fingal County Council received consent from Irish Rail in July 2025 to proceed with making an application their Lands to An Bord Pleanála/An Coimisiún Pleanála.

The project is currently at preliminary design stage and the project team are in constant engagement with Waterways Ireland and this has now been agreed and some design changes made following request by Waterways Ireland in the specific section areas between the Kildare border and Collins Bridge interfaces between the existing facilities and the proposed scheme. Current Landowner checks and land referencing are being maintained and kept up to date for the project.

Following completion of the preliminary design, all the required documents which includes the Environmental Impact Assessment Report will be prepared prior to making the planning application to An Bord Pleanála/An Coimisiún Pleanála.

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 also forms one of the local health walks (Sli Na Slainte), the coastal walk between Malahide and Portmarnock.

The route also connects to the park lands at Robswall and Paddy's Hill and forms a 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 and helping to reduce traffic volumes through the centre of the town.

The Topographical Survey has been completed, and a traffic survey has just been procured. When the survey has been completed the Options Report will be finalised. The Council continues to liaise with the Key Stakeholders. Discussions are progressing well.

S2M Pedestrian and Cycle Scheme –

The preliminary design drawings have been reviewed by the NTA, and the stage 2 road safety audit has been and an equality audit were completed. Revised preliminary design general arrangement drawings have been received which have incorporated the recommendations of the Road Safety Audit and the Equality Audit into the scheme where required.

These are under review. Pavement design drawings, drainage drawings and drawings to identify the locations of utilities within the scheme have been received and are under review. The project will liaise with utilities to discuss any required diversion works. Public Lighting preliminary design is progressing.

The latest revision of the 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.

Design for structures along the route is progressing using the findings from the Ground Investigations. This includes design of the Malahide Tennis Boardwalk, promenade extension at Baldoyle, Sluice River Bridge, Station Road culvert and Burrow Court retaining wall.

Wintering bird surveys have been completed which are required to feed into the planning application. An updated scoping report has been completed and will be circulated to prescribed bodies.

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. 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. Updated land requirement drawings are being drafted. These will be provided to landowners in advance of submission of the planning application for the scheme. The first batch of these are under review.

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. Draft documents are being prepared for the submission to An Bord Pleanála.

Above- Artist visual of possible layout for 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.

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. Discussions are ongoing with the National Monument Services and an application for Ministerial Consent will be made for the public realm works as the design progresses. The tender pack and contract documents for the public realm works are being developed alongside the detailed design. An application for minesterial concent for the works has been sent to National Monuments Service.

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.

Above- Artist impression of possible intervention at Swords Main Street presented in Sustainable Swords Report 2022 which shows Main Street central public realm, pedestrian amenity zones, raingardens and new street trees

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.

The consultant has completed various baseline studies. The project is at the option identification and selection phase. The consultant has provided a Land use survey, geotechnical report, disability audit, collision analysis, Ecology and Environment report and problem identification report.

The tree survey, traffic surveys, parking surveys and topographical and GPR surveys have all been completed.

A concept development workshop is planned to progress the option selection and preliminary design for the scheme.

The initial set up of the transport model to analyse any traffic management interventions proposed as part of Swords Main Street Transformation is ongoing. Traffic data captured in recent surveys will be fed into the model to allow for various scenarios for traffic flow to be modelled. A parking a parking report is currently being drafted by the design team which analysises the findings from recently completed parking surveys.

PSI-041 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.

Following a non-statutory public consultation in January 2025, the options report and the preferred route drawings were published on the Fingal website in September 2025.

The Kinsealy to Portmarnock part of the project is now progressing to Phase 3 (Preliminary Design & Environmental Screening) with a view to preparing a planning application.

The Malahide to Kinsealy part of the project will be brought forward later.

Artist visual of the greenway from Kinsealy to Portmarnock

Artist visual of the proposed upgrades to Station Road

PSI-009 Fingal Coastal Way

Liaison with utilities and coordination with existing infrastructure are on track and ongoing (Irish Rail, Gas Networks, Eirgrid, TFI and Dublin Bus). This includes the proposed bridges over Rogerstown Estuary and over the rail at Beaverstown Golf Club – application has been made for approval in principle, and these are being assessed by Irish Rail now.

Preliminary design work is progressing along urban roads and a coastal erosion study concluded that was used to locate the greenway nearer to the cliff's edge where applicable to minimise land take and severance.

PSI-023 Swords Western Distributor Road Extension

The Swords Western Distributor Road (SWDR) is within the Oldtown and Mooretown development site, providing access to the Rathbeale Road from the lands to its north and south respectively. The SWDR has cycle tracks in both directions. The SWDR Extension is proposed to extend east to the R132 and the proposed Estuary Park and Ride facility (Metro North) as an extension of the existing carriageway and active travel facilities at Millers Avenue.

Egis (formerly Barry's Transportation) has been appointed to further develop this project to Phase 2 (Options Selection). The Options Report (closing out Phase 2) is expected by the end of 2026.

Proposed SWDR Extension to Metrolink Route

Broadmeadow Way Greenway

Progress on the detailed design phases of the other elements of this project is continuing. Engagement with Irish Rail and with the National Transport Authority is ongoing for the causeway works.

A stage 1 Tender assessment has been completed in advance of a 2-stage tender process to establish a framework for works contractors for the various landward works contracts. 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 delivered through this framework.

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.
- The tender for the construction of the greenway along the Northern Causeway is being finalised and this will be issued during 2025. It is expected that construction of the Northern Causeway will not be completed until 2027
- 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 2026 and 2027.
- Due to the seasonal constraints of working within the estuary, along with the technical challenges of building on the Northern Causeway, it is expected that the opening of the Broadmeadow Way will be in 2027.

New estuary bridge and ramps looking northwards towards Donabate

PSI-026 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 the Council is using a Compulsory Purchase Order (CPO) to acquire the necessary lands. Notices to Treat were issued to affected landowners in July. Tender documents, for the appointment of a contractor to construct the works, are expected to issue to the market in October.

PSI-027 Donabate Pedestrian and Cycle Bridge

All FCC construction works and snags on the Donabate Pedestrian Bridge have now been completed. Two items outside the Council's direct control remain to be addressed by third parties before the bridge can be opened to the public.

Irish Rail and the Commission for Railway Regulation need to formally approve the bridge to operate above the railway, and the ESB need to provide power to the adjacent development site to facilitate safe and publicly lit access to the bridge.

It is expected that these items will be closed out in the coming weeks and the bridge will then be officially opened to the public in October.

Image of the Donabate Pedestrian Bridge after completion of snagging works (August 2025)

Completion of snagging works and bridge ID plates on the west public facing side (August 2025)

PSI-042 Donabate Transport Projects

The Donabate Transport Projects comprise a number of projects with the objective of improving transport 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, and;
- 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.

Several potential options have been identified for both Phase 2 of the Donabate Distributor Road and the Blakes Cross Junction Upgrade. The emerging preferred route option has been determined for the second phase of the Donabate Distributor Road and details of the scheme are due to go on public display in October, with preliminary design expected to follow on in 2026. The emerging preferred option for Blakes Cross is expected to be determined in Q4 2025.

Tender documents have issued for the appointment of a consultant to progress the next phases of the project. Work relating to environmental assessment, planning consent and detailed design is expected to be carried out throughout 2026, 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 Mulhuddard interchange and Clonee as the NTA bus connects project has already a scheme in development from Junction 3 into the city. 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 Q1 2026.

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 proposed improvement works involve re-surfacing the existing bridge deck with an SMA surface and this will become a shared two-way footpath/cycleway.

The project team is advancing to procuring a contractor for the works which are specialised due to the proximity to the railway line.

It is a requirement of Irish Rail that 4 weeks' notice is given from appointment of the contractor to commencement of the works. Works are expected to take up to 3 weeks.

PSI-024 Kellystown Road

The delivery of the Kellystown Road is an objective of the development plan. Preliminary design is being carried out for a planning application for the road which will link from the Diswellstown Road to the new Barberstown Lane South. It is intended that this scheme will be advanced to planning stage in late 2025. At the western end planning permission (Dart West Railway Order) has been granted for a new bridge over the Royal Canal and railway at Barberstown level crossing which will tie into the Kellystown Road. Some of the eastern part of this road is being delivered through planning consents which fall in the Kellystown Local Local Area Plan. The design includes active travel for the extent of the project.

HOUSING

Contents

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 and have all the required documents ready to upload in PDF **before** submitting an application on the portal to have the best chance possible in being successful. See www.fingal.ie/affordablehousing

AIB, What's next with your Mortgage? Event– 18th September 2025, Clayton Hotel

The Affordable Housing team attended an AIB-hosted event for individuals recently approved or in the process of securing mortgages. The team presented affordable housing options available in Fingal and outlined the application process.

Guest speakers included representatives from the First Home Scheme, Glenveagh, and Evara, who shared details on current developments and supports. The event was well-attended and provided valuable information to prospective homeowners.

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
Balmoston Ph 1	All Sale Agreed	86 Homes sold
Wilkinson's Brook	All Sale Agreed	57 Homes sold
Aster Park, Rush	Assessment of applications ongoing	93 of 96 Homes sale agreed
Churchfields 3A	Assessment of applications ongoing	176 of 180 Homes sale agreed
Ballisk Park, Donabate	Assessment of applications ongoing	90 of 112 homes sale agreed
Baile na Mona, Mooretown, Swords	Assessments are ongoing	32 of 151 homes sale agreed
Church Fields 3B	Assessments are on going	14 of 110 homes sale agreed
Clonrath Hill	Application Portal Opened 1st October	6 homes
Balmoston Phase 2	Application Portal launch Wednesday 5th of November 2025	73 homes

Clonrath Hill

The Clonrath Hill application Portal went live on **Wednesday 1st of October at 12 p.m.**

The assessment of applications commenced as soon as the Portal closed. A large volume of applications was received by the team and are currently being assessed, **strictly** in time and date of submission to the application portal. All queries on applications are made through the portal only.

Balmoston (Phase 2) Affordable Development

The Affordable Housing team in partnership with Glenveagh homes are delighted to bring 73 new build Affordable 2 & 3 bedroom homes to Fingal's housing market. The application portal will open at 12 p.m. on **Wednesday 5th November 2025** and will remain opening until **5 p.m. on Wednesday 26th November 2025.** Applicants are advised to be purchase ready prior making an application. To view the development details, minimum prices, income limits, scheme eligibility, required documentation and how to make an application go to www.fingal.ie/affordablehousing

First time buyer Event, Clayton Hotel, 6th November

The event, hosted by Mortgage Navigators, will feature experts discussing Affordable Housing in Fingal, new bills, the First Home Scheme, vacant homes grants, and legal advice for potential homeowners.

Booking is essential as spaces are limited.
https://www.instagram.com/reel/DO5pozkDIrY/

FCC's first Cost Rental scheme

Fingal County Council's Affordable & Cost Rental team is delighted to announce the upcoming launch of 80 1, 2 & 3 bedroom cost rental apartments in Church Fields, Dublin 15**.** These brand-new homes will be available for long-term lease under the Cost Rental model**,** offering secure**,** high-quality accommodation at rates below market rent.

What is Cost Rental?

Cost Rental housing is designed to provide affordable rental homes for people who are above the social housing income limits but still struggle to afford market rents. Rent is based on the cost of building, managing, and maintaining the homes – not market rates.

Who Can Apply?

To be eligible for Cost Rental housing, applicants must:

- Be aged **18 years or over**
- Have a **net household income of €66,000 or less per annum**
- Not be in receipt of **social housing supports** (including HAP or RAS)
- Not own or have a legal interest in a property
- Be able to afford the rent and comply with the terms of the tenancy

Full details, including how to apply, will be available soon at: www.fingal.ie/affordablehousing

Social Housing Delivery

Part V, Social Turnkey & CALF Programme

Delivery of new homes has remained strong over the course of Quarter 3 under the various delivery mechanisms. The first Part V Affordable agreement has progressed, and the homes launched on 1st October with more to deliver via this mechanism throughout the County.

Part V home delivered in Millers Glen, Swords, Co. Dublin.

Construction Programme

Summary of delivery of social unit numbers in the pipeline	Units
Under Construction	571
Schemes with Planning Approval and Tender Stage	110
Planning and Design	179
Part V	1,075
TOTAL	1,935

Scheme Update since last month (Further detailed information available in Appendix 4)

Schemes on Site

Seatown Road, Swords

Works for the delivery of 36 social homes at Seatown Road, Swords continue on site and are 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 are constructing 175 new homes comprising of 123 houses and 52 apartments 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, being constructed by Gem Construction on behalf of Fingal County Council. The development will deliver 40 social, 180 affordable and 80 cost rental new homes in this phase. The first 32 new social homes have been delivered.

Church Fields 3B, Dublin 15

Works are progressing on the mixed tenure scheme at Church Fields 3B, being constructed by Gem Construction on behalf of Fingal County Council which will see the delivery of a further 217 homes in Church Fields, comprising of 121 houses and 96 apartments. As a mixed tenure development, this phase will include 107 social and 110 affordable homes.

Balmoston Phase 1, Ballymastone, Donabate

Construction work is continuing on Phase 1 of Balmoston. This is a mixed tenure development, being constructed by Glenveagh on behalf of Fingal County Council which will deliver 87 social and 86 affordable new homes. The first 33 new social homes have been delivered.

Mooretown, Swords

Construction has commenced on the delivery of 274 new homes at “Baile na Móna”, Mooretown, Swords. Glenveagh are constructing the new homes on behalf of Fingal County Council. 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 is progressing on the delivery of 57 new social homes at Holywell, Swords. Planning for this development of 1, 2 and 3 bedroomed homes 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 of 2, 3 and 4 bedroomed new homes 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 of 1, 2 and 3 bedroomed homes was granted under the S179A process.

North Street, Swords

Construction has commenced on the delivery of 13 new social homes, comprising of 1 and 2 bedroomed apartments at North Street, Swords which is being constructed by Broomfield Construction on behalf of Fingal County Council.

Balmoston Phase 2, Ballymastone, Donabate

Construction work has commenced on Phase 2 Balmoston, Donabate. This is a mixed tenure development, Phase 2 will deliver 72 new social and 75 affordable homes over several hand-over phases through 2026 and 2027.

Asset Management Section

Energy Efficiency Retrofitting Programme

The 2025 Energy Retrofit Programme is currently progressing, with Fingal County Council allocated €3,196,000 by the Department of Housing, Local Government and Heritage, targeting 94 housing units.

Energy Efficiency Retrofit 25th Aug 2025	
Completed	**Areas**
69	D15, Swords
Onsite	**Areas**
45	D15, Swords, Balbriggan
Upcoming	**Areas**
12	D15, Balbriggan
Tender Prep	**Areas**
3	D15, Balbriggan, Swords

Planned Maintenance Programme 2025

External painting, joinery repairs, boiler replacements, and smoke and heat detector upgrades.

Planned Maintenance Programme 25 Aug 2025	
Painting completions	**501**
Boiler Replacements	**170**
Heat / Smoke Detector Replacement	**179**

Voids

Casual Voids 26th Sept 2025	
In the lettings process	**15**
In relet works	**58**
Void Unavailable	**10**
Total	**83**

New to stock as of 26th Sept 2025	
New to stock properties	**91**

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 **228 new HAP tenancies** in 2025 to date with approximately 4442 HAP tenancies established since HAP commenced 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.

Fingal County Council was delighted to be recognised for innovation in the area of customer services and digital innovation at this year's Ireland eGovernment Awards 2025. This year Fingal County Council was recognised in the Local Government Award category for its Housing Assistance Payment (HAP) Tenancy Update Portal. The HAP Amendments Portal is a secure platform that makes it easier for tenants and landlords to submit requests to update the circumstances of their HAP tenancies

Pictured at the eGov Ireland awards are L-R: Jack Chambers, Minister for Public Expenditure, Infrastructure, Public Service Reform and Digitalisation, Helen O'Donnell, Housing Department FCC, and Paul Carroll, Director of Housing and Community Development, FCC.

Rents

Following the introduction in 2024 of new debt management processes and procedures, **rent arrears have reduced by €1.2m** since 01/01/2025. New processes initiated include bi-annual statements and letters to all tenants and quarterly statements and letters to tenants in arrears.

The Rents team will continue to engage with tenants who experience challenges paying their rent.

The Rents Team have issued **123** Tenancy Warnings year to date. Six Orders for Possession have been obtained following court hearings in 2025.

The Rents **collection rate in September 2025 shows an increase of €2.2m** on the same month in 2024.

Private Rented Inspections

The inspections team are working towards inspecting 25% of the registered tenancies which is approximately 21,000 tenancies. The target of 5,169 Dwellings for 2025 has been received from the Department of Housing. Currently 4,924 inspections have been conducted in 2025, with 4274 of them qualifying towards the Dwellings target. There were 574 inspections carried out in September.

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

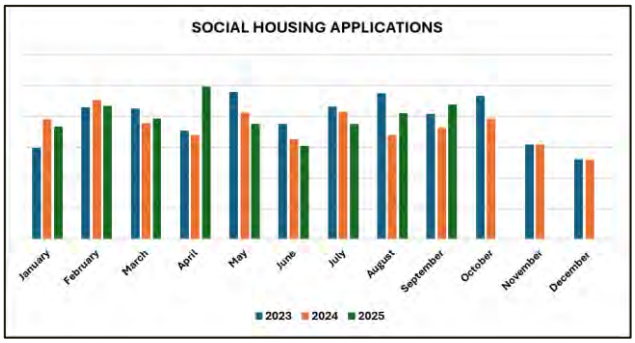
Housing Support

In accordance with Circular 24/2025 as released on 31st July 2025, the Summary of Social Housing Assessment (SSHA) is due for return to the Department of Housing Local Government and Heritage on 1st December 2025. Letters have issued to all applicants required to complete the SSHA. Following the successful launch of the online HNA System in 2022, applicants will be advised to complete the assessment where possible online. Reminder letters will issue to applicants who have yet to complete their assessment. All facilities will be available to applicants at the Customer Care Counters and in the Fingal Libraries for those individuals requiring assistance in completing their Housing Needs Assessment. Hard copy forms are available.

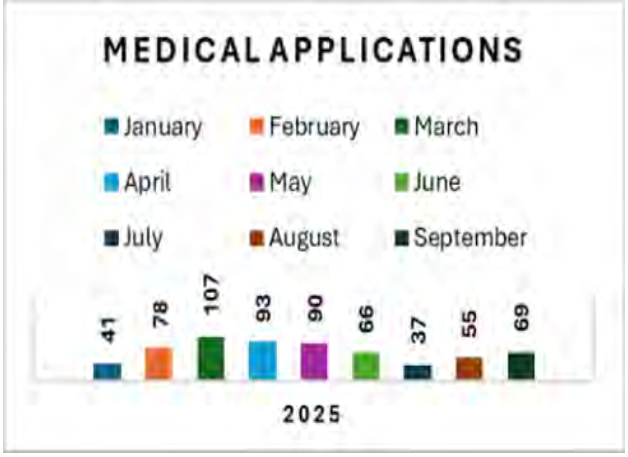
2025 Housing List Position are available on the Choice Based Lettings Portal. This is a static list position and will be issued and updated on CBL yearly. Further information can be sought via, choicebasedlettings@fingal.ie

Housing Support receive a large volume of Housing Applications, Medical Applications, Amendment requests and appeals.

