

Comhairle Contae Fingall Fingal County Council

Minutes of Balbriggan/Rush-Lusk/Swords Area Committee (Services B - Strategic and General Matters)

Thursday, 15th January, 2026

PRESENT

Councillors:

Boland, Cathal
Boland, Mark
Mulligan, Dean
Butler, Darragh
Corkery, Luke
Newman, Joe
Ryan Brendan
Johnston, Corina

Councillors:

Smyth, John
Mulville, Paul
Dockrell, Eoghan
O'Leary, Tom
Quinn, Malachy
Maguire, Grainne

Apologies for inability to attend were received for Councillor J. Humphreys and Councillor D. J. Kelly.

The Area Chairperson, Councillor Luke Corkery, presided.

OFFICIALS PRESENT

Brian Murray (Senior Executive Officer), Nicola Humphreys (Senior Executive Engineer), Gemma Carr (Senior Executive Parks and Landscape Officer), Rafe Costigan (Senior Community Officer), Kevin Halpenny (Senior Parks and Landscape Officer), David Storey (Director of Services), Deirdre Fallon (Senior Planner), Natalie Dineen (Administrative Officer), Fiona Glynn (Administrative Officer), Emily Crawley (Sports Programme Administrative Manager), Ciaran Markey (Executive Engineer), Sinead Murphy (Senior Engineer), Larry Bergin (Senior Executive Engineer), Timothy Hanway (Senior Staff Officer), Michael Campbell (Senior Staff Officer), Robbie Corr (Sports Development Officer), Mary O'Reilly (Senior Staff Officer), David Daly (Assistant Staff Officer), Daiga Ancikovska (Staff Officer), (Assistant Staff Officer), Linda Fanning (Clerical Officer), Jack O'Grady (Clerical Officer).

ANNOUNCEMENT

The Area Chairperson, Councillor L. Corkery, at the start of the meeting reminded Members that Standing Orders would apply to all aspects of the meeting.

BSB/1/26 (Agenda Item No 1)

Confirmation and Re-Affirmation of Minutes of Balbriggan/Rush-Lusk/Swords Services B (Strategic and General Matters) Meeting held on Thursday the 11th December 2025.

Confirmation and Re-Affirmation of Minutes of Balbriggan/Rush-Lusk/Swords Services B (Strategic and General Matters) Meeting held on Thursday the 11th December 2025.

It was **PROPOSED** by Councillor J.Newman, seconded by Councillor C.Boland and **RESOLVED** –

“That the minutes of the Balbriggan/Rush-Lusk/Swords Services B (Strategic and General Matters) meeting held on Thursday 11th December 2025 be **ADOPTED**.”

QUESTIONS

It was proposed by Councillor L.Corkery seconded by Councillor M. Boland and **RESOLVED**-

“That pursuant to Standing Order No. 51, Questions 2 – 29 inclusive be **ADOPTED**.”

BSB/3/26 (Agenda Item No 2)

Councillor M. Boland - Status of the Vacant Crèche Sites - Lusk - AI105534

BSB/4/26 (Agenda Item No 3)

Councillor M. Boland - Taking in Charge - The Forge Estate, Lusk - AI106017

BSB/5/26 (Agenda Item No 4)

Councillor M. Boland - Report on Levies of Six New Derelict Sites in Rush and Lusk - AI106020

BSB/6/26 (Agenda Item No 5)

Councillor M. Boland - Update on Coastal Erosion on Rush South Beach Area - AI106021

BSB/7/26 (Agenda Item No 6)

Councillor M. Boland - Update on Sports Facility Audit - Lusk and Rush - AI106022

BSB/8/26 (Agenda Item No 7)

Councillor D. Butler - Report on Roadworks - Downside Heights, Skerries - AI105800

BSB/9/26 (Agenda Item No 8)

Councillor G. Maguire - Progress Report - Boat and Bath House, Martello Tower, Balbriggan - AI105803

