

Comhairle Contae Fine Gall Fingal County Council

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

Wednesday, 4th February, 2026

PRESENT

Councillors

Guerin, Jimmy
Haughey, Cathal
Healy, David

Councillors

McDonagh, Brian
O'Brien, Eoghan
Tormey, Aoibhinn

Apologies for inability to attend were received for Councillor Joan Hopkins.

The Area Chairperson, Councillor Cathal Haughey, presided.

OFFICIALS PRESENT

Ciara OhAodha (Senior Executive Officer); Aoife Sheridan (Senior Executive Officer); Aoife Lawler (Senior Executive Officer); Carmel Brennan (Senior Architect); Sinead Murphy (Senior Engineer); Shane McMorrough (Senior Executive Engineer); Fearghal McSweeney (Administrative Officer); Linda Ennis (Principle Community Officer); Emma Court (Cycling and Walking Officer); Geraldine O'Hanlon Prunty (Senior Community Officer); Sarah Jane Moonan (Senior Staff Officer).

HMB/15/26 (Agenda Item No)

ANNOUNCEMENT

The Area Chair, Councillor C. Haughey, at the start of the meeting reminded Members that Standing Orders would apply to all aspects of the meeting.

On a point of order, Councillor A. Tormey raised a headed item "Taking in Charge Protocol" was due at this month's meeting and was not on the Agenda. It was advised relevant staff were on leave and it was **AGREED** that a headed item on the "Taking in Charge Protocol" would be on the March Agenda.

HMB/16/26 (Agenda Item No 1)

Confirmation and Re-affirmation of Minutes of the Howth/Malahide Area Committee (Services B - Strategic and General Matters) Meeting held on Wednesday the 14th of January 2026

Minutes of the Howth-Malahide Area Committee Meeting held on Wednesday the 14th of January 2026 which had been circulated were **CONSIDERED**.

It was then **PROPOSED** by Councillor C. Haughey, seconded by Councillor D. Healy and **RESOLVED** –

“That the minutes of the Howth-Malahide Area Committee Meeting held on Wednesday the 14th of January 2026 be **ADOPTED**.”

HMB/17/26 (Agenda Item No)

QUESTIONS

It was proposed by Councillor B. McDonagh, seconded by Councillor A. Tormey and **RESOLVED**:

“That pursuant to Standing Order No. 51, Questions 2 - 14 be **ADOPTED**.”

HMB/18/26 (Agenda Item No 2)

Councillor C. Haughey - List of Private Estates and Management Companies in this
LEA - AI106389

HMB/19/26 (Agenda Item No 3)

Councillor C. Haughey - Update on Installation of EV Charging Spots at PSLC -
AI106390

HMB/20/26 (Agenda Item No 4)

Councillor C. Haughey - Update on Access to Balscadden Beach - AI106396

HMB/21/26 (Agenda Item No 5)

Councillor C. Haughey - Opening of Walkway from Waterside to Feltrim Road -
AI106398

HMB/22/26 (Agenda Item No 6)

Councillor C. Haughey - Water Services Update on Ditch between Streamstown
Meadow and Clairville Lodge - AI106417

HMB/23/26 (Agenda Item No 7)

Councillor J. Hopkins - Relocation of Recycling Facilities Racecourse Park -
AI106402

HMB/24/26 (Agenda Item No 8)

Councillor J. Hopkins - New Year's Eve Fireworks and DART Services - Howth -
AI106403

HMB/25/26 (Agenda Item No 9)

Councillor J. Hopkins - Plastic Level Assessment and Removal - Sutton Creek - AI106404

HMB/26/26 (Agenda Item No 10)
Councillor J. Hopkins - Repair Works on Balscadden Bay Steps - AI106406

HMB/27/26 (Agenda Item No 11)
Councillor J. Hopkins - Baldoyle Resource Centre - AI106430

HMB/28/26 (Agenda Item No 12)
Councillor B. McDonagh - Aircraft Noise Monitor - Bayside - AI106434

HMB/29/26 (Agenda Item No 13)
Councillor D. Healy - Electric Vehicle Charging in this LEA - AI106454

HMB/30/26 (Agenda Item No 14)
Councillor D. Healy - Analysis of Installing Photovoltaic Panels - AI106455

HMB/31/26 (Agenda Item No 15)
Applications for Funding

a Applications for Community Funding

The attached report, which had been circulated, was **CONSIDERED**.