Year on year comparison by month



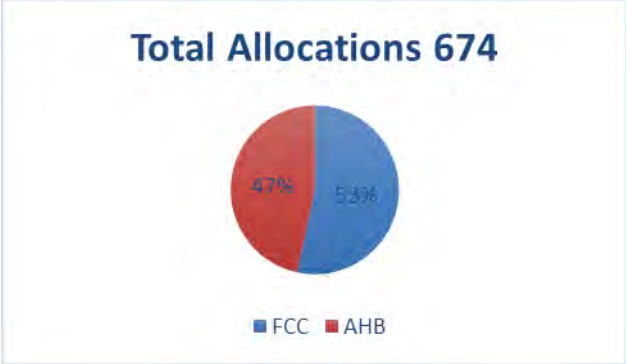
Applications received



Housing Support Appeals

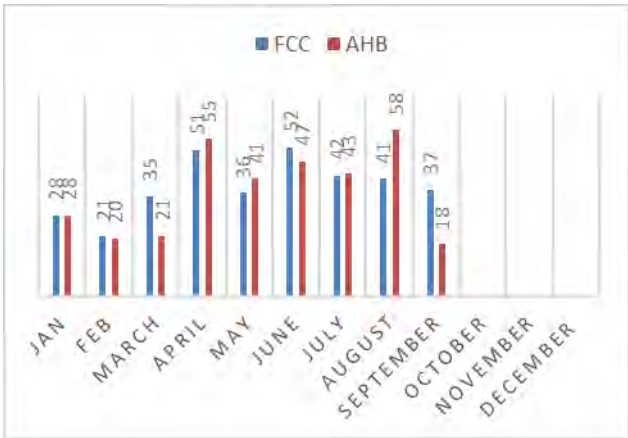
Applicants are reminded, that an appeal must be received within 28 days of a decision being communicated in writing to be eligible for review.

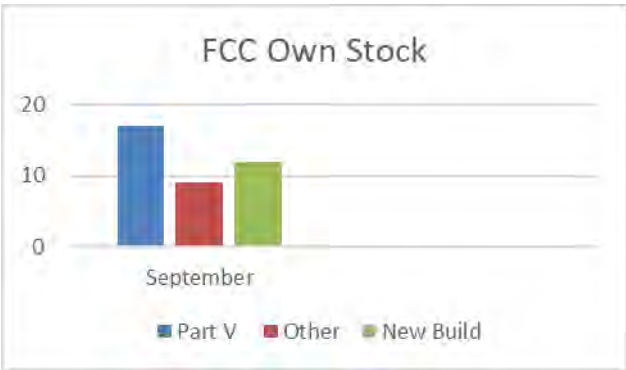
Lettings



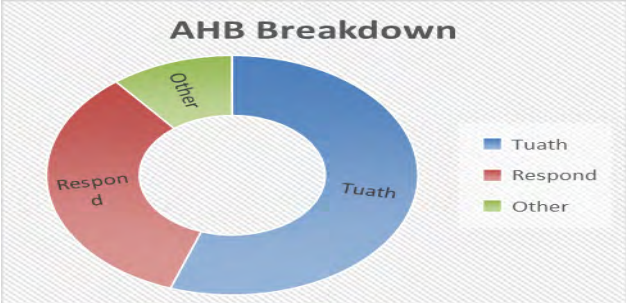
The above chart depicts the total number of properties allocated since the beginning of 2025.

The chart below shows the breakdown of allocations per month.





331 of the **674 allocations have been in collaboration with several Approved Housing bodies.** The other **343** properties were allocated using Fingal County Councils own stock.



Tuath have received the most nominations from Fingal County Council during the month of September.

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 September.

Internal image of advertised property in Sheephill Park.

Advertisement Period	Property	Bed	Type	Number of Views	Expressions of interest
03/09/2025	Pipers Court, Hansfield	2	Apt	1447	312
10/09/2025	Sheephill Park, Blanchardstown	3	House	1100	145
10/09/2025	Canal View Terrace, Hansfield	1	Apt	1448	271
17/09/2025	Ringfort Avenue Balrothery	2	House	1414	275
			Total	5,409	1003

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 September 2025, 48 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	Total
EA	6	9	15
Homeless Prevention	15	18	33
Total	21	27	48

There was a total of 33 homeless prevention cases and 15 who exited emergency accommodation comprising:

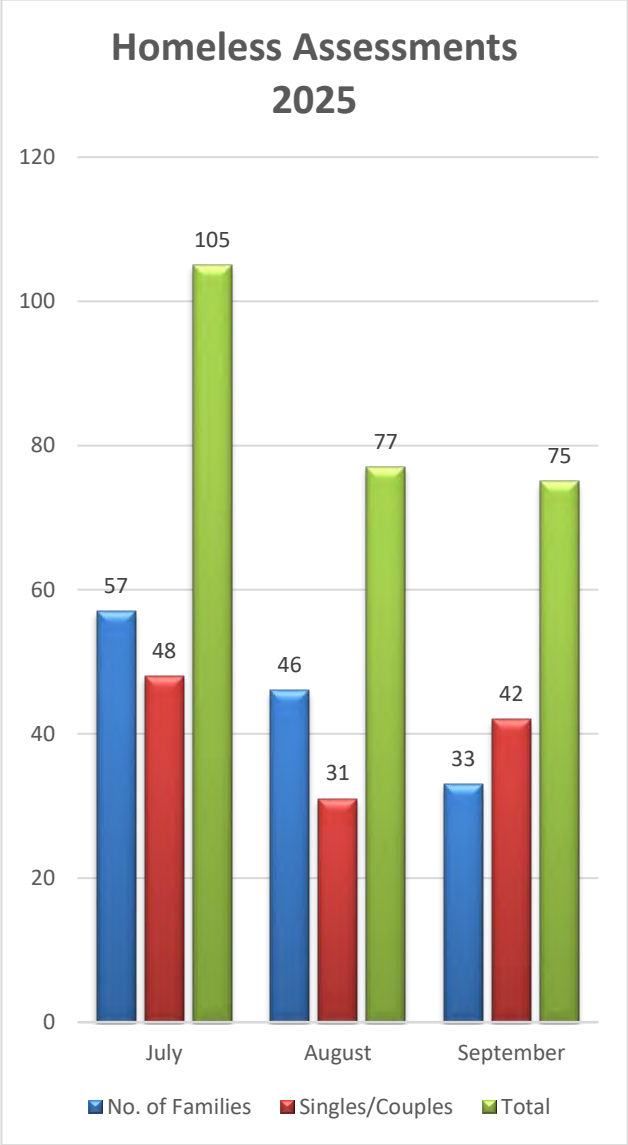
18 allocations of social housing support to homeless prevention cases, 9 exited emergency accommodation.

21 Homeless HAP tenancies, comprising 15 homeless preventions and 5 who exited emergency accommodation and 1 from Direct Provision.

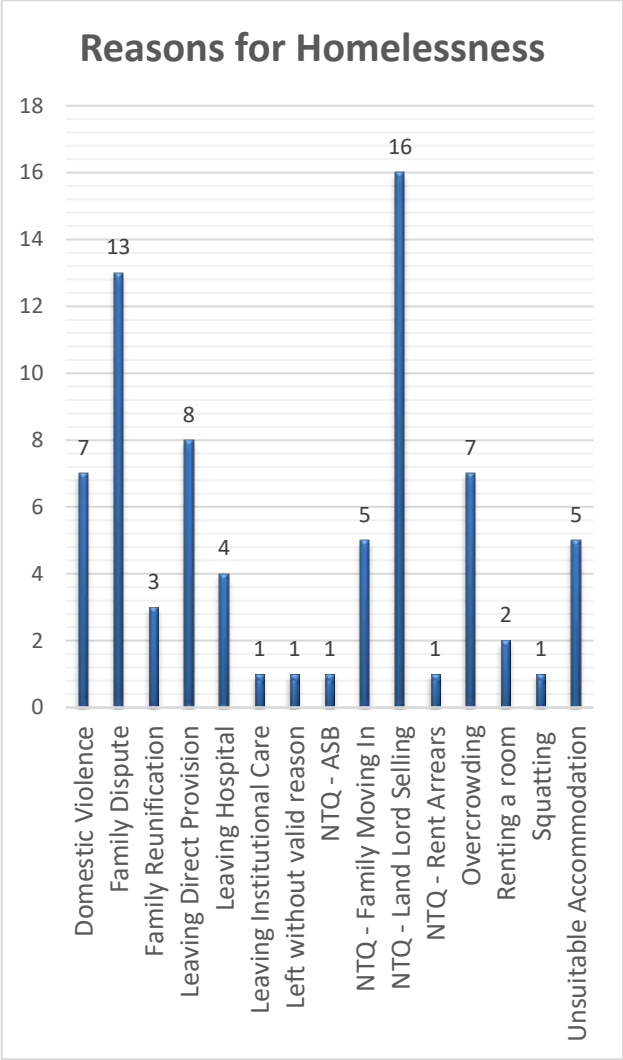
Homeless Assessments

Fingal's Homeless Team continues to engage with those experiencing homelessness to offer advice and support. Homeless Assessments continue to be carried out.

In September 2025, there were a total of 75 full homeless assessments completed – comprising 33 families and 42 singles/couples.



During September 2025, of the 75 Homeless Assessments carried out, 31% of cases resulted from Notice to Termination (NOT) having been served, 17% cases resulted from family/relationship breakdown and 11% were from leaving direct provision. Most of the other presentations to the Homeless Section are from Renting a room (3%) and Overcrowding (9%). The remaining 29% 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 public. There have been 113 reported rough sleeping cases 2025. 37 of the clients have taken up Emergency Accommodation and we continue to work with 7 others to provide a suitable solution.

There are 6 registered long term entrenched rough sleepers (2 couples, and 2 males) from the FIngal Area. We will continue to work with them to provide suitable supports. Members of the homeless team recently worked in collaboration with the operations team to resolve an issue with a rough sleeper site in North Dublin.

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 18 Fingal County Council clients have been identified, 5 have been housed in 2025 and 2 more has been nominated to housing, awaiting tenancy sign up.

A second sub-group has been created between Fingal County Council and an Interim Disability Case Manager. The HSE have identified 6 new clients, all of whom have Medical Priority and are currently being reviewed for long term allocations. One client has refused a property and we are currently reviewing the options for him.

A third sub-group has been created with St. Michaels House, the first meetings has been held and a list of clients is being collated by their team.

Homeless Action Plan 2025- 2027

The Homeless Action Plan 2025-2027 was adopted at the Council Meeting in July. It has also been adopted by DCC and SDCC and it will go before the next Council meeting in Dun Laoghaire Rathdown.

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, and advising the person on the level of Housing Assistance Payment (HAP) they may be eligible to receive.

Placement in emergency accommodation will be a last resort if no other alternative can be identified.

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 termination is in place, the tenant has a social 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 remains committed to fulfilling its responsibilities under the Traveller Accommodation Programme 2025–2029 by providing sustainable, culturally appropriate Traveller-specific accommodation and supports. Council officials continue to actively engage with the Traveller Community, Traveller advocacy groups, and relevant support services, including welfare, child protection, and mental health service, as well as other agencies, to address and resolve issues wherever possible. The Housing Department and the Architects Department are working in close collaboration on upcoming projects as outlined in the Traveller Accommodation Programme 2025–2029

LTACC

The remaining dates for the LTACC Meetings for 2025 have now been confirmed with the members of the Committee.

In the coming months, members of the LTACC will participate in Traveller cultural awareness training to support them in fulfilling their committee responsibilities.

To date in 2025, meetings have been well attended and considered highly productive. Estate Management remains committed to working collaboratively with all stakeholders to support the delivery and ongoing maintenance of Traveller-specific accommodation throughout the county.

New tarmac laid in Saint Brigid's Lawn, Porterstown

Caravan Loan Scheme

The Council continues to implement the National Caravan Loan Scheme in accordance with Department of Local Government and Heritage Guidelines.

Recent delivery of caravans to Haremount and NCT sites

Dumping on sites

Illegal dumping on halting sites remains an ongoing issue.

Council contractors frequently clear dumped waste from these sites, incurring significant costs to the Council.

Letters continue to be sent to residents reminding them that household waste collection is available on-site and urging them to refrain from illegal dumping.

Dumping In Ardla

Fire Safety

Fire safety remains a top priority for the protection of all tenants on our Halting Sites and Group Housing Schemes. The annual service and maintenance of portable fire equipment on Fingal County Council Traveller Accommodation Sites has been completed, with additional fire safety equipment installed at several halting sites. Furthermore, a fire safety audit of caravans has been carried out, accompanied by a leaflet distribution to all halting sites.

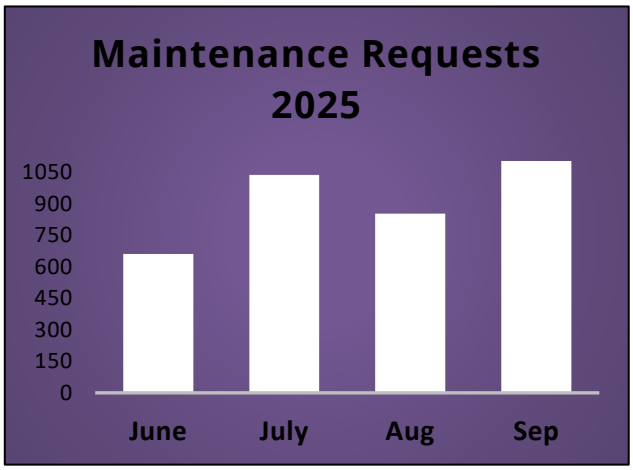
The Estate Management Section is working closely with Dublin Fire Brigade to organize Fire Safety Training Days for both North Dublin and the Dublin 15 area. LTACC Members have been informed of these planned sessions taken place in October 2025 and have committed to promoting and supporting the training.

In addition, new notices have been placed on all powerhouse doors to advise that there is no entry permitted to the powerhouse by unauthorised persons.

Wastewater Treatment System – new contract

Managing the Waste Water Treatment System at the Council's stock remains a focus of the Estate Management, maintenance section, with a new Waste Water Contract finalised in July.

Housing Maintenance



To date, Estate Management has received 9,539 maintenance requests, conducted 42 interviews with Fingal tenants and issued 43 Tenancy Alerts for breaches of the Tenancy Agreement.

Boiler Servicing Programme 2025

The 2025 Programme of work continues, with Contractors working across the County in areas such as Clonsilla, Tyrellstown, Blanchardstown Village, Santry, Baldoyle, Howth, Swords, Rush, Balbriggan, Garristown, and Malahide.

Anti-Social Behaviour / Inspectorate Unit

The Council remains committed to thoroughly investigating all reports of anti-social behaviour and implementing appropriate preventative measures. All complaints are treated in strict confidence by the Anti-Social Behaviour Unit, which works in close partnership with An Garda Síochána to address and manage such issues effectively.

To date in 2025, several Tenant Induction Courses have been delivered, with additional sessions planned.

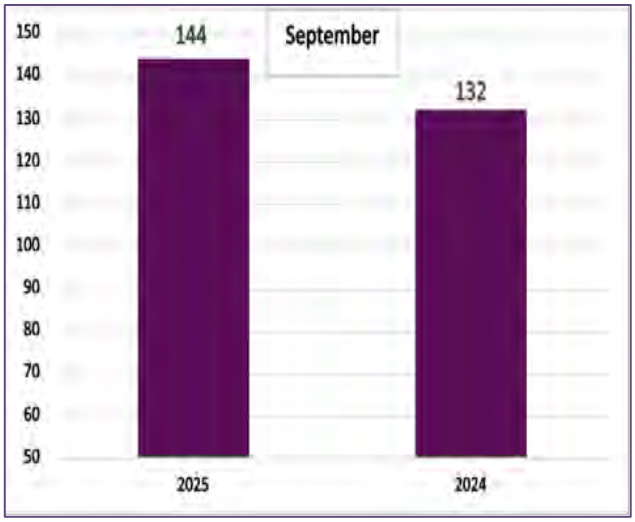
ASB Caseload Management

Complaints Sept 2025	Total	Active	Monitoring	Closed
Balbriggan	32	12	4	16
Rush / Lusk	15	3	6	6
Swords	34	13	15	6
Howth/Malahide	17	10	5	2
Blanchardstown / Mulhuddart	35	11	14	10
Ongar	8	3	1	4
Castleknock	3	2	1	0
Total	144	54	46	44

Surrenders on Estate Management Grounds 2025

January (5), February (6), March (3), April (6), May (5), June (2) July (10), Aug (5), Sept (6). One formal tenancy warning issued for illegal occupiers at a dwelling.

2025/2024 comparison of ASB complaints received in the month of September.



Anti-Social Behaviour Interventions

Interviews Held 2025 to date	**72**
Interviews Held 2024	108
Tenancy Alerts 2025	**21**
Tenancy Alerts 2024	36
Tenancy Warnings 2025	**7**
Tenancy Warnings 2024	9

Inspectorate June 2025

Traveller Specific Site Inspections 2025	**1182**
Traveller Specific Site Inspections 2024	2072
Housing Inspectors Report January 2025	**575**
February 2025	**857**
March 2025	**1076**
April 2025	**909**
May 2025	**947**
June 2025	**826**
July /Aug 2025	**1736**
September 2025	**871**

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 next meeting scheduled for the 7th October 2025. The Forum was originally tasked with assisting 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) of **€800** per month for vacant properties and **€800** per month to host a Ukraine person in your home was recently reduced to **€600** in accordance with the new Government policy.

To pledge fully Vacant accommodation, please visit the national portal at https://offerahome.ie or for enquiries, e-mail offerahome@fingal.ie.

To pledge a room in your home, this can be done through the Irish Red Cross via www.redcross.ie

Vacant Homes

The Vacant Homes Team continues to engage with persons relevant to vacant properties(private) to encourage 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 possession was taken of the property below in Wellview estate, Mulhuddart on 1st April 2025 to conclude the CPO process. This long-term vacant property will now form part of the Council's Social Housing stock and be allocated to a social housing applicant upon completion of refurbishment works.

CPO property Wellview above, Dublin 15

This represents the fourth private owned long term vacant property in Wellview estate that has been dealt with by the Vacant Homes Team. In addition to the above property, three other properties in the estate are back in use or coming back into use through the work of the Vacant Homes Team. One was purchased by FCC under the Buy and Renew scheme and is now occupied by a Council tenant and the two others came back into use via the provision of Vacant Property Refurbishment Grant with new owners now in situ.

A long-term vacant property in Hazelbury Park, Clonee where CPO was finalised earlier in 2025 was refurbished and allocated in July.

Refurb works complete in CPO property Hazelbury Park, Clonee

In addition, 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.

234 applications have been received since launch of the scheme. **57** new applications received in 2025 with additional applications expected shortly based on engagement with potential applicants. **175** applications are approved which equates to **€8.9million** in approved funding with further applications to be approved shortly.

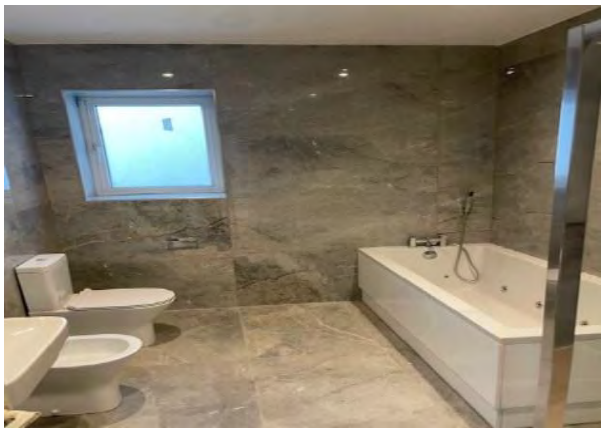
An information event was held on the 23rd September 2025 at the Grand Hotel, Malahide. The Sustainable Energy Authority of Ireland (SEAI) were also present at this event to advise on how SEAI grants can be used in conjunction with the Vacant Property Refurbishment Grant.