- BSB/10/26** (Agenda Item No 9)
Councillor G. Maguire - Update on Upgrading of the Naul Road - AI105887
- BSB/11/26** (Agenda Item No 10)
Councillor D. Kelly - Plans for Old Rolestown Primary School Building - AI105888
- BSB/12/26** (Agenda Item No 11)
Councillor J. Newman - Protection and Preservation - St. Cronan's Well and
Glasmore Abbey Ruins, Swords - AI105949
- BSB/13/26** (Agenda Item No 12)
Councillor J. Smyth - Non-Compliance of Planning Permission - St. Cronan's Well
Estate, Swords - AI105950
- BSB/14/26** (Agenda Item No 13)
Councillor J. Smyth - Update on Vacant Council Homes in Swords - AI105955
- BSB/15/26** (Agenda Item No 14)
Councillor J. Smyth - Clothes Bank Recycling in this LEA - AI105956
- BSB/16/26** (Agenda Item No 15)
Councillor J. Smyth - Public Consultation - Ward River Valley Regional Park -
AI105982
- BSB/17/26** (Agenda Item No 16)
Councillor L. Corkery - Update on Pedestrian Access to Knocksedan - AI105957
- BSB/18/26** (Agenda Item No 17)
Councillor L. Corkery - Flavours of Fingal 2025 - Cost Breakdown - AI105958
- BSB/19/26** (Agenda Item No 18)
Councillor L. Corkery - Final Route of Western Distributor Road, Swords - AI105959
- BSB/20/26** (Agenda Item No 19)
Councillor L. Corkery - Flavours of Fingal - Tourism and Economic Assessment -
AI105961
- BSB/21/26** (Agenda Item No 20)
Councillor L. Corkery - Flavours of Fingal - Sponsorship - AI105962
- BSB/22/26** (Agenda Item No 21)
Councillor L. Corkery - Update on Nature Education Centre - Turvey Nature Reserve
- AI105964
- BSB/23/26** (Agenda Item No 22)
Councillor C. Johnston - Upgrading of Spout Road, Rush - AI105995
- BSB/24/26** (Agenda Item No 23)
Councillor C. Johnston - Taking in Charge of Open Space - The Orchard Estate,
Oldtown - AI105996

BSB/25/26 (Agenda Item No 24)
Councillor C. Johnston - Request for Public Lighting - Beverton/Turvey Permeability Route - AI105997

BSB/26/26 (Agenda Item No 25)
Councillor C. Johnston - Update on Acquisition of Land - Bawn Road and South Beach, Rush - AI106001

BSB/27/26 (Agenda Item No 26)
Councillor C. Johnston - Report on Response of Emergency Coastal Protection Measures - The Burrow, Portrane - AI106012

BSB/28/26 (Agenda Item No 27)
Councillor C. Johnston - Coastal Erosion - Estuary Road, Corballis, Donabate - AI106023

BSB/29/26 (Agenda Item No 28)
Councillor C. Johnston - Request for Survey - Herrig Gull, Naul - AI106025

BSB/30/26 (Agenda Item No 29)
Councillor J. Humphreys - Update on Mooretown Housing Development (Baile na Móna) - AI106028

BSB/31/26 (Agenda Item No 30)

Applications for Funding

a Applications for Community Funding

It was proposed by Councillor L.Corkery and seconded by Councillor G. Maguire and AGREED: "That this Committee recommends that the County Council APPROVE of the Activity Funding Grants Applications in the attached report."

BSB/32/26 (Agenda Item No 31)
Proposed Public Play Trails Development Project at Portrane, Co. Dublin.

M.Staunton gave a presentation on Proposed Public Play Trails Development at Portrane Co.Dublin. Following a Discussion the report was NOTED.

BSB/33/26 (Agenda Item No 32)

Proposed Disposals

a Notice of Proposed Grant of wayleave at Remount, Phase 2, Lusk, Co. Dublin to Uisce Éireann

The Report was NOTED.

- b Notice of Proposed Disposal of land to the rear of Shandrum, The Priory, Donabate, Co. Dublin to Vincent and Sharon Arkins**

The Report was NOTED.

- c Notice of Proposed Disposal of Land to the Rear of No. 75 Hampton Street, Balbriggan, Co. Dublin**

The Report was NOTED.

BSB/34/26 (Agenda Item No 33)

Fingal Road Safety Plan 2025/2027

L. Bergin provided a presentation. After a discussion presentation was NOTED.

BSB/35/26 (Agenda Item No 34)

Correspondence

- a E-mail dated 23rd December 2025 from Uisce Éireann regarding Councillor D. Kelly Motion - Uisce Éireann Issues at Knocksedan Estate - AI105254A**

The Correspondence from Uisce Éireann was NOTED.