Ms. Geraldine O'Hanlon Prunty, Senior Community Officer, Community Department read the report into the record.

Following discussion, it was proposed by Councillor A. Tormey, seconded by Councillor E. O'Brien and **AGREED**:

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

HOUSING BUSINESS

HMB/32/26 (Agenda Item No 16)

Initiation of Part XI of the Planning & Development Act 2000 and Part VIII of the Local Government Planning & Development Regulations 2001 (as amended) for the Proposed demolition of one dwelling and construction of four dwellings and all associated site works at Malahide Road, Malahide, Co. Dublin, K36 EP89 (PARTXI/006/25)

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

Carmel Brennan, Senior Architect, Architects Department and Aoife Lawler, Senior Executive Officer, Housing Department gave a presentation to the Members.

Following discussion, the Chair, Councillor C. Haughey informed the Members a motion was received.

The below motion was proposed by Councillor D. Healy and seconded by Councillor B. McDonagh:

“That this Area Committee writes to the Department of Housing to express our concern that they haven’t agreed to the inclusion of green roofs in this project and to urge them to reconsider in light of national and local policies on biodiversity, water management and climate adaptation.”

Following further discussions, Councillor D. Healy withdrew his motion.

Aoife Lawler, Senior Executive Officer, Housing Department, **AGREED** to write to the Department of Housing for the inclusion of green roofs in either this project or future projects.

The presentation was **NOTED**.

ENVIRONMENT, CLIMATE ACTION, ACTIVE TRAVEL & SPORTS BUSINESS

HMB/33/26 (Agenda Item No 17)

Quiet Streets Applications 2026

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

Emma Court, Cycling and Walking Officer; Environment, Climate Action, Active Travel and Sports Department gave a presentation to the Members.

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

HMB/34/26 (Agenda Item No 18)

Correspondence

- a **Email dated 20th January 2025 from the Sea-Fisheries Protection Authority - Councillor B. McDonagh - Sealife Death on Portmarnock Beach - AI105457**

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

CATHAOIRLEACH'S BUSINESS

HMB/35/26 (Agenda Item No 19)

Councillor C. Haughey - Garage on Road to Abington/Castleheath - AI106392

The Motion, in the name of Councillor C. Haughey, was proposed by Councillor C. Haughey and seconded by Councillor A. Tormey.

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

Fearghal McSweeney, Administrative Officer, Planning and Development Department read the report into the record.

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

MOTIONS

HMB/36/26 (Agenda Item No 20)

Councillor E. O'Brien - School Zone Features in the Vicinity of Scoil an Duinnínigh and Malahide Portmarnock ETSS - AI106328

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

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

Mr. Shane Mc Morrow, Senior Executive Engineer, Environment, Climate Action, Active Travel and Sports Department read the report into the record.

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

HMB/37/26 (Agenda Item No 21)

Councillor C. Haughey - Community Garden for St Marnock's Bay - AI106393

It was **AGREED** to take Agenda Item 21 and Item 22 concurrently.

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

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

Linda Ennis, Principle Community Officer, Economic, Community and Cultural Development Department read the report into the record.

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

HMB/38/26 (Agenda Item No 22)

Councillor J. Hopkins - Community Meeting for South Portmarnock - AI106410

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

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

Linda Ennis, Principle Community Officer, Economic, Community and Cultural Development Department read the report into the record.

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

HMB/39/26 (Agenda Item No 23)

Councillor J. Hopkins - Community Meeting for Portmarnock - PAC Potential - AI106411

The Motion, in the name of Councillor J. Hopkins, was proposed by Councillor C. Haughey and seconded by Councillor A. Tormey.

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

Aoife Sheridan, Senior Executive Officer, Economic, Community and Cultural Development Department read the report into the record.

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

The Meeting concluded at 17.34.

AREA CHAIRPERSON

DATED

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 02

**UPDATE ON KILBARRACK INDUSTRIAL ESTATE MASTERPLAN -
AI106457**

Question: Councillor D. Healy

“To ask the Chief Executive to provide an update on the progress in relation to the preparation of the Kilbarrack Industrial Estate Masterplan?”