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 received VPRG application

Recently approved VPRG application

Works complete Property - Before and after



COMMUNITY DEVELOPMENT

Contents

Community Development
Facilities Management
Interagency
Age Friendly Fingal
Integration Office
Funding

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. The Community Development Office worked in partnership with a number of community groups and partners to support many projects/Initiatives including;

Fingal Volunteer Centre Expo – Our Balbriggan Office

Fingal Volunteer Centre will host its annual expo in the Our Balbriggan Offices on Saturday 18th October, from 1 – 3pm. The Event will offer an opportunity for people to come and explore ways they can volunteer in their community. The event will host many organisations who currently use the services of the Volunteer Centre to help facilitate connecting volunteers. This is part of ongoing work to raise the awareness of volunteering in Balbriggan in line with the objective 3.2 as set out in the Community Pillar of the Balbriggan Rejuvenation Plan 2025-2030. The Community Department works collaboratively with the Volunteer Centre and support the vital work they do in connecting groups and organisations with those who wish to volunteer in the county.

Fingal Rural Community Forum 3rd Quarter Meeting

The Fingal Rural Community Forum meeting for quarter three was hosted by Man O' War GAA Club in September. The Meeting was addressed by Christine Baker, Heritage Officer with FCC who delivered a presentation on Fingal Heritage projects and funding opportunities available to the nine communities across northwest Fingal who are represented on the forum. Updates on Sustainable Communities Funding, the Fingal Community Safety Committee, proposed changes to the Activities Funding Scheme, concerns around transport difficulties in north fingal and proposed Eirgrid works were the main topics of the meeting. The next forum meeting will be held in the Naul in November and will be addressed by the newly appointed Community Safety Officer with FCC and Senior Community Gardaí from the Balbriggan district.

Donabate Community Expo

The Community of Donabate came out in strength to attend the recent Community Expo held in DPCC, with the support of the FCC Community Development Office. New and emerging groups rubbed shoulders with established groups across the spectrum of sporting, advocacy, cultural and community development, alongside agencies and other organisations active in the town. Entertainment was provided by the Peninsula Voices Community Choir and the Plonkers musical group, who are part of Donabate Men's Shed. The Expo was attended by members of the recently formed Donabate Town team and provided an opportunity for residents new to Donabate to find out about the many clubs and group available to them, centred around Donabate & Portrane Community Centre.

Community Development

Community Collaboration in Corduff Builds Momentum Ahead of Place Standard Research Launch

On September 3rd, three local groups – Corduff Community Group, Corduff FC, and St. Patrick's Community Orchard Garden Project – came together in Corduff for a collaborative meeting facilitated by the Community Department.

This gathering marked a step in strengthening local partnerships, with the Place Standard Tool acting as the key driver behind the collaboration. Developed by Fingal's Community Department, the tool has been instrumental in bringing residents, services, and agencies together to have meaningful conversations about what makes Corduff thrive—and where improvements are needed.

The meeting focused on how each group, having received funding through the Anti-Litter and Anti-Graffiti Fund, could work together to maximise impact. Discussions included ideas for joint clean-ups, creative mural projects, and biodiversity enhancements, all aimed at improving the local environment and strengthening community ties.

This collaboration is expected to continue in the coming months, with further meetings and joint initiatives planned—including the launch of the Corduff Place Standard research, which will share key insights gathered from local residents and guide future community-led development in the area.

Neighbourhood Network – Churchfields Mulhuddart

Neighbourhood Network (NN), in partnership with the Community Development Office, is supporting community building in Churchfields, Mulhuddart. The project focuses on engaging residents in Avondale Place, Minnow, Wellview infill sites, and Churchfields and since May, NN has reached 260 households through door knocking and flyer drops. A successful "Coffee Social" in Avondale Place helped gather baseline data on residents' sense of connectedness, with local centres Parslickstown House and Mulhuddart Community Centre also present to share information on local supports. They've joined a local resident WhatsApp group and are currently forming a more focused organising group.

NN attends quarterly Prioritising Mulhuddart meetings, shares updates on progress and seeks collaboration and networking opportunities.

Community leaders are emerging in each estate, with one resident already being referred to the Community Office to explore the establishment of a local Girl Guides group.

What's Next

- Leadership Workshop: Open to all residents, highlighting the value of community leadership and resident associations.
- Local Newsletter: Sharing updates from groups, services, and centres.
- Community Service Directory: Created by residents to guide newcomers.
- New Groups: Interest expressed locally in forming a Gardening Group and Christmas Carol Group.

NN continues to build strong referral networks and foster local leadership. Just four months in, the project is gaining momentum with much more to come in the remaining 14 months.

Community Facilities Management Support

The Building Facilities Unit provides financial and management support to 35 community facilities across Fingal. The Unit also manages the Capital Works programme for the Community Development Office.

Community Centres Open Day

Across the weekend of 5th-7th September, the Community Facilities Engagement Team coordinated with our network of Community Centres to hold a county wide Open Day in your local community centre. Over 25 centres opened their doors to the public to showcase the various activities, initiatives and programmes which take place in the centres. People were met at the door with a smile and were welcomed in for a chat and a cup of tea. Centres also tied in with local stakeholder groups to provide local information. The Open Days were well attended across the county, and this will be the first of what becomes an annual event.

Fingal Community Facilities Network Meeting

The FCFN hosted their 3rd Quarter Network meeting where the main session was a presentation on HR issues, delivered by Garret Folan of The HR company. The Community Facilities Engagement Team sent a questionnaire to all facilities to scope out their main HR issues, and the session was tailored by The HR Company to address these issues. The community development team also launched the third strand of Keen To Be Green, energy efficiency.,where we will work with the centres and the network to provide advice and guidance on measures and funding to address energy usage in their centres.

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

The Comhairle na nÓg members continue to work on their annual project, which is on the topic School Stress and Education and recently met with Ruth Graham, a Graphic Harvester. Ruth will be creating designs that reflect their annual project, which the group will use across their social media. Additionally, the young people are creating a video about their project. The members are also busy planning for their Annual Youth Conference which will be taking place on the 14th of October 2025 in Blanchardstown.

Fingal Public Participation Network

The Secretariat and the staff of Fingal PPN were delighted to invite the Mayor of Fingal to launch their interim strategic plan 2025 - 2026 on 17th September. This plan focusses on capacity building of Secretariat, staff and representatives to ensure the voices of community groups from across all pillars are represented at decision-making level in the county.

This work builds upon the information roadshows which took place in all three LEAs, which highlighted the need for a 'back to basics' approach in educating the public on the role of the PPN and how they can get involved. We welcomed two new Secretariat members in August, adding new energy and skills to the committee.

We are currently seeking expressions of interest from suitably qualified candidates to join the local community partnerships and look forward to working towards a robust community safety 3-year plan for Fingal.

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.

Age Friendly Ireland Awards: Judges visit to Shortlisted Project

Bowden Court, Swords was one of three housing projects shortlisted for Age Friendly Ireland's Housing Award.

The judges were presented with an overview of the project from Architects, Housing and Age Friendly Fingal staff. This presentation highlighted the collaborative approach taken in Fingal to designing and delivering age-friendly housing, demonstrating how such partnerships can significantly support older people in remaining in their own homes for as long as possible.

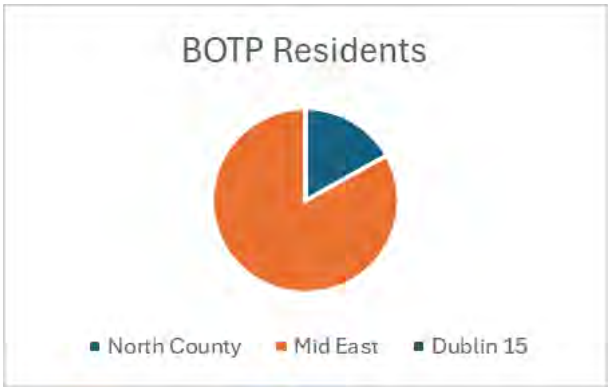
The judges also visited the Bowden Court site, where they met with residents who shared their personal experiences. Residents spoke about the positive impact of living in universally designed homes, located close to essential amenities and services, on their ability to maintain independence. One resident described how downsizing from a nearby four-bedroom house, which had become unmanageable, into a more accessible apartment had greatly improved her quality of life. The new home provided a more manageable living space, a second bedroom for visiting grandchildren, and the opportunity to stay connected with her community, long-time neighbours and local social groups.

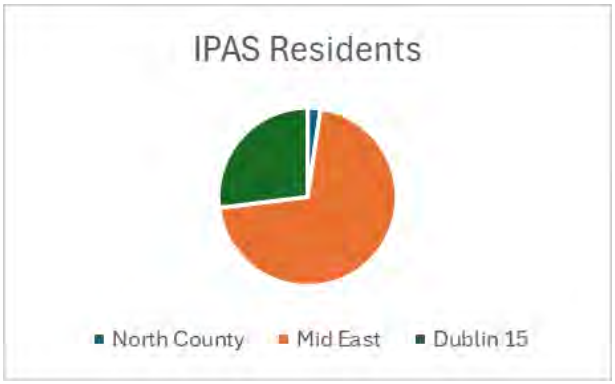
Integration Office

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 continued to host integration clinics across the three geographical areas of North County, Mid-East and Dublin 15 in IPAS Accommodation centres and BOTP centres. The latest accommodation statistics as of the 31st of August 2025 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	59	53
Mid-East	291	1599
Dublin 15	0	610
Total	**350**	**2262**





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 meetings held on the the 6th August 2025 and on the 7th October 2025 with the final meeting of the year to be held on the 2nd December 2025. The Forum was originally tasked with assisting 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).

Information Open Day for IPAS Residents

The Local Authority Integration Team participated in an information open day held at the National Reception Centre in the Dublin 15 area organised by AkiDwA. The event aimed to equip newly arrived International Protection Applicants with clear, relevant, and timely information about local services supports, and opportunities across Fingal. The LAIT team was on hand to offer guidance, share information, and signpost residents to available supports both within Fingal and at a national level.

Fingal Integration Connections Expo

On the 18th of September Fingal County Council's Integration Office successfully hosted its third Fingal Connections Expo in a large-scale International Protection Accommodation Centre in the Mid-East of the county. On this occasion the event was attended by the Mayor, Cllr. Tom O'Leary and several representatives from the LGMA.

The Fingal Connections Expo was specifically targeted to respond to the needs and interests of the residents at the IPAS Accommodation centre with a particular focus on women and families creating connections to foster stronger community ties. The event brought together 32 exhibitors representing 19 agencies and welcomed 168 residents, including 103 women.

Our office introduced a new feature to the expo experience called 'Fingal Talks'. We select agencies to deliver bespoke information to cohorts and on this occasion, we hosted 'Fingal Talks' from the Irish Refugee Council, Work Equal, and Eurospeak, who showcased the work of the EU-funded 'Women Up' programme. Throughout the morning the talks were attended by 50 women.

This new element created a platform for meaningful conversations with residents parallel to the expo around inclusion and empowerment. It was especially impactful for women residing at the centre, offering insights into supports and opportunities to thrive both personally and professionally.

BAPS Ireland Island of Heroes Children's Fun Day

BAPS Ireland's Bal-Balika and Kishore-Kishori group recently hosted the 'Island of Heroes' children's event, supported by the Integration Office. This inclusive event welcomed children and their families from across the community, offering a vibrant day filled with learning, fun, and inspiration. Over 200 children of all ages participated alongside their families, contributing to a lively and uplifting atmosphere. The celebration highlighted culture, music and dance, featuring a variety of engaging and educational activities designed to foster connection, inclusivity and community spirit.

Celebrating Ukraine's Independence Day

On Tuesday the 26th of August, with support from the Fingal Integration Office, the Ukrainian Volunteers of Ireland group hosted a vibrant Family Day in celebration of Ukraine's Independance Day in the mid-east of the county.

The event was a tribute to the unity and resilience of the Ukraine community, bringing families together for a day filled with laughter, culture, and connection. Children enjoyed a variety of fun activities including face painting, games and arts and crafts. The atmosphere was warm and welcoming, creating a memorable experience for all who attended.

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.

€54,238.47 (see table below) of funding approval recommendations were presented to the Area Committee Meetings in October 2025 and are before the full Council for approval on 13th October 2025 bringing the total amount approved in 2025 to €279,432.52.

2025 OCTOBER GRANTS		
AREA	**NO OF GRANTS**	**AMOUNT APPROVED**
BRLS	9	€ 16,850.50
BMCO	14	€ 31,827.97
H/M	4	€ 5,560.00
TOTAL	**27**	**€ 54,238.47**

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.

A grant amount in the sum of €29,680.00 for Rush Dramatic Society was presented by way of recommendation to the BRLS Area Committee Meeting on 9th October 2025 and is before the full Council for approval on 13th October 2025, bringing the total amount of Remedial Works Applications Funding approved in 2025 to €190,708.00.

ENVIRONMENT, CLIMATE ACTION, ACTIVE TRAVEL AND SPORTS DEPARTMENT

Contents

Active Travel
Climate Action
Environmental Awareness
Bring Centres
Litter Management
Sports Office

Active Travel

BLRS Area:

Seatown Road Swords:

A tender competition to procure a contractor to carry out the works has been advertised. Tenders closed on the 26th September and are currently being evaluated by the Project Team. It is anticipated that the works will commence on site later in Q4 2025.

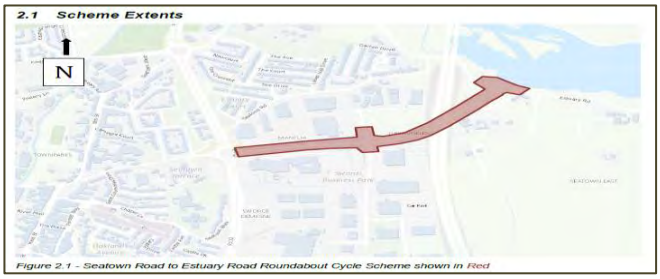


Figure 2.1 - Seatown Road to Estuary Road Roundabout Cycle Scheme shown in Red

Donabate Portrane R126 cycle paths:

The Project Team has reviewed the options report, and it is currently being finalised by the Design Team. Once we receive gateway approvals from the NTA, we will proceed to the preliminary design phase. Further details will be presented to Councillors at ACM in due course.

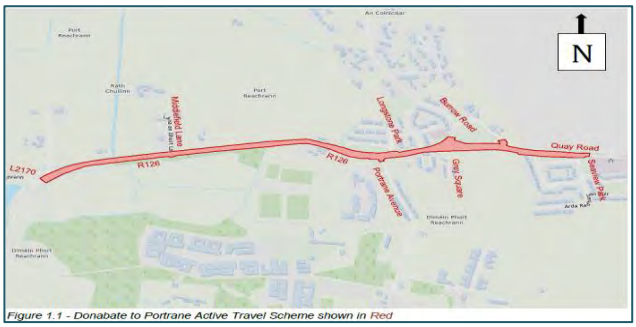


Figure 1.1 - Donabate to Portrane Active Travel Scheme shown in Red

Coney Hill Balbriggan R132 cycle paths:

This project has progressed well during the summer. The initial project looked at the options from Bremore in a northerly direction to the Delvin Bridge on the county boundary with Meath. The NTA was not in support of the scheme developing further at this stage, but did support the development of the Flemington Lane junction with the R132 and the upgrade of the walking and cycling facilities back to Balbriggan town. The project has been renamed Junction of the R132 and Flemington Lane Balbriggan. The design has been completed, and the procurement of a Contractor has also been completed for these works to progress. The Contractor has mobilised and commenced works on site at Flemington Lane Junction, Balbriggan. These works will be ongoing over the coming eight weeks, with traffic and pedestrian management in place. The proposed project is located at the junction of Flemington Lane and the R132 in Balbriggan, Co. Dublin. The Environment, Climate Action, Active Travel & Sports Department of Fingal County Council intends to carry out upgrading works at this location to improve traffic safety, facilitate public transport, and support access to surrounding developments.

Howth-Malahide Area:

Baldoyle-Howth Protected Cycle Lane Scheme Phase 2

The brief has been drafted to appoint a multi-disciplinary design team to bring this project from the Options Development Stage through to completion. The extent of the scheme and various other constraints are under consideration at present by the Active Travel Unit. Once the brief and timelines have been agreed, the tender documents will be finalised and published.

Feltrim Road Active Travel Project

The options development and options selection phase of the project has now been completed. The design team are currently commencing the preliminary design phase of the project, where the emerging preferred option will be developed further.

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 latest drawings have been updated taking into account the various bus stops along the route which will be upgraded as part of the project. The latest draft preliminary design report is being updated taking this into account. Further updates will be provided over the coming months, through this report and at ACM level.

Clonee to Blanchardstown Shopping Centre

The preliminary design phase is ongoing. Initial discussions have taken place with local landowners with site meetings held. Further site investigations have taken place at pinch points along the R147 with drawings updated accordingly in agreement with the NTA following a workshop. A stage 1 road safety audit is underway, and draft environmental & appropriate screening reports have been issued to FCC for discussion.

Castleknock to Dunsink Lane

A tender competition to procure a contractor to carry out the works commenced on the 14th August 2025 and is now closed. Tenders are currently being evaluated by the Project Team.
It is anticipated the works will commence on site in Q4 2025.

Hartstown/Huntstown/Mountview Road

Fingal County Council is 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. A non-statutory public consultation has closed and a public consultation report is now published. Detailed design has now commenced.

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

Detailed design activities across the integrated design team are ongoing and are progressing on programme. The design team are also beginning the process of considering the form that the construction tender documents will take, in conjunction with the Active Travel Unit.

Balrothery Active Travel Plan

A draft plan has been prepared and is currently the subject of the statutory environmental screening processes. Once these screening processes have been determined, the final plan will be published, and the design team will then identify an initial project from the plan.

Skerries Active Travel Plan.

The optioneering phase is now underway with the detailed analysis of several proposed interventions to aid in the generation of the final report. A workshop was conducted with internal FCC stakeholders to gather feedback and discuss the proposals. This proved to be beneficial, and the learnings gained in this workshop will be used to improve the proposals. Meetings have been held with transport operators, such as Irish Rail and Bus Eireann, to ensure coordination between their projects and operations and the proposed active travel plan. Further meetings will be undertaken with these stakeholders as the programme proceeds. An external communications consultation is being engaged to assist in the non-statutory public engagement process, which will commence in the coming weeks. Local councillors will be briefed on the proposals in advance of this consultation.

Skerries Harbour Road & Red Island Loop:

The Part 8 Planning Process commenced in early March and concluded with the Part 8 presentation to the full council meeting on 9th June 2025. The proposal was approved at this meeting. The project now moves to the detailed design phase, with the conduct of underground surveys underway. A Ground Penetrating Radar Survey and other relevant surveys were conducted as part of this process. FCC has continued engaging with the ESB on the required works to underground services on Harbour Road. Consultation with the local stakeholders will be facilitated in advance of the construction phase in 2026.

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 the 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:

This project is substantially complete, and the contractor has demobilised off-site. The pedestrian guardrail has been completed. A number of snag items along the route are currently being reviewed in advance of being addressed by the appropriate contractor.

This project has proved very successful in providing safe walking and cycling facilities for vulnerable road users in the area.

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.