- b Letter dated 24th December 2025 from HSE regarding Councillor P. Mulville Motion - Need for Tenant Purchase Scheme for Existing HSE Tenants Along Portrane Avenue - AI098381**

The Correspondence from HSE was NOTED.

BSB/36/26 (Agenda Item No 35)

Councillor J. Smyth - Purchase of Martello Tower - Balcarrick, Donabate - AI105553

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

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

BSB/37/26 (Agenda Item No 36)

Councillor C. Johnston - Remedial Works - Portrane to Donabate Cliff Walk - AI105626

The Motion in the name of Councillor C. Johnston was proposed by Councillor C. Johnston and seconded by Councillor M.Boland.

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

BSB/38/26 (Agenda Item No 37)

Councillor D. Butler - Provision of Swords Basketball Facilities - AI105274

The Motion in the name of Councillor D. Butler was proposed by Councillor D. Butler and seconded by Councillor L. Corkery.

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

BSB/39/26 (Agenda Item No 38)

Councillor J. Newman - Vacant Site on Miller's Avenue, Swords - AI105938

The Motion in the name of Councillor J. Newman was proposed by Councillor J. Newman and seconded by Councillor L. Corkery.

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

BSB/40/26 (Agenda Item No 39)

Councillor C. Johnston - Provision of 'Not for Profit' Childcare Facilities in this LEA - AI105628

The Motion in the name of Councillor C. Johnston was proposed by Councillor C. Johnston and seconded by Councillor M. Boland

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

The meeting concluded at 17.51

AREA CHAIRPERSON

DATED

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 02

ENGAGEMENT WITH OTHER LOCAL AUTHORITIES – AI106026

Question: Councillor C. Johnston

“To ask the Chief Executive to confirm how often the Council engages with adjoining Local Authorities in respect of proposals/plans that may impact Fingal villages, such as Naul, which is located on the county boundary and may be affected by proposals in Meath County Council?”

Reply:

As per Article 28 of the Planning and Development Regulations 2001, as amended, where a planning application in a neighbouring authority is located close to the Fingal boundary, the relevant local authority (for example, Meath County Council) will refer the application to Fingal County Council as a consultee. In such cases, the application is reviewed by the appropriate section within the Planning and Development Department, and a submission is issued where considered necessary. There have been 10 instances in recent years. The Council will continue to engage with adjoining authorities as required to ensure that cross-boundary planning considerations are appropriately addressed.

In addition, under the provisions of the Planning and Development Act 2000, as amended, planning authorities had to give notice of the preparation of a development plan or local area plan to adjoining local authorities. A similar provision

exists in respect of Development Plans, urban area plans and priority area plans in the new Planning and Development Act 2024, as amended.

Responses to these requests are considered on a case by case basis.

Source of Reply: Deirdre Fallon, Senior Planner, Planning & Development Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 03

PEDESTRIAN AND CYCLE PATH TO RUSH AND LUSK TRAIN STATION – AI106637

Question: Councillor C. Johnston

“To ask the Chief Executive to provide a report on the proposals for a pedestrian and cycle path to Rush and Lusk Train Station from Rush and Lusk towns to include details of allocated funding and a timeline for delivery of this project?”

Reply:

Fingal's Infrastructure and Transport Department is progressing with a scheme, in conjunction with the National Transport Authority, that aims to provide high quality and safe walking and cycling infrastructure between Rush and Lusk and sustainable transportation at the Rush Lusk train station. This route is an objective of the county development plan and part of the NTA GDA Cycle network plan.

RPS has been appointed to develop this scheme to Phase 2 - investigate various options with a view to establishing a preferred route and the options report is expected by Q1 of 2027.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure and Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 04

UPDATE ON UPGRADE AT BLAKE'S CROSS JUNCTION, LUSK – AI106638

Question: Councillor C. Johnston

“To ask the Chief Executive to provide a report on the Blake’s Cross Junction upgrade to confirm if the necessary funding is allocated and to include a timeline for the delivery of this project?”