Reply:

Kilbarrack Industrial Estate is included in the list of masterplans identified in the Development Plan for preparation (Ref. No. MP 10.A). Work has not yet commenced on the masterplan. It is intended that the preparation of the plan will be revisited following conclusion of the work on effecting the ‘NPF Implementation: Housing Growth Requirements’ guidelines.

Source of Reply:

Deirdre Fallon, Senior Planner, Planning & Development Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 03

COASTAL COMMUNITIES TRAINING ON BEACH AND SAND DUNE CARE AND MAINTENANCE IN THIS LEA - AI106912

Question: Councillor D. Healy

“To ask the Chief Executive to advise what progress has been made with discussions with the Dublin Climate Action Regional Office (CARO) on the possibility of offering climate adaptation training for coastal communities covering topics, including beach and sand dune care and maintenance, as agreed at this Committee in May 2024?”

Reply:

Coastal Communities Training on Beach and Sand Dune Care and Maintenance is prepared, organised and run by the Atlantic Seaboard North CARO. The CARO are currently reviewing the course and hope to deliver 12 courses in 2026/2027, one of which will be in Rush, Co Dublin. Once full course details, including the sign-up process, become available, they will be circulated.

Source of Reply:

Bridget Loughlin, Climate Action Coordinator, Environment, Climate Action, Active Travel & Sports Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 04

OWNERSHIP OF ROAD TO LA VERNA DAY CARE, BALDOYLE - AI106999

Question: Councillor C. Haughey

“To ask the Chief Executive to advise who owns the road that leads to La Verna Day Care, Baldoyle, as Respond Housing say they don't own it, and it currently is in a state of disrepair?”

Reply:

The Council has investigated the ownership of the road leading to La Verna Day Care, Baldoyle.

Land Registry records indicate that the front portion of the road leading off Grange Road up to the fence/gate on the La Verna Day Care side of the area is registered in the name of The Sisters of Charity while the rear portion of the road, beyond the fence/gate on the La Verna Day Care side is registered in the name of Respond.

The road is not taken in charge by Fingal County Council.

Source of Reply:

Aoife Sheridan, Senior Executive Officer, Economic, Community & Cultural Development

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 05

**PLANS FOR FLOODLIGHTS AT PITCHES IN RACECOURSE PARK -
AI107000**

Question: Councillor C. Haughey

“To ask the Chief Executive to advise if there are plans to install floodlights at the pitches in Racecourse Park?”

Reply:

There are no plans to install floodlights at the pitches in the Racecourse Park. Flood lighting would encourage regular winter time use of the grass pitches, which will cause significant deterioration of the grass surface due to the poor ground conditions and lack of grass growth at this time of the year.

Source of Reply:

Hans Visser, Senior Executive Parks & Landscape Officer, Infrastructure & Transport Department

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 06

**BUSHES AND HEDGES BETWEEN DRUMNIGH WOOD AND
DRUMNIGH MANOR - AI107002**

Question: Councillor C. Haughey

"To ask the Chief Executive to advise who owns the piece of land (and hedges and bushes on this land) between Drumnigh Wood and Drumnigh Manor, and if the Council owns it, can it be trimmed or removed as it is overhanging into residents' properties?"

Reply:

The land referred to is not in the ownership of Fingal County Council, therefore the Council cannot carry out any works to the hedges/bushes.

The Council has investigated the ownership of the land at this location between Drumnigh Wood and Drumnigh Manor, however the land is not registered, and the Council has not been able to confirm the identity of the landowner to date.

Source of Reply:

Aoife Sheridan, Senior Executive Officer, Economic, Community & Cultural Development

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 07

**UPDATE ON TAKING IN CHARGE OF GREENWOOD ESTATE -
AI107004**

Question: Councillor C. Haughey

“To ask the Chief Executive to provide an update on the taking in charge process for Greenwood Estate, Kinsealy, and whether the Council's snag list is being progressed?”

Reply:

Fingal County Council (FCC) has not received a Taking In Charge (TIC) request for the Greenwood Estate to date. FCC has requested a schedule of works for completion of the Greenwood Estate to TIC standards from the developer including timelines. FCC holds a development bond for the Greenwood estates that can be used if the development is not completed to TIC standards by the developer.