The tender process for the works has been completed, and a contractor has been appointed. Works will commence in the coming weeks and are expected to take approximately three to four weeks to complete. Active Travel will be liaising with Operations and residents to ensure the implementation of this scheme.

Seapark Hill Active Travel Project

The geometric alignment has been agreed and the development of the landscaping design is progressing on programme. The design team is currently nearing the end of the detailed design phase and the design team are beginning to collate the deliverables required to close off this phase of the project.

Broomfield to Paddy's Hill

The brief has been drafted to appoint a multi-disciplinary design team to bring this project from the Options Development Stage through to completion. The extent of the scheme and various other constraints are under consideration at present by the Active Travel Unit.

Secure Bicycle Parking Infrastructure

Works associated with the provision of Bicycle Parking Infrastructure have been completed at the following locations:

River Valley Road (Bus Stop No. 3708), Hilltown, Swords, Co. Dublin

Holywell Gardens, Swords, Co. Dublin

Road Safety:

Safe Routes to School Round 1

All works are complete for the Safe Routes to School Round 1 program.

Safe Routes to School Round 2

Fingal County Council has appointed Clifton Scannell Emerson Associates (CSEA) as the Project Supervisor for the Design Process (PSDP), in accordance with Regulation 6 of the Safety, Health, and Welfare at Work (Construction) Regulations 2013.

The appointed schools are:

- 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

The preliminary design for Round 2 of the Safe Routes to School project has been completed by the appointed designer and is currently under review by Fingal County Council. A detailed cost estimate has also been prepared and submitted to the National Transport Authority (NTA) to ensure alignment with budgetary constraints and safety standards.

Safe Routes to School Round 3

Round 3 of the Fingal Safe Routes to School programme includes the following seven schools:

- Broadmeadow Community National School (CNS)
- Donabate Portrane Educate Together National School (ETNS)
- Holywell Educate Together National School (ETNS)
- Malahide/Portmarnock Educate Together National School (ETNS)
- Scoil Mhuire Junior
- Scoil Thomáis
- St Nicholas of Myra National School, Kinsealy

The programme is currently in the early engagement phase, during which An Taisce is working closely with each of the selected schools to develop their outline delivery plans. This collaborative approach ensures that the needs and context of each school community are considered in shaping safer, more accessible routes for students.

School Wardens:

Our school wardens continue to work across the county withy the service to take a summer break from June 27th. The Road Safety office developed some promotional material this month to highlight the role our wardens play in keeping the county's school children safe on their daily commute, this can be found here.

European Mobility Week:

The Road Safety Office is currently identifying two areas adjacent to schools where temporary School Streets can be implemented during European Mobility Week. The initiative aims to enhance safety at the school front and encourage walking and cycling among students.

The schools under consideration for this initiative are:

- Gaelscoil Na Mara & Donabate Community College
- Thornleigh Educate Together National School

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 ongoing.

Learn 2 Cycle Track, Holywell Park, Swords
Our Cycling Skills Courses in Holywell continue on a Saturday morning from 11:30am to 1pm until the 25th October. The Courses have been extremely popular and beneficial for all the participants who are honing their cycling skills and preparing for more independent cycling.

Learn2Cycle with a Disability

Learn2Cycle with a Disability lessons are progressing very well, with continued demand for the lessons. Lessons are continuing in Rivervalley, Tyrrelstown and Applewood.

Our next lessons are running in:

- Luttrelstown Community Centre Starts Monday 29/09/2025
- Rivervalley Community Centre, starts 18/10/2025
- Tyrrelstown Community Centre, starts 07/11/2025
- Flemington Community Centre, starts Monday 10/11/2025

A full list of 2025 Courses is available on our website https://www.fingal.ie/activetravel/mobility/learn2cycle

Throughout 2025, we will have run approximately 40 Learn2Cycle with a Disability courses in Fingal.

Balance Bike Buddies – Millennium Park
We are delighted to continue our Learn 2 Cyle lessons, to teach children aged 6 – 12 how to cycle. Current courses:

- Holywell Learn2Cycle track Swords, Starts Saturday 23 September 11.30am and 12.15pm courses
- Brackenstown Learn2Cycle track Swords, starts Sat 6 September, 2.30pm and 3.15pm courses

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.

European Mobility Week – Thornleigh School Street Trial

As part of European Mobility Week 2025 The Road Safety Unit ran a weeklong school street trial at Thornleigh ETNS in Swords.

The trial saw the road close to all traffic from 8am to 8:30am and 12:30pm to 2:15pm each day.

The week was a huge success with parents and students benefiting from taking back the front of school from traffic and creating a safer and more environmentally friendly commute to school.

Watch the video from the week here - https://youtu.be/HhVUFtAA8qY?si=O1TDhJZ_bikcJYIo

European Mobility Week – Balisk One Way System Trial

The second scheme we trialled during European Mobility Week was a one-way system around the school campuses at Balisk Common in Donabate, which included Gael Scoil na Mara, Donabate Community College and Donabate Portrane ETNS as well as the Community Centre.

The diversion saw all traffic being required to enter the campus via Beaverstown Road and exit via Portrane Road with a drop off location in Donabate Portrane Community Centre.

The week was very successful and showed what is possible when road space is reallocated to people walking and cycling.

Phoenix Park Bike Disco 2025

The Active Travel unit's annual Bike Disco event will take place at 7.45pm on Friday 10 October in the Phoenix Park. This event is a collaboration between Fingal Active Travel unit in collaboration with the OPW and Dublin City Council, and iBike Dublin. This is a hugely enjoyable family friendly event, which has been very well attended in previous years.

Further information and registration details can be seen here https://www.eventbrite.ie/e/bike-disco-tickets-1720592461369

Skerries EcoFest

The Active Travel Team participated in Skerries EcoFest on Sunday, 29 September, sharing information on our current initiatives and the courses available to the community.

The event was well attended and provided a great platform for direct community engagement. It allowed us to connect with families and community groups in Skerries, raise awareness of the supports Fingal offers, and gather feedback from residents on how active travel can be further encouraged locally.

The Fingal Second Spin Project

Fingal County Council's Active Travel Unit are implementing a pilot scheme that will see them team up with the Rediscovery Centre in Ballymun and provide teens who have experienced bike theft with an upcycled second hand bike free of charge. The scheme promotes the continuation of Active Travel for victims of bike theft while also helping to promote the circular economy by given older bikes a new lease of life.

The 'Second Spin' project recognises the emotional and practical impact that being a victim of bike theft places on a teenager and aims to give them back their independence while also giving older bikes a chance to be restored to their former glory.

The pilot project aims to repair and renew bikes that have been abandoned or donated and while they may not be a new bike, they will give Teenagers an opportunity to continue cycling. Participants will also have the option to re-donate their bike back to the scheme should they ever decide to purchase a new bike again.

Applying for the scheme is easy, if you are the victim of bike theft, simply fill out the application form below and we will be in touch.

https://forms.office.com/e/iX3z0TgTB0

Adult Cycling Lessons – Baldoyle

Our Adult Cycling Lessons are continuing on a Thursday evening in Baldoyle from Racecourse Park. The course takes place over 6 weeks and focuses on building skill, confidence and ability to cycle on all types of cycling infrastructure.

If you are interested in taking part in future cycling courses, please email active.travel@fingal.ie

Bleeper Lease E-Bike for Staff

The Bleeper staff lease bike trial is continuing, and staff feedback so far in 2025 has been excellent, with several staff members using the bikes to commute.
The Bleeper lease bike trial is available for staff based in Blanchardstown. Staff can avail of a free trial of Bleeper Lease Bike 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.
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

Staff pooled bikes are available in County Hall, Swords 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

Girls Influencer Cycling Campaign

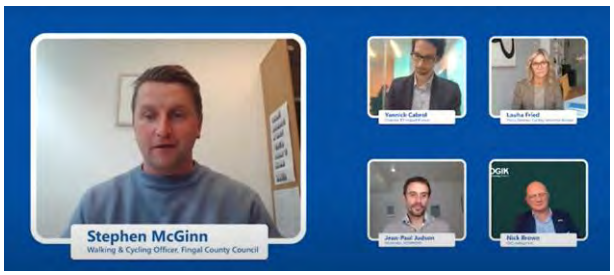
Fingal Active Travel have collaborated with Dublin City Council Active Travel, to hire 3 influencers to create videos encouraging teenage girls and women to cycle in Dublin. The videos feature the female influencers using the active travel network of cycle lanes in Fingal and Dublin city.

Fingal eBike Connect Scheme

The eBike Connect Scheme for the Donabate/Portrane area, is currently seeking expressions of interest for round 3. This scheme gives residents the opportunity to apply for a subsidised eBike for a 3-month period. The purpose of the scheme is to show people the benefits of eBikes in relation to commuting and remove barriers that may exist towards buying or leasing your own eBike.
The second round of bikes went out in August 2025 and due to the phenomenal demand and feedback we are doubling the number of bikes available, residents from Donabate/Portrane interested in applying for round 3 of the scheme can contact customercare@bleeperactive.com and they will take you through the process

EIT Urban Mobility – Mobility Talks

Our Walking & Cycling Officer, Stephen McGinn recently took part in an online discussion on an upcoming report from EY on the return on investment for Bike Sharing Scheme. The full talk can be viewed on the Mobility Talks YouTube channel: https://www.youtube.com/watch?v=kGNYJmAkQ2I



Dublin 15 Bike Library

Following the success of the Ongar Bike Library Pilot project, we are extending the bike library to cover the entire Dublin 15 area. A large number of expressions of interest have been received and we hope to see the first wave of bikes being deployed in the next two weeks. Interested particiapnts can still sign up through the jotform and Bleeper Bike will be in touch. https://form.jotform.com/241503900081343

The bike library offers participants a free three-month trial on an eBike, eCargo Bike or an eLongtail bike and aims to show them the benefits and versatility of eBikes as a primary mode of transport.

The Balbriggan Green Commute Project

The Active Travel Section in partnership with UCD and Irish Rail are running an electric bike pilot project in Balbriggan. Initially, we are seeking six people who currently drive to Balbriggan Train Station and use the train 3 to 5 days a week to take part in a 6-month trial.

Participants will receive **free use of an electric bike** along with **secure bike storage at the station**. The aims of this project are to:

1. Reduce car journeys to Balbriggan Train Station
2. Demonstrate the convenience of eBikes for commuting
3. Showcase the benefits of safe, secure bike storage at train stations
4. Support a greener, more sustainable Balbriggan

Participants will also be entitled to use the Bleeper Bike, Fingal Pass, which will give you 30mins free use of Bleeper Pedal bikes in all their operating zones across Dublin. Expressions of interest will open in early September, but if you have any queries, please contact Stephen.mcginn@fingal.ie

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.

email cyclingwithoutage@fingal.ie If you'd like more information and we'll get back to you.

Cycling Without Age

Over the summer Cycling Without Age has really taken off in Skerries and Malahide Castle with multiple trips per week in both locations. It has been fantastic to see such an increase in the service, with that though, we are on the lookout for new volunteer pilots for each area. If you would be interested in finding out more, please contact cyclingwithoutage@fingal.ie

There are now two ways to book a Cycling Without Age Trishaw trip. Details below

By Email:
Cyclingwithoutage@fingal.ie with your name, preferred location, preferred date and time.

Online:
https://forms.office.com/e/n9aTJLu7jd Fill out the booking form and we'll be in touch.

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.
Over the summer, the number of bookings continues to grow and we are delighted to see it go from strength to strength.
To book the service or to sign up as a volunteer simply call Flexibus on 046 9074830 or email flexibus@locallinklmf.ie

EVPZ

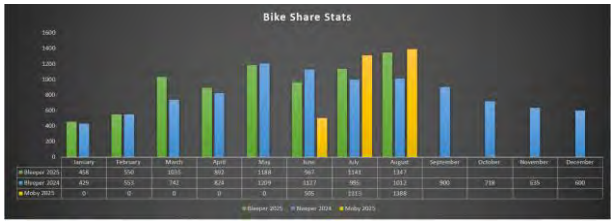
The Active Travel section in partnership with The ESB, Yuko and Go Car recently launched two new shared EV mobility hubs in Swords and Malahide. The hubs each have two electric vehicles on site with a dedicated charger in each location. The Pilot Project aims to increase the number of shared vehicle journeys completed by EV, making the already environmentally friendly form of transport even more sustainable. For more information on the EVPZ eHubs project, you can check out https://esb.ie/what-we-do/esb-ehubs

Month	Trips	KM Travelled
May	38	568km
June	92	2486km
July	42	2626km
August	67	3219km
September	61	2289km
October		
November		
December		
Total 2025		

Moby Bikes in Fingal

Due to factors outside their control, there is no eBike journey data for August available. We will circulate the data once it becomes available

Bike Share Schemes



1,388 Moby eBike journeys started within Fingal operating zone in August
Distance travelled by eBike = 4,597km
Average Trip Time: 3.31km
Thursday recorded the highest usage
Average Trip Distance: 17mins
Estimated emissions avoided in Fingal this month: 600kg

Bleeper Bike

The Bleeper Bike Scheme had another strong month in August. There has been a steady increase in Bleeper usage in Swords over the past few months, which we're very pleased to see. We removed the Bleeper Bike service from Dublin 15 in April due to vandalism, and this has greatly affected trip numbers in the West of the county in May, but we restarted our service in Castleknock Village, Blanchardstown Shopping Centre and Blanchardstown Village and have seen no increase in vandalism, we hope to continue expanding to the remaining Dublin 15 areas over the coming 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: 391 (29/09/2025)

- Approved Applications: 280
- Refusal Reasons
- Non-Fingal Residents: 7
- No Bleeper Account yet: 104

Bleeper Bike Monthly Report

769 Bleeper bike journeys started within Fingal operating zone in July
There were an additional 578 Journeys that took place outside of Fingal using the Fingal Pass
992 bike journeys ended within existing Fingal operating zone in April
Sundays (18.2%) and Saturdays (18.6%) recorded the highest usage
Howth, Baldoyle, and Malahide were the most popular starting points.
Estimated emissions avoided in Fingal this month:202kg of CO2 (Plus an additional 51kg from external Fingal Pass trips)

CLIMATE ACTION

Warmer Homes Balbriggan

The Climate Action Team supported Balbriggan Sustainable Energy Community to deliver a Warmer Homes information event.

Staff updates

The Climate Action Team delivered a presentation on the progress of the Fingal Climate Action Plan to staff in Blanchardstown office Climate Stories.

Climate Stories

The Climate Action Team launched a new Climate Action Story Map, an interactive digital tool that showcases the diverse and impactful steps the Council is taking to address climate change. The tool was launched in July and can be viewed here: Climate Action in Fingal

The tool was developed to increase transparency and public engagement, the story map highlights key climate actions from departments across the organisation, from sustainable transport and energy efficiency to green infrastructure and education.

In addition to place-based learning, this tool can be used to highlight initiatives that might not always be obvious to the public such as small-scale infrastructure or internal projects. By showcasing projects like these, the map can help the public better understand their purpose and role in climate resilience. By continuously updating the map, Fingal aims to raise the awareness of these often-overlooked elements.

Fingal Sustainable Energy Communities

The Climate Action Team met with the Fingal SEC mentors to explore ways of supporting the growth and development of SECs in Fingal.
A SEC networking Day for all Sustainable Energy Communities in Fingal is planned for Oct 9th in Malahide Castle.

E2CUTIES

Stakeholder meeting was attended in Utrecht. The purpose of this meeting was to develop community of practice among the Sustainable Energy Communities and to commence work on the next deliverables.

Updates on the E2CUTIES project and can be viewed here:

https://www.fingal.ie/e2-cuties

The project's goal is to improve energy efficiency in urban areas by empowering local energy communities to adopt integrated, energy-efficient solutions and fostering stronger collaboration between these communities and local authorities.

LASNTG Climate Action Training

The Climate Action Team has promoted and attended Local Authority Climate Action Webinar Series provided by LASNTG.

Training topic: Forestry Programme 2023-2025

Our Balbriggan-Sustainability, Climate Action and Biodiversity Pillar.

The Climate Team continue to support the implementation of the Sustainability, Climate Action and Biodiversity Pillar Action Plan.

CARO

The Climate Team continue to liaise with Dublin Metropolitan CARO and four Dublin Local Authorities to implement and monitor the actions contained in the Climate Action Plans.

Community Climate Action Fingal

Round 2 of the Community Climate Action Program has been announced. The grant is launching end October and closing before Christmas. The Community Climate Action Officer is engaging with community groups, organisations and sports clubs in Fingal to prepare them for the Application Phase. These include Scout Dens, Housing and Disability charities, Sports Clubs (GAA, football, tennis, golf, cricket), community owned Community Centres.

Meanwhile projects continue to be completed from Round 1.

Bayside Community Centre purchased new recycling bins and a gazebo for bike repair events, they also got part of the roof insulated. Balbriggan FC got new doors and LEDs. Ashleigh House rehabilitation centre installed a bike shelter to encourage active travel.

Climate Action Awareness:
Fingal Reusable Cup Project

The pilot Fingal Reusable Cup Project (FRCP) continues in both Rush and Malahide with all participating businesses stocked with reusable cups for members of the public to 'tap and borrow'.

Business Packs containing promotional materials and training guides were delivered to all businesses in July. We are currently working on the FRCP webpage and continue to engage with businesses to agree ideas to increase uptake from the public.

#SmallCupBigChange

Fingal Reusable Cup Project

Let's make Fingal Disposable Cup Free!

ENVIRONMENT

Environmental Awareness:

Environmental Literacy Workshops

With the return to school, a suite of workshops have been offered to all schools in Fingal to promote environmental literacy. These workshops aim to equip students with the knowledge and skills needed to understand and address environmental challenges. By fostering awareness of natural systems and the impact of human actions, students are empowered to make informed decisions and take responsible actions.

The initiative encourages critical thinking, problem-solving, and stewardship, preparing young people to contribute to a sustainable future and advocate for environmental justice and conservation.

Green-Schools Programme

The Environmental Awareness Officer attended regional and secondary school seminars for schools participating in the Green-Schools programme. These seminars served to outline the supports available to schools engaging in the programme and to introduce the EAO to new Green-Schools Coordinators.

Fast Fashion Awareness

The "Let's Fix Fashion" programme and the "Relove Fashion" competition were promoted across all Fingal secondary schools to raise awareness about the environmental impact of fast fashion in Ireland. Workshops supporting participation in the Relove Fashion competition are also available to schools who wish to engage.

Clothes Swap Kit

To support sustainable fashion practices, schools and community groups were encouraged to book a free Clothes Swap Kit. This initiative was promoted during Second-Hand September to facilitate local clothes swap events, however, it is possible to book a kit at any time.

Community Leaf Mould Composting Project

Community groups and residents' associations have been invited to participate in the Community Leaf Mould Composting Project. Building on the success of previous years, the initiative is expanding to include new communities and support groups, helping turn a waste stream into a valuable resource in the fight against climate change.

Replay Instruments Project

A range of musical instruments—including accordions, keyboards, guitars, trumpets, flutes, and fiddles—were donated to community music groups in Rush, Athy, and to Coolmine Community School. This is possible thanks to generous donations of preloved instruments from the public to the recycling centres at Coolmine and the Estuary, Swords.

Shore to Sea Initiative

The Environmental Awareness Officer visited Donabate Portrane ETNS to discuss the harmful effects of littering, particularly cigarette butts, which can travel through gulleys and end up in the sea. To raise awareness, gulleys on the school grounds were stencilled with a message to create awareness that 'The Shore Starts Here'.