Reply:

The Blake’s Cross Junction Upgrade Project is currently at Phase 2 of the NTA’s project lifecycle, finalising option selection. The emerging preferred option is expected to be determined and put on non-statutory public consultation in the Spring of this year.

The development of the Blakes Cross Junction Upgrade project will follow the normal lifecycle for capital infrastructure projects, which is divided into 7 phases as follows:

1. Scope and Purpose
2. Concept Development and Option Selection
3. Preliminary Design
4. Statutory Processes
5. Detailed Design and Procurement
6. Construction and Implementation
7. Close-out and Review

The necessary funding has been allocated to progress this project. The Council has appointed a design consultant to assist it with the initial stages of development, up to Option Selection stage. The Council is now expanding the scope of its consultant's appointment to include progressing the project all the way to the stage where a builder is awarded the works contract to construct the project (i.e. end of Phase 5, *'Detailed Design and Procurement'*).

Work relating to preliminary design, environmental assessment, planning consent and detailed design is expected to be carried out throughout this year, and in subsequent years, as appropriate.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 05

UPDATE ON WILDLIFE, EDUCATION AND REHABILITATION CENTRE - TURVEY NATURE RESERVE, DONABATE - AI106639

Question: Councillor C. Johnston

“To ask the Chief Executive to provide an update on the Wildlife, Education and Rehabilitation Centre at Turvey Nature Reserve which is an objective in the Fingal Development Plan 2023-2029 and Fingal Biodiversity Action Plan 2023-2030?”

Reply:

A tender specification is currently being prepared for the design of the Nature Education centre in Turvey.

Source of Reply: Hans Visser, Senior Executive Biodiversity Officer, Infrastructure and Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 06

UPDATE ON PORTRANE ROAD ENHANCEMENT SCHEME – AI106644

Question: Councillor C. Johnston

“To ask the Chief Executive to provide an update on the Portrane Road Enhancement Scheme Project and to include details as to when this project will commence and be completed?”

Reply:

The Council recently held a competition to invite tenders from construction companies interested in bidding for the works contract to build the Portrane Road Enhancement Project. The Council is currently assessing these tenders and expects to formally appoint the successful tenderer in March. Construction works are expected to commence in April 2026.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 07

LOCAL TRANSPORT PLAN - RUSH – AI106689

Question: Councillor C. Johnston

“To ask the Chief Executive to provide a report on the provision of a Local Transport Plan for Rush, which is an objective in the Fingal Development Plan 2023-2029, to inform the future transportation needs of Rush and to include details on the feasibility of providing a distributor road to the west of Rush?”

Reply:

Objective CSO64– Local Transport Plan Rush states *Prepare a Local Transport Plan to inform the future transportation needs of Rush. This may include the feasibility of providing a Distributor Road to the west of Rush.*

The undertaking of an area-based transport study to deliver a Local Transport Plan for Rush, has not been commenced nor is it currently included in the Capital Programme.

The Infrastructure & Transport Department seek to ensure the continued delivery of road infrastructure through the development management process in Rush. In particular the linking of Knightsgate Avenue and Mariners Avenue is a goal being pursued through the development management process in the future development of lands in the area, thereby providing relief to the centre of Rush.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 08

UPDATE ON ST. ITA'S HOSPITAL SITE, PORTRANE – AI106690

Question: Councillor C. Johnston

“To ask the Chief Executive to provide a report on the current review of the feasibility study carried out in 2013 on the St. Ita's Hospital site in Portrane and to advise when an update will be provided to members?”

Reply:

A consultant team has been appointed to prepare an updated Feasibility Study for St. Ita's Hospital lands, Portrane, Co. Dublin. The interdisciplinary team led by Deloitte includes experts in the field of project management, quantity surveying, conservation architecture and urban design.

This feasibility study will consider the appropriate, viable and sustainable use of the protected structures (and other important structures within the study area), together with measures to ensure the ongoing future maintenance, management and conservation of these structures and the wider St. Ita's Demesne lands.

An update on the Study for the members can be facilitated in the coming months.