Source of Reply:

Shane Harding, Executive Engineer, Planning and Development Department.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 08

LITTER WARDENS ACTION IN THIS LEA - AI107009

Question: Councillor C. Haughey

"To ask the Chief Executive to advise if Litter Wardens have taken action in the last 12 months against any businesses in this Local Electoral Area that have been found to not meet their responsibilities under the Litter Pollution Act?"

Reply:

The Litter Wardens visit businesses in town centres on a regular basis to remind them of their responsibilities under the Litter Pollution Act 1997, in relation to keeping the areas outside their premises, litter free.

From 1st January 2025 to date, the Litter Wardens have issued a total of 26 fines and 12 Warning Notices to business owners in the Howth/Malahide LEA.

A leaflet, to include business owner's legal responsibilities along with penalties incurred for breach of legislation is currently being designed by the litter management team for issue to local businesses as part of the new Litter Management Plan and to increase engagement with local businesses.

Source of Reply:

Grainne Carroll, Administrative Officer, Environment, Climate Action, Active Travel & Sports Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 09

PRIORITY FOR CLUBS OVER COMMERCIAL OPPORTUNITIES IN RACECOURSE COMMUNITY CENTRE - AI107059

Question: Councillor J. Hopkins

“To ask the Chief Executive to provide details of the criteria and priority status applied to local GAA clubs for the use of Racecourse Community Centre?”

Reply:

Fingal County Council licences the operation and management of Racecourse Community Centre to a Board of Directors who are responsible for the sustainable operation of the facility including use of the facilities and setting the rental fees for usage of the internal Community Centre facilities.

To support this, the Council advises the board of a classification of fee structures for various groups and organisations which is consistent across the network of Council owned community centres. A GAA club is considered under the Community Category for rental fees as GAA club membership fees go towards operational costs of the club meaning the above-mentioned classification applies

The prioritisation of usage for community centres is set out as follows:

Voluntary Groups (non-membership fee paying) 40%

Community Groups (membership fees revert to the group/no paid tutors) 40%

Social Enterprise (fee paying) 20%

Where availability occurs within the categories which remains unfilled – consideration is given to temporary commercial usage to support the sustainability of the centre.

Source of Reply:

Linda Ennis, Principal Community Officer, Economic, Community & Cultural Development

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 10

**WATER LEAK - EARNAN'S WOOD, STATION ROAD,
PORTMARNOCK, DUBLIN 13 - AI107060**

Question: Councillor J. Hopkins

"To ask the Chief Executive if consideration can be given to provide permanent fixes to (details supplied) Earnan's Wood, Station Road, Portmarnock, Dublin 13 as there are significant leaks going back six years?"

Reply:

Following an inspection by the Architects Department, a temporary repair has been completed at the property. However, the Architects Team has advised that a further inspection of the roof area is required to provide more detail on the ongoing leak issues at the property.

It is anticipated that a permanent repair will be carried out once this inspection has taken place and the exact cause of the leak has been identified.

Source of Reply:

Joan Kernan, Administrative Officer, Housing

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 11

FEASIBILITY STUDY - COLUMBUS HALL AND SURROUNDING BUILDINGS - AI107061

Question: Councillor J. Hopkins

"To ask the Chief Executive if consideration can be given to conduct a feasibility study for Columbus Hall and surrounding buildings for use as a community centre in Howth?"

Reply:

The Council is aware of the interest in exploring the potential use of St Columbanus Hall and the surrounding buildings as a community facility for Howth. At present, St Columbanus Hall is not on the market, and the Council therefore has no access or authority to undertake a feasibility study on the property.

Should the building become available, the Council will be in a position to carry out a full assessment and examine its suitability for community use at that time. The situation will continue to be monitored, and opportunities will be explored as they arise.

Source of Reply:

Linda Ennis, Principal Community Officer, Economic, Community & Cultural Development Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 12

DERELICT SITE – TUCKETT’S LANE, HOWTH - AI107062

Question: Councillor J. Hopkins

"To ask the Chief Executive to advise on the current status of the housing proposal and if consideration can be given for the relevant Council officials to meet with residents to discuss options for this derelict site?"