Dog Fouling Awareness Campaign

Students and parents of St. Sylvester's Junior National School launched a local campaign to address dog fouling along their walk-and-scoot routes to school. A poster competition was held, and winning designs were used as signage in the local area.

The campaign was celebrated with support from Mayor Cllr. Tom O'Leary and Cllr. Joan Hopkins. Dog fouling bags and dispensers were distributed by the Environmental Awareness Officer to further support the initiative on the morning of the launch.

Tenant Induction Presentations

The Environmental Awareness Officer presented at two tenant inductions, offering guidance on best practices for domestic waste management. Kitchen caddies were distributed to support food waste segregation.

Litter Management

The Litter Wardens continue to deal with large amounts of littering and dumping throughout the county.

- Investigate and report on all D365 cases 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.
- The wardens continued the annual litter quantification surveys in September to quantity the litter present, inspecting and counting litter present, thus Identifying black spots, to enable Fingal County Council tackle litter more effectively.
- Attended tenant induction course outlining their responsibilities regarding litter.
- Litter warden to call to business in industrial estate regarding securing and removing of bonfire materials (pallets, tyres etc).

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Litter Fines & Warning Notices – September 2025

Month	Fines	Warning Notice
January	16	1
February	9	2
March	18	1
April	15	0
May	16	4
June	23	2
July	38	5
August	16	0
September	17	0

There were three cases before the district court in September, all cases were successfully prosecuted, and costs awarded.

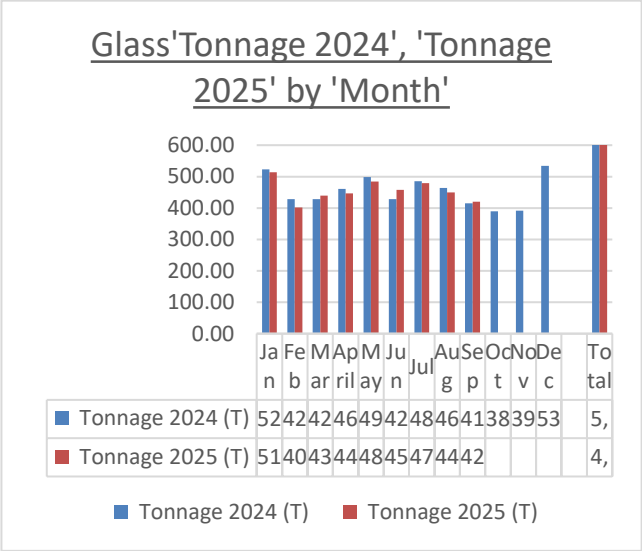
Litter Management Cases for September 2025

Cases September 2025	Amount
Muck on road	1
Inspection of bring banks	316
Inspection of dumping black spots	612
Unauthorised signage	1
Request for Dog fouling signs	3
Report of dumping from a car	2
Report of dumping 1 – 20 bags	17
Surveys	42

Bring Banks

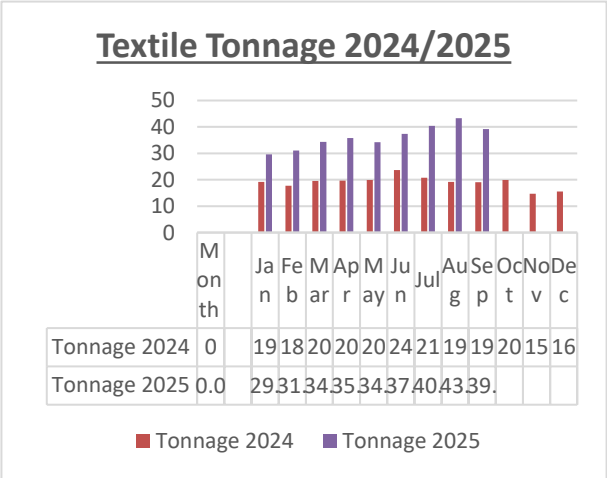
Bottle Banks

Glass volumes collected in **September** 2025 were **420 (T)**. This compares with a collection figure of 415 (T) in September 2024.



Textiles Banks

Textile volumes collected in **September** were **39 (T).** This compares with a collection figure of 19 (T) in 2024.



Abandoned Vehicle

From 1st January – 30th September 2025, 324 reports of alleged Abandoned Vehicles have been received by the Environment Department. Burnt-out vehicles are also reported to the Environment Department. The 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**

	Abandoned Vehicles Lifted		Burnt out Vehicles Lifted	
	2024	2025	2024	2025
January	0	0	6	0
February	2	0	0	1
March	2	2	3	2
April	2	3	0	0
May	0	2	0	0
June	1	0	0	1
July	0	0	0	0
August	0	0	0	0
September	0	3	0	0
October	0		0	
November	0		0	
December	0		1	
	7	**10**	**10**	**4**

A new system is currently being introduced whereby notices will be placed on reported abandoned vehicles with no licence plates/foreign registrations. This notice will give the owners 4 weeks to remove the vehicle from the location. Failure to remove the vehicle in this period will result in the vehicle being removed to an authorised treatment facility for disposal.

Animal Welfare

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. Over the summer months the dog wardens increased their patrols on the beaches and in the parks.

There were 94 x 10 Day Notices and 12 Fines issued by the dog wardens for the period 21st June 2025 to 30th of July and 224 x 10 Day Notices and 29 fines issued from 1st to 23rd August 2025.

Month	10 Day Notices		Fines Issued		Fines Paid	
	2024	2025	2024	2025	2024	2025
January	217	10	20	3	€1,997.50	€550
February	297	82	38	5	€2,135	€2,244
March	234	87	40	15	€2,525	€1,121
April	277	85	35	11	€2,073	€1,770
May	408	99	38	15	€2,420	€4,443
June	247	81	58	12	€2,180	€1700
July	29	82	88	12	€3,550	€1221.50
August	15	224	52	29	€4,600	€2200
September	29	104	23	25	€2,919.70	€3750
October	15		13		€2,321	
November	104		19		€2,185	
December	0		5		€1,700	
TOTAL	**1872**	**854**	**429**	**127**	**€30,606.20**	**€18,999.50**

The dog wardens took park in a successful Day of Action with Balbriggan Gardai on Sunday 31st of August whereby they, along with garda members patrolled locations which are frequented by dog walkers or have had reported issues with offences under the Control of Dogs Act, in the District. The areas covered were Skerries South beach and Strand Street, Balbriggan Harbour, Main Street and both beaches, Rush North & South beaches, Ardgillan Park and Castle Mills. Public engagement was very high and many members of the public were curious as to the legislation and enforcement.

Advices was given to dog walkers regarding their obligations under the Control of Dogs Act and local bye-laws along with over €1500 in fines being issued on the day.

The Animal Welfare Section created 51 Dynamics cases in relation to dogs from 1st of September 2025 – 30th September 2025. The Animal Welfare team also successfully dealt with 1130 emails in the period in relation to Control of Dogs.

Service	No of complaints per service from 1st of September 2025 to 30th September 2025
Env - Dog Fine Appeal	9
Env - Dog on Dog Attack	5
Env - Dog on Person Attack	6
Env – Dog warden assistance, garda request	2
Env - Restricted Breed Dog	12
Env - Surrendered Dog	0
Issue with Dog	5
Dog Signage Requests	2
Env- Stray Dog	10
Grand Total	51

Dog Licences

The below table shows the number of annual and lifetime licences purchased during from 1st September 2025 to 29th of September 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	954	87	66	€33,740	€28,320
February	1010	846	62	56	€28,880	€24,760
March	810	855	58	61	€24,320	€25,640
April	918	838	64	46	€27,320	€23,200
May	1193	939	90	64	€36,460	€27,740
June	1045	795	87	47	€33,080	€22,480
July	843	808	49	52	€23,720	€23,440
August	865	897	67	72	€26,680	€28,020
September	762	719	47	43	€21,820	€20,360
October	804		65		€25,180	€
November	654		46		€19,520	€
December	310		20		€9000	€
Total for year	10, 292	7,651	742	507	€309,720	€224,000

Dog Shelter Service

Dublin County Dog Shelter holds "Meet and Greet" visits for anyone looking to rehome a dog. Visits can be arranged by calling the shelter and arranging an appointment. These visits can be arranged from Monday – Friday from 11am to 1pm and from 2pm to 3.30pm. The shelter is also open on Saturday from 11am – 1pm. The shelter is closed to the public on Sundays. The dog shelter holds stray dogs picked up by the dog warden and dogs who have been surrendered by their owners either to the dog wardens or directly to the shelter. At the beginning of September 2025 there were 8 dogs in the shelter. Up to 30th September 2025, 12 dogs were brought to the shelter by the dog wardens as stray or surrenders and 0 were surrendered by members of the public. Of these 20 dogs 2 were reclaimed, 3 were rehomed to Rescue and 5 were rehomed to members of the public.

As of 30th of September 2025 there were 10 dogs remaining in the shelter. The shelter has a **Facebook page Dublin County Dog Shelter and Instagram Account @dublincountydogshelter** which they actively update with strays and dogs wishing to be rehomed.

Dogs in Shelter at the start of September 2024	18	Dogs in Shelter at start of September 2025	8
Stray/Seized dogs brought to Shelter	15	Stray/Seized dogs brought to Shelter	12
Surrendered by owners	2	Surrendered by owners	0
Reclaimed	2	Reclaimed	2
Rehomed to Rescue	6	Rehomed to Rescue	3
Rehomed to Public	5	Rehomed to Public	5
PTS	0	PTS	0
Dogs in Shelter at the end of September 2024	**22**	**Dogs in shelter at 30th of September 2025**	**10**

Contact the shelter on **0873914008**, WhatsApp or Facebook to make an appointment to see the dogs available for rehoming. Fingal County Council has shared this information on our own Facebook & Instagram pages.

Facebook: Dublin County Dog Shelter
Instagram: dublincountydogshelter

Meet Honey, who came into the shelter as a stray but never reclaimed. Shy at first and has major potential for training as just under a year old. Recommended that Honey be an only dog and an owner with experience of the breed would be an advantage to both Honey and the owner.

Contact the Shelter on 0873914008, WhatsApp or Facebook for further information or to book a viewing.

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.

During September, a total of 3 horses were seized from the public realm. Weekly welfare inspections and monthly vet inspections continue at Dunsink Landfill to monitor the numbers and welfare of the horses onsite. Hay feeders are filled weekly to ensure adequate forage for the horses on the landfill.

Waste Enforcement & Regulation

CCTV Schemes

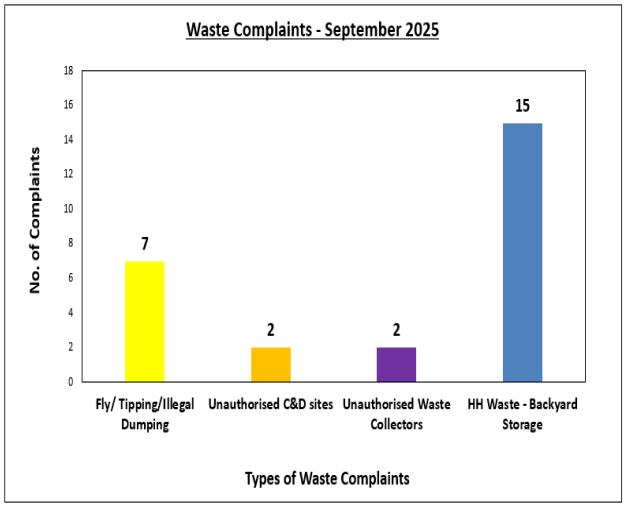
In an effort to combat illegal dumping at a number of key blackspot areas and to target unauthorised waste collectors a total of 4 CCTV schemes were approved by the FCC CCTV Oversight Board during August and September. Two of the CCTV schemes (1 covert and 1 overt system) have already been installed and monitoring has commenced while the remaining two schemes are currently underway and will be operational by mid October.

Data protection impact assessments were prepared by the Waste Enforcement Section for each CCTV scheme and a secure Cloud based CCTV system has been set up to store and manage CCTV footage and incident reports.

Litter fines will be issued in the first instance where a vehicle registration is captured and evidence of illegal dumping is obtained. For more serious dumping incidents a legal file will be prepared for prosecution in the District Court under the Waste Management Act 1996 as amended. For covert CCTV the cameras can only be installed and used for a short period of time (3 – 6 months) after which time the camera must be taken down. Overt cameras (Dunsink Lane) can be used for longer periods of time to help tackle persistent and serious dumping incidents.

Waste Complaints

During September, a total of 46 waste complaints were received and investigated and 14 were resolved. These included:
Complaints regarding household and backyard storage. Burning of waste, an unauthorised C&D site, an unauthorised waste collector, and fly tipping/dumping, and non-routine complaints. A breakdown of these complaints is shown in the following graph.

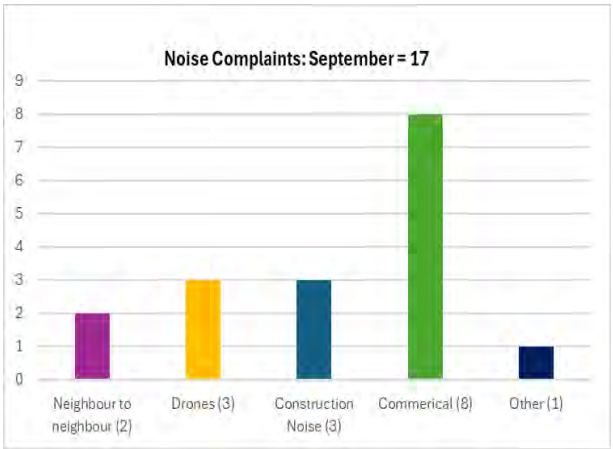


On average it takes 1.2 days to fully investigate and close out a waste related complaint.
275 complaints were received last year requiring significant resources under the annual environmental inspection plan (RMCEI Plan).

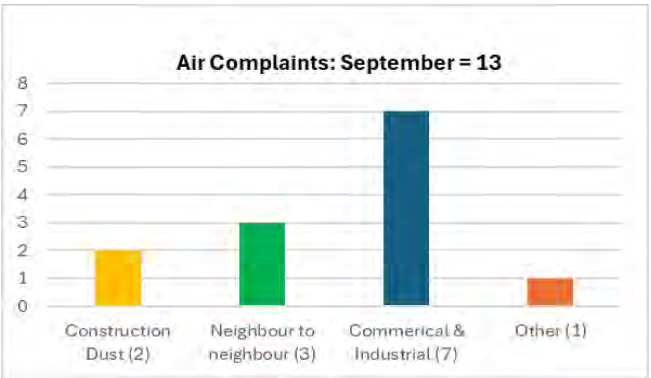
Air and Noise

Air & Noise Complaints

A total of 17 no. noise complaints were received and investigated during September. Complaints were received regarding neighbour-to-neighbour noise, drone delivery noise, construction site noise and noise associated with commercial activities.



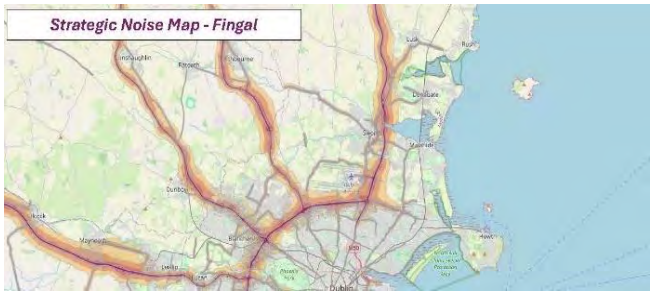
A total of 13 no. air complaints were received and investigated during September and these included complaints regarding construction dust, neighbour-to-neighbour air pollution issues and complaints about emissions from commercial and industrial units.



The majority of these complaints have been resolved, with investigations ongoing to resolve the remaining open complaints.

Planning Files

The Air and Noise Section reviewed 16 no. Planning applications referred by the Planning Department during September. Applications are assessed against the latest Strategic Noise Maps for Fingal to ensure that any proposed developments, particularly residential developments, will not be adversely affected by road, rail, industrial or aircraft noise.



The Air and Noise Section also attends pre-planning meetings to advise applicants on noise related matters.

Planning compliance submissions continue to be received and assessed for compliance with air and noise related planning conditions. These submissions typically outline the dust and noise mitigation measures that will be used to minimise the dust and noise impacts during the construction phase of a development.

Water Quality Protection

Storm Water Misconnection Mill Road, Blanchardstown

The Water Pollution team in collaboration with the Stormwater Inspectors have identified and eliminated a significant stormwater pollution source emanating from the Coolmine Industrial Estate. Unfortunately, there is still an intermittent pollution source been discharged to the network from an unknown location. Sampling and visits to units in the area are still on-going. The Water Pollution and Stormwater Team are also closely monitoring water quality from the stormwater outfall to try and trace the intermittent discharge as it occurs.

SPORTS OFFICE

Fingal Pitch & Putt Competitions

As part of the ten-year anniversary celebration of the Fingal and East Meath League Championship a new "Ryder Cup" competition took place on Sunday 31 of August at Ring Commons Pitch & Putt Club. Fresh from their victory in the Fingal and East Meath League the players from Rathfeigh paired up with players from opposing clubs to form new partnerships for the day's competition. The Mayor of Fingal, Councillor Tom O'Leary was in attendance to present the Fingal & East Meath perpetual trophy to Rathfeigh P &P, the club's third year in a row to take home the cup, and the new "Ryder Cup" funded by the Fingal Sports Office

Teams from Bellewstown, Laytown, Ringcommons, Ballyboughal, Rathfeigh, had taken part in the League competition, played across five evenings during July and August. The League Competition was established in 2015 by the Fingal Sports Office and Ballyboughal Pitch & Putt club to promote the game of Pitch & Putt in Fingal and it then became a cross-county initiative as the competition grew. Fingal Sports Office agreed to mark the celebration of the ten-year anniversary by supporting the new additional competition. This unique competition had a strong female representation

Marathonkids 2025

The Marathonkids Ireland 2025 programme was officially launched on 15th September at Morton Stadium, Santry, with over 8,000 primary school students from 150 schools set to take part across Fingal County Council, Dublin City Council, Louth County Council, and Gaeltacht regions. 3,500 students from over 30 schools across Fingal County are participating in this year's programme.

The 8-week initiative encourages 5th and 6th class pupils to build healthy lifestyle habits through running, exercise, and wellbeing education. It will culminate in a celebratory final mile at Morton Stadium in early November.

Malahide Sports Festival

The Fingal Sports Festival took place on Sunday, August 24th, 2025, from 12 PM to 5 PM at Malahide Castle & Gardens, offering a free, family-friendly day filled with sports and activities. Organised by the Fingal Sports Office in collaboration with various national sporting bodies, the festival invited visitors of all ages to try out a wide range of sports through interactive sessions and demonstrations. In addition to the sporting activities, the event featured inclusive family attractions such as tug-of-war, inflatable games, a toddler play area, and a picnic zone for relaxing between activities. With strong community participation and something for everyone, the festival was a lively celebration of sport and togetherness.

Staff Run Club

August saw the first session of the Pilot of Staff Run Club, The 8-week Pilot programme is running in Blanchardstown, a partnership between the Sport Office and the Wellbeing team. There are 30 staff signed up to take part, a mixture of people who currently run and people who are new to running. An experienced coach is leading the sessions

Boccia Blitz

After a break for June and July, our monthly inter-service Boccia Blitz returned in August. The Blitz invites adult disability day services across Fingal to come together and take part in some social and competitive Boccia.

Sport Ability Day 2025

On Saturday, 6th September, the very first Dublin-based Sports Ability Day took place at the National Sports Campus in Blanchardstown.