Source of Reply: Róisín Burke, Director of Services, Planning & Development Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 09

DONABATE DISTRIBUTOR ROAD PHASE 1 – AI106121

Question: Councillor P. Mulville

“To ask the Chief Executive to confirm if the Council has taken the Donabate Distributor Road Phase 1 into maintenance, as constructed since December, to outline whether there are any differences between the original planning permission granted for the DDR (PL06F.KA0018, 2011) and what has actually been constructed?”

Reply:

Phase 1 of the Donabate Distributor Road was declared taken into maintenance on 22nd December 2025.

Source of Reply:

Colin Gallagher, Senior Engineer, Planning and Development Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 10

TAKING INTO MAINTENANCE DOCUMENTS - DONABATE DISTRIBUTOR ROAD PHASE 1 - AI106122

Question: Councillor P. Mulville

“To ask the Chief Executive, in relation to the Donabate Distributor Road phase 1, to outline where Councillors and the public can view any relevant documents regarding the taking into maintenance of the Donabate Distributor Road?”

Reply:

All taking in charge/taking in maintenance maps are available on request from the taking in charge section at ticestates@fingal.ie.

Following the taking in charge process, there is a short lead time before maps are also published and made available on JustMaps.

Source of Reply: Colin Gallagher, Senior Engineer, Planning & Development

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 11

TIMELINE FOR PORTRANE CLIFF WALK COMPLETION – AI106702

Question: Councillor P. Mulville

“To ask the Chief Executive to provide a report on the current projected timeline for the Portrane cliff walk project to be completed?”

Reply:

The Council has appointed a design consultant to assist it with the initial stages of development of this project, up to Option Selection stage.

It is not possible at this stage of development to confirm a timeline for commencement and completion of construction work. However, the Council and its consultant are examining feasible options and preparing a project timeline and cost estimate, with a view to securing the necessary funding to advance this project to planning application stage, and subsequently through to construction stage.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 12

UPDATE ON COASTAL EROSION AND FLOODING WORKS - PORTRANE, DONABATE - AI106703

Question: Councillor P. Mulville

“To ask the Chief Executive to provide an update on the planned immediate emergency works and also the long-term permanent works to address coastal erosion and flooding at Portrane?”

Reply:

Approval has been granted by the OPW for emergency works along the most vulnerable section of the coastline at The Burrow Peninsula, Portrane and these works are currently being procured and will commence in the coming weeks. An application for the Burrow Coastal Flooding and Erosion Risk Management (CFERM) has been lodged with An Coimisiún Pleanála. If approved this project will help to address Coastal Change on The Burrow Peninsula in Portrane. A detailed briefing on these matters has been provided to the Fingal Coastal Liaison Group.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 13

OPENING OF BROADMEADOW WAY CYCLE AND PEDESTRIAN LINK - DONABATE TO MALAHIDE – AI106704

Question: Councillor P. Mulville

“To ask the Chief Executive to provide an update on the timeline for the opening of the Broadmeadow Way cycle and pedestrian link between Donabate and Malahide?”

Reply:

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 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 Causeway has been issued. 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 late 2027, early 2028.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure and Transport

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 14

"MY OPEN LIBRARY" SERVICE - DONABATE LIBRARY – AI106705

Question: Councillor P. Mulville

"To ask the Chief Executive to provide an update on when the "My Open Library" service will commence for Donabate Library?"

Reply:

Donabate Library at Ballisk House was officially opened on 22nd January 2026. The "My Open Library" service will be available at the Library by the end of March 2026, which allows for the thorough testing of the technology and the process of patron induction.

Source of Reply:

Betty Boardman, County Librarian, Economic, Community & Cultural Development

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 12TH FEBRUARY 2026

ITEM NO. 15

**UPDATE ON PURCHASE OF MARTELLO TOWER,
DONABATE - AI106706**

Question: Councillor P. Mulville

“To ask the Chief Executive for an update on discussions around the proposed purchase of the Martello Tower at Donabate Beach, in particular the funding support from National Government given its importance as a regional heritage building?”

Reply:

The Council is in contact with the Vendor’s agent and is monitoring interest in the Martello Tower at Donabate Beach.

The Council continues to monitor potential funding streams from central government or other potential funder, as the acquisition and development of the property is contingent upon the availability of funding from a suitable source.