Reply:

A revised funding application was submitted to the Department of Housing, Local Government and Heritage in October 2025. The Council has requested an update on the revised funding application and is awaiting a decision from the Department of Housing, Local Government and Heritage. A meeting with residents has happened and a further one can be arranged to discuss available options for the site.

Source of Reply:

Fiona Glynn, Administrative Officer, Housing

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 13

PORTMARNOCK TO BALDOYLE GREENWAY CYCLE AND WALK LANES - AI107068

Question: Councillor J. Hopkins

"To ask the Chief Executive to outline details as to why the greenway lanes cannot be switched from cycling to walking and vice versa, the bike lane is drier and lit up, and as such, it would make more sense for this to be the other way around?"

Reply:

The walking and cycling route between Baldoyle and Portmarnock was built in line with the planning conditions issued by An Bord Pleanála in 2018. Changing the walking and cycling route would result in non-compliance with condition 1, where the development is to be carried out in accordance with the plans submitted to An Bord Pleanála. Lighting was initially proposed on the pedestrian side of the greenway route, but An Bord Pleanála required this to be changed to bollard lighting on the cycleway side as per condition 2 of the planning permission. Furthermore, the current design layout will be replicated on the walking and cycling routes within the Racecourse Park that will connect to the Baldoyle to Portmarnock greenway. Changing around the walking and cycling routes would require a redesign of the entire walking and cycling infrastructure in the Racecourse Park. Any drainage issues along the walking route at the Portmarnock end will be addressed as part of the park development works.

Source of Reply:

Hans Visser, Senior Parks & Landscape Officer, Infrastructure & Transport Department

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 4th MARCH 2026

Item No. 14a

APPLICATIONS FOR COMMUNITY FUNDING

No business.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

Item No. 14b

APPLICATIONS FOR SPORTS FUNDING

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

ACTIVITY FUNDING GRANTS APPLICATIONS

Name of Applicant Group	Total Funding Amount Applied for in Respect of this Application	Summary of What Funding is Required For – Breakdown of Items	Has this Group Applied for Funding Previously? Y/N	Total Amount of Funding Group has Received to Date and Broken Down by Year	Total Amount of Funding Proposed by the Fingal Executive and rationale for Approval
Mid Sutton Athletics Club	€2,308	Storage Unit / Shed x 2 - €1,390 Club branded Gazebo - €918	N	N/A	€2,308 The grant will allow the club to purchase equipment to to help store main club

					equipment and keep them in good condition
Portmarnock Tennis Club	€2,751	4 target bound practice wall - €1501 walnut garden storage - €1320	Y	2022 - €3,000 2000 - €1,000	€2,751 – I recommend this amount for Garden Storage box/unit for storing tennis equipment safely and 4 Target bound - tennis hitting practice wall

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 17

BUILDERS VEHICLES USING STREAMSTOWN LANE - AI106998

Motion: Councillor C. Haughey

“That the Chief Executive outlines if a traffic plan is implemented for new housing developments involving construction vehicles, including which roads are to be used and at what times, and if there is a plan like this for the housing development being built at Auburn in Malahide, as builders are currently using Streamstown Lane and Carey's Lane, which is a residential area, when they could use the Malahide Road entrance.”

Report:

The permitted residential development of 69 residential units that will have its permanent vehicular access off Careys Lane, with planning permission recorded under reg. ref. F22A/0579; has a Construction Traffic Management Plan in place. The construction entrance will be located at the location of the permanent vehicular entrance onto Careys Lane, and construction traffic will access the entrance via Streamstown Lane from the direction of the Malahide Road only, and construction traffic should not travel along the southern section of Streamstown Lane Towards Feltrim Road. This would be a similar situation to the nearby completed developments of Clairville Lodge and Streamstown Wood, which also utilised Streamstown Lane.

The other 2no. Permitted residential developments adjacent to Auburn House, F22A/0580 and F22A/0581, which will have approximately 190 residential units; also have a Construction Traffic Management Plan in place. The construction entrance is directly off the Malahide Road and construction traffic should not travel along the Streamstown Lane.

If construction traffic is inappropriately travelling along sections of Streamstown Lane and Careys Lane; the Transportation Planning Section can meet with the developer to discuss this.