The event was organized by the five Dublin Local Authorities — Fingal, Dublin City, South Dublin, and Dún Laoghaire–Rathdown — along with Wicklow LSP staff and the Active Cities Coordinators.

Over 40 National Governing Bodies (NGBs) were involved, showcasing their sports and providing opportunities for people with disabilities to engage and participate.

The day was a tremendous success, with close to 1,000 people taking part in the event.

FINANCE

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Rates

Overall Commercial Rates collection to the end of September 2025 is running at 88%.

Rates Collection	
Rates collected €m	€148.3m
Rates collected %	88%

Development Levy Income

Development levy income collected to the end of May is €17.0m.

Development Levy Income YTD Aug 2025	
Levies Receipted	€23.6 m
Levies Collected as a % of 2024	142%

Payroll

Overall payroll spend to the end of September was €64.7m which is c. **102.9%** of budget YTD.

Payroll	
Salaries & Wages €m	€64.66m
Percentage of Budget YTD.	102.9%

Procurement

Outlined below is a summary of the overall procurement activity at end of September

No. of contracts awarded (details below) for year to date	200	
Value €m	55.2m	
Procurements ongoing at end of September		
No. of procurements awaiting tender responses	7	(i)
Value €m	3.9m	
No. of procurements under evaluation	46	(ii)
Value €m	65.6	
No. of procurements at approved	18	(iii)
Value €m	10.6m	

Notes:
(i) Procurements awaiting tender responses – tender responses awaited at end of September.
(ii) Procurements under evaluation – tender responses submitted and being evaluated at end of the September.
(iii) Procurements at approved – Tender responses have been evaluated and approved. Pre- contract award processes ongoing at end of September.

Appendix 1
Revenue Account – Income & Expenditure

REVENUE ACCOUNT INCOME & EXPENDITURE SUMMARY BY SERVICE DIVISION AT 30 SEPTEMBER 2025

	EXPENDITURE			INCOME			NET
	Expenditure €	Adopted Full Year Budget €	% Budget Spent to date	Income €	Adopted Full year Budget €	% Budget Raised	€
Housing & Building	88,302,098	123,749,800	71%	87,527,388	126,862,200	69%	774,710
Road Transport & Safety	26,748,473	36,814,800	73%	8,094,304	9,063,700	89%	18,654,169
Water Services	7,887,880	13,233,400	60%	11,498,142	15,070,000	76%	-3,610,262
Development Management	19,097,149	25,261,800	76%	8,764,290	10,206,000	86%	10,332,859
Environmental Services	37,795,736	48,948,700	77%	8,224,755	8,761,100	94%	29,570,980
Recreation & Amenity	46,026,974	59,101,400	78%	3,154,767	4,375,600	72%	42,872,207
Agriculture, Education, Health & Welfare	1,429,785	1,575,200	91%	381,806	422,700	90%	1,047,979
Miscellaneous Services	14,585,305	21,053,000	69%	21,327,516	29,588,900	72%	-6,742,211
Central Management Charge	45,807,260	59,137,800	77%	2,990,737	4,073,900	73%	42,816,523
Local Property Tax / GPG				9,525,225	12,700,300	75%	-9,525,225
Rates				125,813,625	167,751,500	75%	-125,813,625
	287,680,660	**388,875,900**	**74%**	**287,302,555**	**388,875,900**	**74%**	**378,105**

Appendix 1 – continued
Capital Account – Income & Expenditure

CAPITAL ACCOUNT
INCOME & EXPENDITURE SUMMARY BY SERVICE DIVISION TO 30/09/2025

		Balance at 0/01/2025 €	Expenditure YTD €	Income YTD €	Balance at 30/09/2025 €
A	Housing & Building	-9,686,875	223,986,966	-186,069,034	28,231,057
B	Road Transport & Safety	9,980,266	25,584,010	-17,579,458	17,984,818
C	Water Services	-10,327,807	1,769,931	-1,451,057	-10,008,933
D	Development Management	-175,344,430	39,395,714	-24,054,187	-160,002,903
E	Environmental Services	-15,418,209	2,514,187	-787,605	-13,691,627
F	Recreation & Amenity	-11,766,355	32,801,309	-15,226,160	5,808,794
H	Miscellaneous Services	-42,102,959	10,276,512	-11,054,652	-42,881,099
	Total	**-254,666,369**	**336,328,629**	**-256,222,153**	**-174,559,893**

Appendix 1 – continued
Summary of Corporate Debtors

SUMMARY OF CORPORATE DEBTORS TO 30/09/25				
	Balance at 01/01/2025 €	Balance at 30/09/25 €	Current debt €	> 1 Year €
RATES	687,390	19,562,518	19,072,141	490,377
LOANS	2,130,037	1,863,979	175,534	1,688,445
RENTS	10,032,929	8,806,782	3,007,981	5,798,801

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Appendix 2
Number of Contracts Awarded to the end of September

Description of Procurement	Supplier Name	Legal Address	Value of Contract (excl. VAT)	Contract Start Date (actual)	Contract End Date (actual)	Actual Duration (months)	Contract Award Date
Resurfacing of Red Arches Road Cycle Lane	Tarstone Road Maintenance Ltd	Easton House, Carranstown, Duleek , Meath	€58,000	06/10/2025	24/10/2025	1	29/09/2025
Concrete footpath construction in a serious of batches from 3 - 6 square meters at Ard Na Mara Malahide Co Dublin	Clar Con Construction Ltd	Cnon-Glas, Jordanstown, Lusk, Co Dublin	€39,670	22/09/2025	17/10/2025	1	11/09/2025
Project and Portfolio Management System (3 years)	NextGen PPM Ltd	Calle Angel Burna, Spain	€50,000	01/09/2025	31/08/2028	36	01/09/2025
The provision of building surveying and Inspection services in connection with social housing.	ABL Surveyors	26/27 Upper Pembroke St, Dublin 2	€104,350	26/09/2025	28/02/2026	6	01/09/2025
Supply, Delivery and Installation of Loose Furniture to Skerries Carnegie Library, Strand Street, Skerries, Co. Dublin, K34 FT61	Bushell Interiors Ltd	12 Heaney Ave, Park West Dublin 12	€85,504	24/09/2025	24/03/2026	6	24/09/2025
Remedial Works to traffic signal infrastructure at the Churchfields Link Road project (PSI-034) in Damastown, Dublin 15	Traffic Solutions Ltd	Unit 5, Block K, Manooth Business Park, Maynooth, Co. Kildare W23 D981	€236,188	01/10/2025	31/12/2025	3	26/09/2025
Supply of 2 x PowerEdge R760 Servers	Dell Technologies	Innovation House, Cherrywood, Dublin 18	€29,426	01/10/2025	30/09/2028	36	10/09/2025
Consultant Engineering Services for Estates to be brought to Taking in Charge Standard for three estates Chapelwood, Redwood, and Alderwood, Hollystown, Dublin 15	O'Connor Sutton Cronin Associates	9 Prussia Street, Dublin 7	€87,500				10/09/2025

Technical Advisory Quantity Surveying Consultancy Services for Work stages (ii)(c) to (v) for Design and Construction of 32nr units and works at Park Road, Kenure, Rush, Co. Dublin	McGahon Surveyors Ltd	Block 1 Quayside Business Park, Mill Street, Townparks, Dundalk, Co. Louth	€59,470	25/07/2025	25/01/2029	42	11/07/2025
Technical Advisory Civil and Structural Engineering Consultancy Services for Work stages (ii)(c) to (v) for Design and Construction of 34nr units and works at Woodside, Swords, Co. Dublin	Roughan & O'Donovon	Arena House, Arena Road, Sandyford, Dublin 18	€60,000	25/07/2025	25/01/2029	42	11/07/2025
Geoenvironmental Consultancy Services at Quay Street Balbriggan Co Dublin	ARUP Ltd	1 Albery Quay, Co Cork	€147,350	08/09/2025	09/03/2026	6	05/09/2025
Delivery of New Public Artwork for Harry Reynolds Road	John Kindness	London	€42,750	06/10/2025	06/09/2026	11	26/05/2025
Park development works including boundary fencing, entrance gateway works, footpath and associated works at Bleach Green, Lucan	KT Civil Ltd	Corrydoniion Rathowen, Co. Westmeath	€268,006	05/08/2025	05/12/2025	4	28/07/2025
Services of Event Managers for Fingal Xplore Your Future TY Skills Expo 2025	Whitelight Consulting Ltd T/A Whitelight Events	60 Bryanstown Village, Dublin Road, Drogheda, Co Louth, A92 X00N	€29,700	01/09/2025	28/02/2026	6	01/09/2025
Traffic Calming Ramps Contract 2025	MCM Surfacing Limited	Castlelumney, Dunleer, Co.Louth	€204,356	22/09/2025	09/03/2026	7	21/08/2025
Inspections of Playgrounds/ Skate parks /Fitness Equipment and Multi Use Games Areas in Fingal County Council	Play Services Ireland Ltd	705 Lisburn Enterprise Centre, Ballinderry Road, Lisburn, BT28 2BP	€383,150	08/09/2025	08/09/2027	24	05/09/2025
Slipform kerb and bituminous footpath construction at Baskin Cottages Co. Dublin	Postmount Buildings Ltd t/a Jim Hayes Civil Engineering	Ballymore, Rathoath, Co. Meath	€56,481	01/09/2025	26/09/2025	1	25/08/2025
Resurfacing of Clonsilla Road Dublin 15	Siac Bituminous Products Ltd	Monastery Road, Clondalkin, Co. Dublin	€131,135	20/09/2025	20/11/2025	2	11/09/2025

Summerfields Blanchardstown Footpaths	Citius Ltd	Club Road, Ballymount, Dublin 22	€37,240	15/09/2025	15/10/2025	1	11/09/2025
Provision of Arts Services to Manage and Deliver Cultural Development Objectives Fingal County Council	Peninsula Art Productions Limited	77 Carrs Mill, Donabate, Co. Dublin K36 HY26	€160,000	10/09/2025	10/09/2027	24	10/09/2025
Resurfacing of Castleknock Drive & Meadows Castleknock Dublin 15	Breedon Surfacing Solutions Ireland Ltd	Rosemount Business Park, Ballycoolin Road, Dublin 11	€74,700	01/09/2025	01/11/2025	2	11/06/2025
Resurfacing of Village Heights Residential Estate Mulhuddart Dublin 15	John McQuillan Contracts Ltd	11 Ballinderry Road, Lisburn, BT28 2SA	€25,726	01/10/2025	01/12/2025	2	01/09/2025
Provision of Professional Services to Support Development and Delivery of Key Initiatives within Swords Cultural Quarter for Fingal County Council	Linda Shevlin Arts Services Ltd	St. Patrick Street, Boyle, Co. Roscommon	€250,000	10/09/2025	10/09/2027	24	08/09/2025
Fixed Voice services (Interim Contract)	Eir Ltd	City West, Saggart, Co. Dublin	€90,000	01/09/2025	31/08/2026	12	25/08/2025
The Refurbishment of Existing All Weather Pitch Facility at Ward River Valley Park, Swords, Co. Dublin	JN Cummins & Co ta Premier Pitches	Mayfield, Cashel, Co. Tippeary	€123,123	01/09/2025	01/10/2025	1	20/08/2025
Slipform Kerb and Bituminous Cycleway, Concrete footpath and ancillary works - Chapel Rd Kinsealy Co Dublin.	Formac Construction Ltd	60 Upper Main Street, Rush, Co. Dublin	€185,105	04/09/2025	03/10/2025	1	25/08/2025
Countywide Bicycle Parking Infrastructure for Fingal County Council	KT Civil Ltd	Corrydonnellan, Rathowen , Mullingar, Co Westmeath	€68,925	22/07/2025	30/12/2025	5	22/07/2025
Technical Advisory Fire Safety & Disability Access Consultancy Services for Work Stages (ii)(c) to (v) for Design & Construction of 32nr units and associated works at Park Road, Kenure, Rush, Co. Dublin	Eamon O'Boyle & Assoc	51 Cullenswood Rd, Ranelagh, Dublin, D06 X7P1	€56,050	11/07/2025	10/01/2029	42	11/07/2025

Technical Advisory Fire Safety & Disability Access Consultancy Services for Work Stages (ii)(c) to (v) for Design & Construction of 34nr units and associated works at Woodside, Swords, Co. Dublin	Eamon O'Boyle & Assoc	51 Cullenswood Rd, Ranelagh, Dublin, D06 X7P1	€56,050	11/07/2025	10/01/2029	42	11/07/2025
Technical Advisory Fire Safety & Disability Access Consultancy Services for Work Stages (ii)(c) to (v) for Design & Construction of 30nr apartments and associated works at Blakestown Road / Huntstown Way, Mulhuddart, Dublin 15	AFEC International Ltd	Newtown, Co. Dublin, K67 N237	€77,070	11/07/2025	08/01/2029	42	11/07/2025
Supply & Install Exercise Equipment at Corduff Park	Outfit Outdoor Fitness Equipment Ltd	James Street, Kiltimagh, Co. Mayo	€36,960	20/08/2025	19/09/2026	13	20/08/2025
Purchase of incidentals (stock from all other lots)	Multiple Suppliers		€35,000	15/08/2025	14/08/2026	12	15/08/2025
Purchase of non-service stock	O'Mahony's Booksellers	120 O'Connell St, Prior's-Land, Limerick, V94 H6Y8	€75,000	15/08/2025	14/08/2026	12	15/08/2025
Purchase of foreign language material	O'Mahony's Booksellers	120 O'Connell St, Prior's-Land, Limerick, V94 H6Y8	€50,000	15/08/2025	14/08/2026	12	15/08/2025
Purchase of graphic novels	O'Mahony's Booksellers	120 O'Connell St, Prior's-Land, Limerick, V94 H6Y8	€50,000	15/08/2025	14/08/2026	12	15/08/2025
Purchase of Irish language material	O'Mahony's Booksellers	120 O'Connell St, Prior's-Land, Limerick, V94 H6Y8	€50,000	15/08/2025	14/08/2026	12	15/08/2025
Purchase of junior and young adult books	International Education Services	Weston Industrial Estate, Salmon Leap, Backwestonpark, Leixlip, Co. Dublin	€180,000	15/08/2025	14/08/2026	12	15/08/2025
Purchase of adult non-fiction books	Irish Library Suppiers	270 Rathmines Rd Lower, Rathmines, Dublin 6, D06 C8Y8	€130,000	15/08/2025	14/08/2026	12	15/08/2025

Purchase of adult fiction books	O'Mahony's Booksellers	120 O'Connell St, Prior's-Land, Limerick, V94 H6Y8	€180,000	15/08/2025	14/08/2025	12	15/08/2025
Purchase of Road de-icing salt for Winter Roads Gritting Season 2025-2026	Salt Sales Co.	Fort Road, Carrickfergus, Co. Antrim, Northern Ireland	€142,100	01/11/2025	31/03/2026	5	27/08/2025
Maintenance of Playground Equipment, MUGAS, Skateparks, Parkour, and Fitness Equipment in Fingal County Council Parks and Open Spaces	Sproai Linn Ltd	Ballygarran House, Kilmuckridge, Co. Wexford	€1,000,000	01/08/2025	31/07/2028	36	10/07/2025
Resurfacing of a section of Wendell and Redfern Avenue, Portmarnock, Co Dublin	John McQuillan Contracts Limited	Ballinderry Road, Lisburn, BT28 2SA	€93,038	18/08/2025	17/09/2025	1	30/07/2025
Community Centre Upgrades at Corduff Resource Centre	Vision Contracting Ltd	Melbourne House, Melbourne Business Park, Cork	€2,345,954	01/09/2025	31/05/2027	21	03/07/2025
Road inlay & Ancillary works, Old Airport Rd L-2015 Co. Dublin	D.M. Morris Ltd	13 Parklands Office Park, Southern Cross Road, Bray Co. Wicklow	€260,910	01/09/2025	30/09/2025	1	08/08/2025
Construction of Naul Village Park	Vision Contracting Ltd	Melbourne House, Melbourne Business Park, Cork	€2,975,795	06/08/2025	12/10/2027	26	06/08/2025
Supply of playground equipment for Millenium park playground refurbishment for Fingal County Council	Spraoi Linn Ltd	Ballygarran House, Kilmuckridge, Co. Wexford	€49,950	01/09/2025	01/12/2025	3	19/08/2025
Newbridge Demesne - Walled garden boundary wall remedial works	Francis Haughey Building Contruction Ireland Ltd	21/23 St. Patricks Street, Keady, Co. Armagh BT60 3TQ	€118,889	02/04/2025	02/08/2026	16	02/04/2025
Interform Housing Web-based applications	Interform Ltd	6 York Terrace, Dun Laoghaire, Co. Dublin	€130,300	01/06/2025	31/05/2026	12	01/06/2025
NEC RDBA Service (Sept 2025 -2027)	Nec Software Solutions	1st Floor, Imex Centre, 575 - 599 Maxted Road, Hemel,	€130,731	15/08/2025	01/01/2028	40 months	15/08/2025

		hemstead, Herdforshire, HP2 7DZ Uk					
Flavours Event Management & Production	Invictus Event Management & Consultancy Ltd	3 Parc Glas, Rathcormac, Cork, P61 WV48	€506,568	01/07/2025	10/07/2025	10 Days	02/07/2025
Footpath widening and surface improvements, Lanesborough Park , Dublin 15	KT Civil Ltd	Corrydonnellan, Rathowen , Mullingar, Co Westmeath	€84,235	11/08/2025	01/09/2025	3 weeks	11/08/2025
Chalfont Estate, Malahide, Co Dublin - Pipe Rehabilitation - UV CIPP LIner and Robotic cutting	USSR Underground systems and Sewer Repair Ltd	Unit 14 Golden Mile Industrial Estate, Breaffy Road, Castle Bar, Co. Mayo	€30,896	15/08/2025	15/08/2026	12	15/07/2025
Seapark Hill Active Travel Project	Clifton Scannell Emerson Associates Ltd	The Highline, Bakers Point, Pottery Road, Dun Laoghaire	€98,710	21/05/2025	01/11/2027	30	21/05/2025
Purchase of 1 No. Jeep	Henry Ford & Sons	Boreenmamma Road, Balintemple, Cork	€33,225	08/08/2025	07/08/2026	12	08/08/2025
Purchase of 1 No. Electric Van	Setanta Vehicle Holdings	Setanta House, M50 Business Park, Ballycoolin, Dublin 15	€50,830	08/08/2025	07/08/2026	12	08/08/2025
Purchase of 20 No. 7.5 Ton Diesel Trucks	MMC Commercials	Mitsubishi House, JFK Drive, Naas Road, Dublin 12	€1,400,000	01/08/2025	30/07/2026	12	01/08/2025
Development and implementation of the Fingal Tourism Strategy 2025-2029 and Fingal Food & Drink Policy 2025-2029	Brouder Marketing	5A Humbert Street, Tubbercurry, Co. Sligo	€600,000	01/08/2025	31/12/2025	5	01/08/2025
Road Surfacing Inlay and ancillary works, Balbriggan Street, Skerries, Co. Dublin	Breedon Surfacing Solutions Ltd	Rosemount Business Park, Ballycoolin Road, Dublin 11	€102,266	24/08/2025	01/09/2025	1 week	01/07/2025
Concrete footpath construction in a serious of batches from 5 - 20 square meters at Asleigh Estate Castleknock Dublin 15.	John Browne Construction Ltd	Kelly Rahill & Co. 16 Town Hall Street, Co. Cavan	€36,540	04/08/2025	04/09/2025	1	16/06/2025
CCTV replacement works in Millenium park	SKS Communications Ltd	2 Robinhood Industrial Estate, Longmile Road, Dublin22	€112,030	01/08/2025	28/02/2026	7 Months	25/07/2025