Source of Reply: Aoife Sheridan, Senior Executive Officer, Economic, Community and Cultural Development.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 16

STUDY OF FLORA AND FAUNA - WARD RIVER VALLEY PARK, SWORDS - AI106177

Question: Councillor L. Corkery

“To ask the Chief Executive to provide an update on the outcome of the various studies on flora and fauna that have been undertaken as part of the Ward River Valley Park Masterplan?”

Reply:

Extensive ecological and specialist botanical and tree surveys have been undertaken in the Ward River Regional Park in the context of the preparation of the Park Development Plan which is due for completion later this year. This data will form part of the information used to inform the finalised plan and will be included in the planning submission to An Coimisiún Pleanála.

Source of Reply:

Kevin Halpenny, Senior Parks and Landscape Officer, Infrastructure & Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 17

UPDATE ON UPGRADE OF CHURCH ROAD JUNCTION, SWORDS – AI106178

Question: Councillor L. Corkery

“To ask the Chief Executive to provide an update on any road upgrade proposals for the steep corner at the junction of Church Road and Brackenstown Road and how this might fit into the Ward River Valley Park Masterplan, particularly given the rapid construction of apartments at the Lord Mayor's site?”

Reply:

The Infrastructure and Transport Department met recently with the consultants working on the Ward River Park Development Plan to explore synergies between the Park Development Plan and the Council's aims to improve the Church Road / Brackenstown Road Junction. A report which analyses these possibilities is expected in the coming months.

Source of Reply: Linda Lally, Senior Engineer. Infrastructure & Transport

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 18

REPORT ON ACTIVE TRAVEL UPGRADES - SEATOWN ROAD, SWORDS - AI106181

Question: Councillor L. Corkery

“To ask the Chief Executive to provide a report on the timeline for Active Travel upgrades on Seatown Road and to elaborate on the measures that will be taken to mitigate disruption?”

Reply:

The Active Travel Section has appointed John Cradock Ltd to carry out the construction phase of the new walking and cycling facilities on Seatown Road from the junction with the R132 eastwards towards the Estuary Road Junction. The contract was signed in late December and the Contractor has commenced with the mobilisation and has set up of the site compound on the 3rd February 2026.

Details were communicated through our Comms team to the local Councillors via email on Friday, the 30th January.

The Project is programmed to be completed within twelve months, and subject to progress throughout the project, it is anticipated to be substantially completed by year end.

The Project Team, Designers and Contractor are engaged with other Project Teams from the other projects in the Swords area and our Operations Team in FCC in relation to overall traffic management during the project. Traffic models have been prepared to take into account all traffic movement in the area.

The works on the Seatown Road will be carried out to ensure minimal disruption and two-way traffic will be accommodated at peak times.

Source of Reply: Breen Doris Senior Executive Engineer Active Travel

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 12th FEBRUARY 2025

ITEM NO. 19

**REPORT ON ALL-WEATHER PITCH PROJECT – SWORDS CELTIC –
AI106182**

Question: Councillor. L. Corkery

“To ask the Chief Executive for a comprehensive report and timeline for the next steps in the all-weather pitch project in Swords Celtic, as well as any specific requirements from the request for further information for Section 5 of the application?”

Reply:

“The all-weather pitch project in Swords Celtic is part of the Sports Capital Grant fund 2023. This project is the responsibility of Swords Celtic Football Club. Fingal County Council’s role in the project is to drawdown the funds from the Department of Culture, Communications and Sport in relation to the Sports Capital Grant 2023 and give to the club. There is also a 30% funding contribution from Fingal County Council. The procurement and management of the project is solely with the club.

David Storey, Director ECAATS and Kevin Halpenny, Senior Parks Superintendent, have met with the club on a few occasions to offer guidance and advice. The Sports Department have also been in regular contact in relation to the funding piece.

A Section 5 planning exemption was granted for the project on January 14th 2026 and the club notified us of this on January 15th. The formal approval for the Sports Capital Grant was applied for by Fingal County Council on the same day. Formal approval of the grant was approved on January 30th and the club were notified of same. This approval means the club have permission to begin the project.

A lease has been provided to the Swords Celtic for the lands on completion of the project. This lease was approved at full council in December 2025. It is currently going through the legal process and will be issued to the club in due course.”