Source of Report:

Linda Lally, Senior Engineer, Infrastructure & Transport

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

Wednesday 4th MARCH 2026

ITEM NO. 18

TOILET FACILITIES IN CHANGING ROOMS IN RACECOURSE PARK - AI106431

Motion: Councillor J. Hopkins

"That the Chief Executive provides details on the decision by the Architect's Department and the consultation with clubs regarding the changing facilities in Baldoyle Racecourse Park, there is currently one toilet and four showers in the female changing rooms, the anchor clubs say that one toilet is not enough, and the showers are not used, it should be suggested that no further facilities are designed in this way and that the current set up in Baldoyle be reviewed."

Report:

Allowance was made in the design of Baldoyle Racecourse Park Community Centre for dedicated changing facilities to replace an existing temporary changing cabin on site and provide for a range of users covering the park.

The general quantum of changing facilities, toilets and showers has remained consistent throughout design development through to completion.

The scale of provision which included two groups comprising a universally accessible toilet serving 2 team changing rooms with showers was included in the Part 8 public planning consultation on the development in 2023-24 and the planning report noted that the scale of provision of changing facilities and associated toilets and showers was considered appropriate.

The Parks Department were consulted in agreeing the brief covering the nature and overall scale of changing room provision at the site- these facilities are generally consistent with other developments of similar nature by the Council. The changing facilities are flexible and intended to be managed by Operations Department in consultation with local clubs.

As the building is now opened and in operation the Council will within its first year of operation commission a Post Occupancy Evaluation to consider issues for possible improvement in ongoing operational use and in development of briefs for future community centres. This will include an evaluation of the changing facilities and their use. If changes are recommended and required a budget will be sought.

Source of Reply:

Pat Boyle, Senior Architect, Architects Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 19

UPDATE ON TAKING IN CHARGE OF ENTRANCE TO ROBSWALL - AI107005

Motion: Councillor C. Haughey

That the Chief Executive provide an update on the taking in charge process of the entrance to Robswall outlining what the Council's plans are for the area and whether there are works to be completed before this happens."

Report:

The Infrastructure and Transport Department has provided Hollybrook, the developers of Robswall, the Deeds of Dedication documents which are required to be completed as part of the taking in charge process for the triangular piece of land on the western side of the entrance into Robswall. A fully completed set of documents is yet to be received.

The developer has stated that the delay in completing the taking in charge process in general is due to public lighting issues elsewhere in the estate. They state that once the lighting is signed off, they would like to reconnect with Fingal County Council in order to recommence the snagging process and close out legal items.

Outstanding works for this piece of land which are yet to be completed by the developer include ground levelling, reseeding and trimming of vegetation. In addition, the Building Control Section is liaising with the developer in relation to the snagging of underground services which are also located on this piece of land.

Source of Report:

Gemma Carr, Senior Executive Parks and Landscape Officer, Infrastructure & Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 20

UPDATE ON TAKING IN CHARGE OF BROOKFIELD ESTATE - AI107011

Motion: Councillor C. Haughey

“That the Chief Executive provide an update on the taking in charge process in Brookfield Estate, and if it is the developer's responsibility to address residents' complaints about unfinished road surfaces, unfinished fencing, drainage issues and kerb heights, or will the Council complete these works when the taking in charge has been completed.”

Report:

Fingal County Council (FCC) has not received a Taking In Charge (TIC) request for Brookfield estate to date. FCC has requested a schedule of works for completion of the Brookfield estate to TIC standards from the developer including timelines. A meeting has been organised with the developer to discuss completion of works for this development.

Source of Report:

Shane Harding, Executive Engineer, Planning and Development Dept.

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 4th MARCH 2026

ITEM NO. 21

**GREENWOOD ESTATE AND BROOKFIELD KINSEALY MALAHIDE -
AI107066**

Motion: Councillor J. Hopkins

“To ask the Chief Executive if consideration can be given to examine the condition of the roads, kerbs and finishes in this estate and ensures that the developer finishes same to taking in charge standard?”

Report:

Fingal County Council (FCC) has not received a Taking In Charge (TIC) request for either Estate to date. FCC has requested a schedule of works for completion of both estates to TIC standards from the developers including timelines. FCC holds a development bond for both estates that can be used if the developments are not completed to TIC standards by the developers.

Source of Report:

Shane Harding, Executive Engineer, Planning and Development Dept.

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