Concrete footpath construction in a serious of batches from 3 - 6 square meters in various locations in Bayside Co. Dublin	Pavement & Road Surfacing Ltd	Westwinds, Windmill Hill, Rathcoole, D24 VY90	€37,825	21/07/2025	08/08/2025	3 Weeks	21/07/2025
MUGA Upgrade for St. Catherine's Park, Rush	Outfit Outdoor Fitness Equipment Ltd	James Street, Kiltimagh, Co. Mayo	€115,590	18/07/2025	05/08/2025	3 Weeks	16/07/2025
Design and installation of a toddler playground at Meakstown, Community Centre, Dublin 11	Play & Leisure Services Ltd	31 Carrowdore Road, Greyabbey, Northern Ireland, BT22 2LU	€88,106	04/08/2025	04/02/2027	18	17/07/2025
Full drainage system installed to full size pitch at Hazelbury Park	O'Brien Landscaping	Unit B10 Swords Enterprise Park, Co. Dublin K67 E920	€112,216	18/08/2025	17/11/2025	3	10/07/2025
Concrete footpath construction in a serious of batches from 3 - 20 square meters at Pace Road, Littlepace, Ongar Dublin 15	John Browne Construction Ltd	Kelly Rahill & Co. 16 Town Hall Street, Co. Cavan	€34,650	23/07/2025	23/10/2025	3	16/06/2025
Managed Print Services Contract	Datapac	Robinhood House, Robinhood Road, Dublin 22	€70,000	26/08/2025	25/08/2026	12	11/07/2025
Provision of support, maintenance and training for the existing 3D Models for Public Consultation	RealSim Ltd	Unit 204, Business Innovation Center, Upper Newcastle Road< Unviersity of Galway	€37,500	06/06/2025	06/06/2027	24	04/06/2025
Engineering Consultancy Services for Swords Western Distributor Road	Barry Transportation	Classon House, Dundrum Business Park, Dundrum Road, Dublin 14	€395,109	04/06/2025	02/07/2027	24	04/06/2025
Traffic Management for Hedge and Grass cutting on R132	Swords Auto	Lawless's Yard, North Street, Swords, Co. Dublin	€42,935	17/02/2025	06/03/2025	1	06/02/2025
Repositioning of Seabees at Burrow, Portrane, Co. Dublin	Larry Kiernan Plant Hire Ltd	Ring Commons, Balbriggan, Co. Dublin	€77,886	02/09/2025	18/10/2025	2	09/07/2025
Commvault managed Service	Sureskills Ltd	2-4 Terminus Mills, Clonskeagh, Dublin 6 D06 VY62	€26,400	01/08/2025	31/07/2026	12	08/07/2025
Engineering Design Services for Rathmore Park Recreational Hub, Lusk	Design ID Consulting Ltd	23LR Workspace, 23 Lisburn Road, Hillsborough, B. Ireland, BT26 6AA	€80,655	09/06/2025	09/12/2026	18	30/04/2025
Development pipeline analysis to inform preparation of Development Contribution Scheme 2026-2028	EY, Ernst & Young Business Advisory Services	Harcourt Street, Dublin 2, D02 YA40	€65,000	01/06/2025	30/07/2025	2 Months	05/06/2025

Road Surfacing Inlay, Ballymadun, Co. Dublin	Roadstone Ltd	Fortunestown, Tallaght, Dublin 24	€105,231	21/07/2025	28/07/2025	1 Week	21/05/2025
Road Surfacing Inlay and ancillary works, Fancourt Road, Co. Dublin	Breedon Surfacing Solutions Ireland Ltd.,	Rosemount Business Park Ballycoolin Road Dublin 11	€159,110	21/07/2025	28/07/2025	1 Week	30/05/2025
Flavours Transport Services	Marathon Training & Events t/a Marathon Safety Solutions.	Suite 40, Block 5, Northwood Court, Santry, D9	€98,880	26/05/2025	07/07/2025	1.5	26/05/2025
Hire Of (i) 1 No. 85 Hp Plus, Four Wheel Drive Tractor, With Double Axel Trailer & Removable Sides, With Driver/Operative, (ii) 1 No. 180° Backhoe Excavator With Driver/Operative (iii) 1 No. Teleporter/Loading Shovel (12t - Rubber Tyred) With Driver/Operative (iv) 1. No John Deer Gater	Larry Kiernan Plant Hire Ltd	Grougha, Ring Commons, Balbriggan, Co.Dublin	€80,660	14/04/2025	15/09/2025	5	30/06/2025
Provision of Security Services Including Uniformed on - site Security Presences on - site, response to alarm activation & Keyholding	Manguard Plus Limited	W7F Ladytown Business Park, Ladytown, Naas, Co. Kildare	€313,054	17/05/2025	17/11/2025	6	25/06/2025
The redevelopment of grass pitches and associated ancillary infrastructure at Broomfield Recreational Hub, Malahide	McAvoy Contracts Ltd	13A Fernhill Road, Annaclone, Banbridge, Co. Down BT32 5AF	€1,238,655	29/07/2025	19/10/2026	16	23/06/2025
Road inlay & Ancillary works, Jug Back Lane, Swords 2025	John McQuillan Contracts Limited	Ballinderry Road, Lisburn, BT28 2SA	€104,316	23/06/2025	25/08/2025	9 Weeks	19/06/2025
Road inlay & Ancillary works, Brackenstown Road, Swords	Siac Bituminous Products Limited	Monastery Road, Clondalkin C. Dublin	€72,692	23/06/2025	25/08/2025	9 Weeks	19/06/2025
Requirement for the purchase of 1 Electric van	Gowan Auto Ltd	Unit 2007, Orchard Ave, Citywest Business Camp, Dublin 24	€30,618	17/06/2025	16/06/2026	12	17/06/2025
Renewal of the subscription for 3x Chorus Pro Uniclass Create Architecture Licences	NBS by Hubexo	The Old Post Office, St Nicholas Street, Newcastle upon Tyne, NE11 RH	£72750.00	01/09/2025	31/08/2030	60	19/06/2025

Provision of Staff wellbeing promotional mechandise.	Richardson Promotional Goods Ltd	Unit 16 Balbriggan Business Park, Dublin. K32 XY70	€25,925	26/05/2025	26/05/2026	12	26/05/2025
Mgt Services for programme of events at Swords Castle and Carnegie Library	Invictus Event Management & Consultancy Ltd	3 Parc Glas, Rathcormac, Cork, P61 WV48	€60,000	15/02/2025	21/05/2025	3	26/05/2025
Provision of 3 x Safety Liaison Safety Officers for Grove Road CCU Desk	NOC Consultancy	Teach Na Fuinseoige, Coolronan, Ballivor, Co. Meath	€70,000	01/04/2025	30/06/2025	3	01/04/2025
Concrete footpath construction at Portersgate Residential Estate Clonsilla Dublin 15.	Citius Limited	Club Road, Ballymount, Dublin 22, D22 C2D0	€41,440	01/07/2025	01/01/2026	6	10/06/2025
Concrete footpath construction in a serious of batches from 5 - 20 square meters at Park Drive/Avenue/Green & Cresent Residential Estate Castleknock Dublin 15	John Browne Construction Ltd	Kelly Rahill & Co. 16 Town Hall Street, Co. Cavan	€35,510	20/06/2025	20/10/2025	4	10/06/2025
Flavours of Fingal County Show 2025 Hire of Generators, Tower Lights, Electricians and Teleporter	GH Energy Rentals Ltd	Unit 103 Bishopwoods Lane, Bishopwoods, The Ward, D11P2VR	€118,183	02/07/2025	09/07/2025	6 Days	12/06/2025
Purchase of 1 Ford Ranger Double Cab Jeep	Henry Ford & Sons	Elm Court, Boreenmanna Road, Balintemple, Cork, T12 HHW2	€40,439	30/05/2025	24/09/2025	4	30/05/2025
Tolka valley entrance and accessibility improvements for Fingal County Council	KT Civil Ltd	Corrydonlon, Rathowen, Co. Westmeath	€96,761	14/06/2025	15/07/2025	3 Weeks	06/06/2025
Roadmarkings for the Howth/Malahide area	Nuzum Road Services ltd	Mespil House, Sussex Road, Dublin 4	€56,124	09/06/2025	31/12/2025	7	03/06/2025
Provision of Public Relations/Communications (PR) Services (MMP066F)	Gibney Communications Ltd	Newmount House, 22-24 Lower Mount Street, Dublin 2	€200,000	19/08/1900	04/06/2026	12	04/06/2025
Supply and install of new calisthenic/outdoor exercise equipment to Millenium Park, D15	Outfit Outdoor Fitness Equipment Ltd	James Street, Kiltimagh, Co. Mayo	€58,790	01/07/2025	31/12/2025	6	27/05/2025

sCFT LEAN Business Programme	Jigsaw VAE Ltd t/a Jigsaw Better Business	2 Ballymore Road, Loughnavalley, Mullingar, Co. Westmeath	€355,500	08/05/2025	07/05/2027	24	08/05/2025
Deliver, Set Up & Monitor of Radio Frequency for 30 Working Days Licence Period of Radio Station & Production Days	Broadcast Technical Services	Unit 20 Bluebell Business Park, Old Naas Raod, Dublin 12	€25,800	22/03/2025	22/04/2025	1	21/02/2025
Road inlay and ancillary works, Estuary Rd., Malahide	D.M. Morris Limited	13 Parklands Office Park, Southern Cross Road, Bray, Co. Wicklow	€83,586	26/05/2025	12/06/2025	3 Weeks	16/05/2025
Postal Collection Services	Print Post Ltd	Unit 4 Broomhill Park, Tallaght, Dublin 24	€180,000	01/04/2025	31/03/2026	12	28/04/2025
Concrete footpath construction in a serious of batches from 3 - 6 square meters at Red Arches Baldoyle Co Dublin.	Joe Duke & Company Ltd	Unit G9 Riverview Business Park, Nangor Road	€42,548	21/05/2025	06/06/2025	2 Weeks	13/05/2025
Consultancy Engineering Services for Feasibility Study for Dredging of Loughshinny Harbour for Fingal County Council	Ayesa (Formerly t/a Byrne Looby & Partners Ltd	H5 Oak Road, Centrepoint Business Park, Dublin12, D12 VW27	€249,605	03/06/2025	02/06/2029	48	19/05/2025
Resurfacing of Pecks Lane Castleknock Dublin 15	Breedon Surfacing Solutions Ireland Ltd.,	Rosemount Business Park, Ballycoolin Road, Dublin 13	€59,715	01/06/2025	01/12/2025	6	21/05/2025

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 Brempore 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

Appendix 3 – Continued

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
Summary of Environmental Complaints, Inspections and Enforcement Actions

Complaints / Inspections	Description	2023	2024	Q1 2025	Q2 2025
Complaints investigated	Waste (incl litter)	1,036	2,287	267	327
	Water and Wastewater	101	75	21	18
	Air & Odour	37	54	23	18
	Noise	99	146	47	102
	TOTAL COMPLAINTS	**1,273**	**2,562**	**358**	**465**
Inspections	Routine Waste Inspections	1124	572	27	131
	Non-Routine Waste Inspections	416	463	134	213
	Litter Patrols & investigations	3232	6398	2124	3088
	Routine Water & Wastewater Inspections	720	930	358	320
	Non-Routine Water & Wastewater Inspections	133	136	25	13
	Routine Air & Noise Inspections	61	122	8	10
	Non-Routine Air & Noise Inspections	134	200	70	123
	Planning Inspections	416	630	241	203
	TOTAL INSPECTIONS	**6,236**	**9,451**	**2,987**	**4,101**

Appendix 5
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	Glenveagh Living Ltd	Mixed Tenure	Balmoston Phase 1, 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 Social 36 x 2 Bed	On-Site	Q1 2024	Q3 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	Phased delivery
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	Phased delivery
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.	Q2 2025	Q 2026
Balbriggan/Rush-Lusk/Swords	FCC	Social	Holywell, Swords 53°26'48.1"N 6°12'42.8"W	57 Social 20 x 1- bed 29 x 2-bed 8 x 3-bed	On-Site	Q4 2024	Q3 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	Q4 2024	Q1 2026
Balbriggan/Rush-Lusk/Swords	FCC	Social	Remount Court, Rathmore, Lusk 53.521142, -6.161451	18 Social 2 x 1 bed 12 x 2 bed 4 x 3 bed	On-Site	Q4 2024	Q2 2026
Balbriggan/Rush-Lusk/Swords	FCC	Mixed Tenure	Baile na Móna Phase 1, Swords https://maps.app.goo.gl/R8eAG1aoLXh1nL2J9	123 Social 151 Affordable	On-Site	Q4 2024	Phased delivery
Balbriggan/Rush-Lusk/Swords	FCC	Mixed Tenure	Balmoston Phase 2, Donabate 53°29'21.2"N 6°07'58.1"W	72 Social 75 Affordable	On-Site	Q3 2024	Phased delivery

Appendix 5 - 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
Balbriggan/Rush-Lusk/Swords	FCC	Social	Woodside, Swords. 53.453901, -6.210574 Google Maps	34	Planning granted.	Q1 2026	Q4 2027
Balbriggan/Rush-Lusk/Swords	FCC	Social	Park Road, Kenure, Rush. 53.532278, -6.102176 Google Maps	32	Planning granted.	Q1 2026	Q4 2027
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.	Q1 2026	Q4 2027
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 5- Continued
Schemes at the Pre-Planning Stage

Area Committee	Provider	Funding Stream	Site Name	No. Units	Status Detail	On-Site Date	Handover (Est)
Blanchardstown	FCC	Social	Fortlawn, Blanchardstown https://maps.app.goo.gl/xuML7oPaySiPZmf46	21	Pre-Planning.	TBC	TBC
Howth/Malahide	FCC	Social	Fingerpost, Malahide https://maps.app.goo.gl/zfhguqQj7vYYRJB99	4	Pre-planning.	TBC	TBC
Blanchardstown/ Mulhuddart/ Castleknock/ Ongar	FCC	Social	Mayeston, Dublin 11 53°24'28.4"N 6°17'02.1"W - Google Maps	74	Pre-Planning	TBC	TBC
Balbriggan/Rush-Lusk/Swords	FCC	TBC	O' Dwyers, Balbriggan. https://maps.app.goo.gl/inSEC4Qq3QSBHQHp8	80	Pre-Planning.	TBC	TBC

*The above-estimated timelines are indicative and subject to a successful planning and procurement process.

Appendix 5- 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	Q3 2025 - Delivered
Balbriggan/ Rush-Lusk Swords	Respond	CALF	Meadow Banks, Oldtown, Swords	45 39	Q2 2025 - Delivered Q3 2025- Delivered
Balbriggan/ Rush- Lusk Swords	Tuath	CALF	The Paddocks, Golf Links Road, Skerries	95 2	Q2 2025 - Delivered Q4 2025
Balbriggan/ Rush- Lusk Swords	Tuath	CALF	Folkstown Park, Balbriggan	12	Q2 2025 – Delivered
Balbriggan/ Rush- Lusk Swords	Oaklee	CALF	Harmans Rest, Donabate	44	Q3 2026
Balbriggan/ Rush- Lusk Swords	Tuath	CALF	Whitehaven, Northwood, Santry D9	94	2026
Balbriggan/ Rush- Lusk Swords	Tuath	CALF	Niven Oaks, Santry D9	170	2026
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Cluid	CALF	Hollyfield, Hollystown, Dublin 15	22	Q4 2025
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Tuath	CALF	Kilmartin Grove, Dublin 15	32	Q2 2025 - Delivered
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Respond	CALF	Pipers Square, Charlestown, St. Margarets Road, Finglas, D11	211	Q4 2025
Blanchardstown/Mulhuddart/Castleknock/Ongar	Respond	CALF	Pipers Square, Charlestown, St, Margarets Road, Finglas, D11	95	2026
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Tuath	CALF	Tyrrelstown Square, Hollywoodrath, Dublin 15	120	2026
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Oaklee	CALF	The Lodge, Clonsilla Lodge, Dublin 15	57	2026
Blanchardstown/ Mulhuddart, Castleknock/Ongar	Cluid	CALF	St. Josephs, Clonsilla Dublin 15	113	Q4 2026

*The above-estimated timelines are indicative and subject to change

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 31

MAYOR'S BUSINESS –
COUNCILLOR T. O'LEARY

No Business

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 32

CONFERENCE REPORT

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AILG
Association of Irish Local Government
Aontas Rialtas Áitiúil na hÉireann

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ELECTED MEMBER

2025 Training Programme (Sept - Dec)

Delivered by the Association of Irish Local Government

October Module

Local Authority Finance and Budget Process

Thursday 9th October
from 9:30am - 1:00pm
Regional Assembly Area:
Eastern, Dublin & Midland/ Northern & Western

Location: Arklow Bay Hotel (Wicklow)

REGISTER NOW

Saturday 11th October
from 9:30am - 1:00pm
Regional Assembly Area:
Southern Region **Out of Region option** for Eastern, Dublin & Midland/ Northern & Western

Location: Horse & Jockey Hotel (Tipperary)

REGISTER NOW

November Module

DHLGH, OPR and CCMA Briefing on Updated Planning Legislation and Guidelines

Thursday 13th November
from 9:30am - 1:00pm
Regional Assembly Area:
Southern Region

Location: Ravenport Resort (Wexford)

REGISTER NOW

Saturday 15th November
from 9:30am - 1:00pm
Regional Assembly Area:
Eastern, Dublin & Midland/ Northern & Western **Out of Region option** for Southern Region

Location: Radisson Blu Hotel (Athlone)

REGISTER NOW

Bookings can be made via Eventbrite or by emailing info@ailg.ie

ELECTED MEMBER
2025 WEBINAR TRAINING (SEPT - DEC)

10 Canva Level 1 Training – Using Canva to Create Marketing Images

Friday 26th September 2025 (Online)
from 10:00am - 11:30am

Register

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11 The European Accessibility Act – What Councillors Need to Know

Friday 21st November (Online)
from 10:00am - 11:30am

Register

Registration for all webinars must be made in advance

IRISH PLANNING INSTITUTE 1975-2025

DELIVERY AND REFORM

AUTUMN PLANNING CONFERENCE 2025

THE GIBSON HOTEL, DUBLIN 2ND OCTOBER 2025

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UPCOMING CPD AND EVENTS

10th October 2025
Marine Spatial Planning CPD Series 2025
Online, free for members.

4th December 2025
AGM followed by our
Christmas Drink's Reception.

16 & 17th April 2026 Save the Date
Annual Planning Conference 2026
Radisson Blu Athlone, details announced shortly.

- Registration and Tea/Coffee from 08:45 AM - Concourse

MORNING SESSION: Delivery I 09:30am – 11:00am

- President's Welcome
- Gavin Lawlor MIPI, President, Irish Planning Institute
- Keynote
- John Moran, Mayor of Limerick
- Maritime Planning Update
- Laura O'Brien, CEO, MARA
- Q&A
- Coffee – Concourse

MID-MORNING SESSION: Delivery II 11:30am – 13:15pm

- Northern Ireland's Planning Improvement Programme
- Rosemary Daly, Chief Planner, Department for Infrastructure
- Waterford City Centre Regeneration
- Morris Conway, Senior Architect & David Quinn MIPI, Senior Executive Planner, Waterford City and County Council
- Addressing Vacancy and Dereliction in Carlow
- Nicola Lawler, Town Regeneration Officer, Carlow County Council
- Delivering Sustainable Development
- Pio Condon, Senior Planner, Cork County Council
- Q&A
- Lunch – Coda Restaurant

AFTERNOON SESSION: Reform 14:15pm – 16:00pm

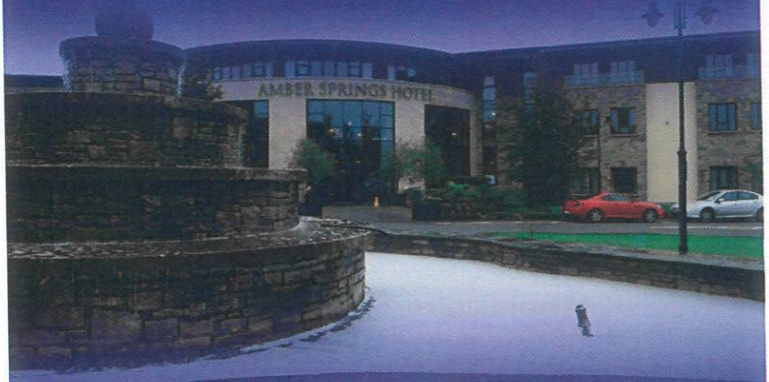
- Planning and Development Act 2024: One Year On
- Gráinne Gilmore BL
- Wind Energy: Recent Case Law and Lessons for Infrastructure Delivery
- Deirdre Nagle, partner, Mason Hayes & Curran
- Accelerating Infrastructure
- Imelda Mannon, Impact, member, Accelerating Infrastructure Taskforce and former Jacobs VP for Global Programme Management
- Q&A

LAMA

Cumann Chomhaltaí na nÚdarás Áitiúil

Local Authorities Members Association (LAMA) Autumn Seminar

Amber Springs Hotel, Knockmullen, Gorey, Co, Wexford, Y25FY07 – Thurs 16th & Fri 17th Oct



Special Guest Speakers

James Browne
Minister for Housing, Local Government and Heritage

Paul Williams
Journalist & Author

John Cummins
Minister of State

Art O'Leary
CEO Electoral Commission

Thursday 16th October

5.00pm: Registration Opens

7.00pm: Opening of Seminar: Cllr. Damien Ryan, Chair of LAMA

7.10pm: Minister for Housing, Local Government and Heritage, James Browne, TD

7.30pm: Paul Williams, award-winning journalist, broadcaster and true crime author

Friday 17th October

9.15am: Registration Opens

10.15am: Cllr. Joe Sullvan, Cathaoirleach of Wexford County Council

10.30am: Eddie Taaffe, Chief Executive of Wexford County Council

11.00am: Minister John Cummins TD, Minister of State with responsibility for Local Government

12.00pm: Art O'Leary, CEO of the Electoral Commission

1.00pm: Lunch

2.15pm: Liz Hore, Director of Services. Topic: Wexford Tourism

3.00pm: Sean Meyler, Senior Engineer. Topic: Town Regeneration

4.00pm: Rooms Available for Party Political Meetings

7.00pm: Seminar Banquet

Amber Springs Hotel

Special LAMA rate available:
€109 B&B single occupancy per night
€159 B&B per person sharing per night

Delegate fee €245

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 33

CORRESPONDENCE REPORT

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COMHAIRLE CONTAE
CHEATHARLACH

CARLOW COUNTY COUNCIL

Oifigí an Chontae,
Bóthar Átha Í,
Ceatharlach, R93E7R7

County Buildings,
Athy Road,
Carlow, R93E7R7

T: 059 9170300
E: See carlow.ie/contact-us
W: carlow.ie

12th September, 2025.

Mr. Michael Martin, T.D.,
An Taoiseach,
Department of the Taoiseach,
2, Merrion Row,
Dublin 2.

Dear Taoiseach,

At a meeting of Carlow County Council held on Monday 8th September 2025, the following Notice of Motion was adopted by the members:-

Carlow County Council agree to write to the Minister for Further and Higher Education, Research, Innovation and Science, and to the Taoiseach, expressing this Council's opposition to any increase in college fees and the Government to ensure to maintain the Grant in the upcoming budget.

I would be obliged if you could give consideration to the members request.

Yours sincerely,

Fiona Byrne,
Senior Executive Officer/
Meetings Administrator.

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COMHAIRLE CONTAE CHIARRAÍ
KERRY COUNTY COUNCIL

Guthán | Tel 066 7183500 Suíomh | Web www.kerrycoco.ie

Please quote my Ref: BF/CF/Sept 25/13 NOM 19 on all correspondence

18 September 2025

Ms. Jennifer Carroll MacNeill, T.D.,
Minister for Health,
Department of Health,
Block 1 Miesian Plaza,
50-58 Lower Baggot Street,
Dublin 2.
D02 XW14

A Chara,

I have been requested by the members of Kerry County Council to refer the following resolution to you for consideration.

That Kerry County council write to the Minister for Health calling for the introduction of a ban on vaping in all workplaces, on the grounds of protecting public health and ensuring safe, aerosol-free working environments.
That this motion would be referred to all local authorities for their support."

Please consider this resolution and let me have your response at your convenience.

If you have any queries on the above, please contact Ciara Fitzgerald on e-mail: ciara.fitzgerald@kerrycoco.ie or Tel. 066-7183861.

Mise, le meas,

Bridget Fitzgerald
Meetings Administrator

GAEILGE AGUS FÁILTE

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COMHAIRLE CHONTAE SHLIGIGH
ÁRAS AN CHONTAE, COIS ABHANN, SLIGEACH

SLIGO COUNTY COUNCIL
COUNTY HALL, RIVERSIDE, SLIGO

T: +353 71 911 1111

E: info@sligococo.ie
W: www.sligococo.ie

Our Ref: 09/2025-18

18th September, 2025

To/ **Each Local Authority**

At the Ordinary meeting Sligo County Council held on 8th September, 2025 the Members agreed the following resolution:

"Given the huge success of the Love Sligo Gift Card since its launch in 2024, and it having achieved over €1M in sales within a year in Sligo, over €10M in gift card sales in Ireland, driving an estimated 150,000 in-store consumers across the country:
That Sligo County Council writes to Minister for Enterprise, Trade and Employment and the Minister for Rural Affairs to ask them to consider supporting the Town and City Gift Card rollout across every county. That this motion be shared with each Local Authority in the country."

Sinéad Branley
Meetings Administrator

C.C. to: Minister for Enterprise, Trade and Employment and
Minister for Rural, Community Development and the Gaeltacht

Seirbhísí Corparáideacha/Corporate Services Section
Comhairle Chontae Shligigh/Sligo County Council
Áras an Chontae/County Hall
Cois Abhainn/Riverside
Sligeach F91 Y763/ Sligo F91 Y763

0719111024/0719111111
meetings@sligococo.ie

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Comhairle Contae
Ros Comáin
Roscommon
County Council

Date: 25th September 2025
Re: Plenary Meeting of Roscommon County Council

Dear Minister

At a recent Plenary Meeting of Roscommon County Council, the following motion was agreed by the Members:

To write to the Minister for Local Government to request that development fees be waived for all applicants who served a commencement notice prior to the required deadline in 2024. Some applicants served the notice within the required timeframe, but failed to submit the required waiver form, resulting in them receiving an invoice for development charges. Many applicants were unaware of the need to complete the form, despite meeting all other guidelines of the scheme.

It was also agreed that this motion is circulated to all other Local Authorities.

At the request of the Council, I would be obliged to receive your reply to this matter at your earliest convenience.

Yours sincerely

Karen Hanley

_____

Karen Hanley
Meetings Administrator
Corporate Services
Roscommon County Council
Email: meetingsadmin@roscommoncoco.ie

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Comhairle Cathrach
& Contae Luimnigh

Limerick City
& County Council

Seirbhísí Corparáideacha,
Comhairle Cathrach agus Contae Luimnigh,
Ceanncheathrú Chorparáideach,
Cé na gCeannaithe,
Luimneach

Corporate Services,
Limerick City and County Council,
Corporate Headquarters,
Merchants Quay,
Limerick

EIRCODE V94 EH90

t: +353 (0) 61 557150
f: +353 (0) 61 415 266

26th September, 2025.

To: Each Local Authority

A Chara,

I write to inform you that at the September Meeting of Limerick City and County Council, the following resolution was adopted and it was agreed to circulate it to all Local Authorities for support:

> **"That, Limerick City and County Council write to the Taoiseach, Micheál Martin T.D., the Minister for Health, Jennifer Carroll-MacNeill T.D., and the Minister of State with responsibility for Mental Health, Mary Butler T.D., in support of the IACP's call for increased investment in counselling and psychotherapy in Budget 2026. The IACP's Budget 2026 Priorities are the following: (i) Removal of VAT on counselling and psychotherapy services; (ii) Extension of tax relief to counselling and psychotherapy fees; and (iii) Investment in and expansion of access to school counselling at the primary and secondary levels. I also ask that this Motion, if passed, is circulated to the thirty other local authorities, asking that they support this campaign."**

Is mise le meas,

C. Farrell

Ciara Farrell,
Meetings Administrator.

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COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 34

DEPARTMENTAL/MINISTERIAL CORRESPONDENCE

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Oifig an Taoisigh
Office of the Taoiseach

1 September 2025

FINGAL COUNTY COUNCIL
3 SEP 2025
CORPORATE SERVICES

Ms Ciara O'hAodha
Senior Executive Officer
Fingal County Council
County Hall
Swords
By email: corporate.services@fingal.ie

Reference: DOT-TM25-08843-2025

Dear Ms O'hAodha

Thank you for your correspondence on the motion introduced by Councillor Paul Mulville Councillor Brian McDonagh and passed by Fingal County Council to call on the Government to enact the Occupied Territories Bill.

On 24 June, the Government approved the General Scheme of the Israeli Settlements in the Occupied Palestinian Territory (Prohibition of Importation of Goods) Bill. The General Scheme delivers on the commitment in the Programme for Government to progress legislation prohibiting import of goods from the settlements in the Occupied Palestinian Territory following the Advisory Opinion of the International Court of Justice of 19 July 2024.

The General Scheme of the Bill was referred to the Oireachtas Committee on Foreign Affairs and Trade for Pre-Legislative Scrutiny and the Committee's report was published at the end of July. The main purpose of the Bill is to prohibit the importation of goods into the State from Israeli settlements in the Occupied Palestinian Territory.

Tithe an Rialtais, Sráid Mhuirfean Uachtarach, Baile Átha Cliath 2, D02 R583
Government Buildings, Merrion Street Upper, Dublin 2, D02 R583
T +353 1 619 4000 | E: taoiseach@taoiseach.gov.ie
www.gov.ie/taoiseach

Oifig an Taoisigh
Office of the Taoiseach

Ireland has consistently condemned the ongoing Israeli military operations in Gaza. The current volume and pace of humanitarian aid deliveries into Gaza under Israel's partial easing of its blockade remains critically insufficient, with high levels of acute food and water insecurity. I share the concerns of the UN and other international actors that the 'Gaza Humanitarian Foundation' is not operating in accordance with humanitarian principles.

Ireland has repeatedly called on Israel to comply with international law, stressing the universal applicability of international law, including international humanitarian law. Ireland, the EU and international partners have been clear that there can be no forced displacement of the civilian population in Gaza, nor occupation of the Strip by Israel. Ireland has consistently condemned Hamas for its attack on Israel and for the taking of hostages and called for their unconditional release.

Ireland's engagement is guided by our longstanding and principled position, notably respect for international law, and respect for the equal right to self-determination, peace, security and dignity for Israelis and Palestinians alike. In late July Ireland participated in a High-Level UN Conference on the two-State solution. Ireland was also co-Chair of a Working Group that prepared the Conference, together with Türkiye, on preserving the viability of the two-State solution.

I continue to urge all parties to do everything possible to support efforts underway to reach agreement on a new ceasefire and hostage release deal. Let me assure you that Ireland will continue to use all the tools at its disposal - political, legal, diplomatic and humanitarian - in response to this dreadful conflict.

Yours sincerely

Micheál Martin

Micheál Martin, T.D.
Taoiseach

Tithe an Rialtais, Sráid Mhuirfean Uachtarach, Baile Átha Cliath 2, D02 R583
Government Buildings, Merrion Street Upper, Dublin 2, D02 R583
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www.gov.ie/taoiseach

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 48

HALLOWEEN 2025 – BONFIRE PREVENTION

Motion: Councillor J. Hopkins

"That the Chief Executive outline the actions taken to prevent the build-up and burning of materials for Halloween such as sanctions against business for keeping bins/trollies, tyres and pallets secured during the month of October."

Report:

In advance of Halloween, the Operations team meet with An Garda Siochána to agree joint measures in order to monitor the accumulation of bonfire material within the Fingal administrative area. Operations crews will remove reported bonfire materials in the run up to Halloween and across Halloween weekend.

Members of the public and local communities can assist the Council to eliminate unauthorised and environmentally destructive bonfires from public areas and can report bonfire stockpiles directly to

Customer Care Unit on 01 890 5000 during office hours by email to customercareunit@fingal.ie. Reports can also be submitted to the following email addresses: -

Balbriggan/Swords Operations : balswooparea@fingal.ie

Howth/Malahide Operations : howmaloparea@fingal.ie

Castleknock/Mulhuddart Operations : casmuloparea@fingal.ie

As in previous years residents of Fingal will be able to avail of our Halloween Amnesty whereby combustible materials will be accepted Free of Charge at Fingal County Council Recycling Centre at Coolmine and Estuary, dates of the amnesty

this year being from 23rd to 31st October. This concession is an effort to reduce the amount of material which may otherwise be disposed of on bonfires locally, with consequent health and safety risks and damage to public open spaces.

Litter Wardens will commence spot checks in the industrial estates from early October and to issue fines to any businesses that leave combustible materials outside their premises.

The Council would urge all citizens and businesses to exercise their civic duty by not leaving out combustible materials for use on bonfires and by reporting an incidence where this might occur within their local community.

Source of Report:
Mary T Daly, Director of Operations

COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL

COUNTY COUNCIL MEETING

MONDAY 13TH OCTOBER 2025

ITEM NO. 49

NEED TO REZONE LAND FOR RESIDENTIAL PURPOSES IN FINGAL

Motion: Councillor JK Onwumereh

"That this Council and the Chief Executive, in view of the rising need to ramp up housing stock in the County give an update on the current residential land bank and outline plans for the rezoning of more prospective lands to 'residential' to meet projected demand, without prejudice to the Development Plan 2023 - 2029."

Report:

Table 2.14: Core Strategy of the 2023-2029 Fingal County Development Plan (reproduced overleaf) contains information relating to existing and estimated population, proposed housing demand (in units), total available zoned lands, total units/potential yields as well as lands with permission (extant) units at the point in time when the Plan was made in Q1 2023.

With regard to the current residential landbank capacity of existing zoned lands to meet revised targets, it is noted that there have been recent changes in National planning policy, namely the publication of the *National Planning Framework (NPF) First Revision*[1] and the publication of Section 28 Guidelines, *NPF Implementation: Housing Growth Requirements, Guidelines for Planning Authorities*,[2] which require Fingal County Council to review the current adopted County

[1] National Planning Framework First Revision – April 2025 - The National Planning Framework
[2] https://www.gov.ie/en/department-of-housing-local-government-and-heritage/publications/section-28-guidelines-npf-implementation-housing-growth-requirements/

Development Plan against the updated requirements to provide the capacity to develop housing to the extent identified in the Guidelines.

In response to the requirements of the Section 28 National Planning Framework (NPF) Implementation Guidelines, the Planning Department has commenced a detailed review to establish the adequacy of existing zoned lands across the County to cater for the Housing Growth Requirement figures and the potential for 'additional provision' (as set out in Appendix 1 of the Guidelines) for the full duration of the current adopted Development Plan.

This review includes, amongst other things, establishing a full and up to date baseline of the planning and development status of all residentially zoned lands in Fingal including lands developed before and after the coming into effect of the Development Plan, lands which have not been developed but which are subject to a planning permission (extant permissions), as well as those which have not been development but which are not subject to a planning application.

The review is currently ongoing and at an advanced stage and is expected to be completed in the coming weeks.

Table 2.14: Core Strategy – 2023–2029 Fingal Development Plan

Core Strategy Areas	Settlement Type	Name	CSO Census Population 2016	Estimated 2023 Population	Estimated 2029 Growth	Estimated 2029 Population	Projected Housing Demand (Units)	Total Available Zoned Residential Land	Total Units / Potential Yields	Lands – With Permission (Extant) – Units
Metropolitan Area	(1) Dublin City and Suburbs Consolidation Area	Blanchardstown – Mulhuddart LEA, includes The Ward, Dubber, Tyrellstown, Mulhuddart, Corduff & Abbottstown	34,420	39,583	3,258	42,841	1,761	90	4,495	917
		Ongar LEA – includes Blakestown, Coolmine	50,214	57,746	1,803	59,549	975	33	1,659	785
		Castleknock LEA, includes Roselawn, Delwood, Castleknock Park, Knockmaroon & Lucan North	32,633	37,528	3,005	40,533	1,625	52	2,623	509
		Santry and Ballymun	2,485	2,684	925	3,609	500	12	600	358
		Belcamp and Balgriffin	6,702	7,238	912	8,150	493	36	1,791	-
		Baldoyle / Sutton	13,402	14,474	925	15,399	500	34	1,709	1,386
		Howth	8,294	8,875	925	9,800	500	20	1,006	710
	(2) Key Town	Swords	47,120	54,188	6,077	60,265	3,285	122	6,110	2,468
	(3) Self Sustaining Growth Town	Donabate	7,443	8,187	3,039	11,226	1,643	112	3,912	532
Core Area	(4) Self Sustaining Towns	Malahide	17,053	17,906	1,623	19,528	877	46	1,610	109
		Portmarnock	9,549	10,408	1,060	11,468	573	32	1,120	230
	(5) Towns and Villages	Baskin	349	366	19	386	10	2	24	46
		Coolquay	349	366	37	404	20	37	93	-
		Kinsealy	405	425	268	693	145	11	220	41
		Portrane	1,236	1,298	196	1,494	106	11	106	–
		Rivermeade	720	756	172	928	93	17	174	-
		Rowlestown	896	941	185	1,126	100	48	480	9
	(4) Self Sustaining Towns	Balbriggan	22,084	23,851	3,519	27,370	1,902	103	3,603	93
		Rush	10,359	10,877	925	11,802	500	53	1,600	338
		Lusk	8,353	8,771	555	9,326	300	27	818	132
		Skerries	9,783	10,272	174	10,446	94	9	273	7
	(5) Towns and Villages	Ballyboghil	681	708	163	871	88	21	206	-
		Ballymadun	424	441	19	459	10	16	41	-
		Balrothery	1,943	2,021	87	2,107	47	11	164	43
		Balscadden	503	523	16	539	8	8	20	1
		Garristown	798	830	160	990	86	20	202	21
		Loughshinny	633	658	38	696	20	4	57	5
		Naul	715	744	83	827	45	11	105	28
		Oldtown	1,028	1,069	93	1,162	50	18	180	14
	(6) Rural	Rural areas	5,446	5,555	126	5,681	68			
Totals			296,020	329,289	30,386	359,675	16,425	1,014	35,001	8,782

Source of Report:
Matthew McAleese, Director of Services, Planning and Strategic Infrastructure

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