Source of Reply: Emily Crawley,Sports Programme Administrative Manager, Sport

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THURSDAY 12th FEBRUARY 2026

ITEM NO. 20

**UPDATE ON SHORT-TERM PEDESTRIAN CONNECTIVITY -
KNOCKSEDAN, SWORDS - AI106361**

Question: Councillor L. Corkery

“To ask the Chief Executive to provide an update on short-term pedestrian connectivity to Knocksedan, following a previous commitment to meet with the landowner in early 2026?”

Reply:

Negotiations are ongoing with the landowner in question in relation to these matters and the members will be informed of any developments in relation to this matter.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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ITEM NO. 21

SAFE ROUTES TO SCHOOLS IN SWORDS - AI106364

Question: Councillor L. Corkery

“To ask the Chief Executive to provide an update on each of the Safe Routes to School Schemes in the Swords Electoral Area(Broadmeadow CNS; Holy Family NS; Holywell ETNS and St. Colmcille’s GNS) that were granted funding in the 2026 National Transport Authority Active Travel Allocations and whether a timeline is currently available for the commencement of works?”

Reply:

Fingal County Council is progressing the Safe Routes to School (SRTS) scheme across a number of phases. The phasing of these works is determined by An Taisce, who is responsible for administering the scheme and selecting the schools included at each stage.

Holy Family National School and St. Colmcille’s Girls National School are included in Round 2 of the Fingal Safe Routes to School scheme and are programmed for construction in Quarter 2 of 2026.

Broadmeadow Community National School and Holywell Educate Together are included in Round 3 of the scheme. These projects will progress through design, consultation, and tender stages during 2026, with construction works expected to commence in 2027.

Source of Reply:

Larry Bergin, Senior Executive Engineer, Active Travel

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THURSDAY 12th FEBRUARY 2026

ITEM NO. 22

UPDATE ON ROLESTOWN GREEN SPACE - AI106394

Question: Councillor L. Corkery

“To ask the Chief Executive to provide an update on any plans for the provision of green or open space in the Rolestown area?”

Reply:

The Council currently has no plans to provide additional open space on the Rolestown Area. If the members or local Community have any proposals in this regard, these will be given due consideration.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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THURSDAY 12th FEBRUARY 2026

ITEM NO. 23

SMOKE AND CARBON MONOXIDE ALARM AUDIT IN THIS LEA - AI106186

Question: Councillor M Quinn

“To ask the Chief Executive to advise if there is a continuous audit of smoke/carbon monoxide alarms in the Council’s housing stock in this Local Electoral Area, how long is the lifespan of such alarms and are they regularly replaced?”

Reply:

Fingal County Council have a Planned Maintenance Programme in place that runs continuously carrying out the required upgrades to Smoke, Heat and Carbon Monoxide detectors. The expiration date of equipment is tracked by Fingal County Council and upgraded as required.

Source of Reply:
Emma Maxwell, Administrative Officer, Housing Department.

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THURSDAY 12TH FEBRUARY 2026

ITEM NO. 24

UPDATE ON BOILER MAINTENANCE IN THIS LEA-AI106187

Question: Councillor M. Quinn

“To ask the Chief Executive to provide an update on the timeline for maintenance and replacement of Veismann boilers in the Council’s housing stock in this Local Electoral Area?”

Reply:

The Council operates an annual Boiler Servicing Programme under which all boilers in the programme in our housing stock are serviced once every year. This ensures that systems are maintained to the required safety and performance standards. Boiler replacements are carried out as required and are not scheduled based on the specific make or model. Instead, replacements occur in two ways:

- Through the annual servicing programme, where issues identified during routine servicing indicate that a boiler has reached the end of its useful life; or
- Through response maintenance, where failures or performance issues reported by tenants necessitate replacement.

Boilers are not categorised by brand but are managed based on condition, performance, and the need for replacement. All replacement works form part of the Council’s planned maintenance programme and are prioritised accordingly

Source of Reply:
Emma Maxwell, Administrative Officer, Housing Department.

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ITEM NO. 25

UPDATE ON PROPERTIES IN ABBEYLEA GREEN, SWORDS -AI106307

Question: Councillor D. Butler

“To ask the Chief Executive to provide an update on two properties, (details supplied) Abbeylea Green in Swords, if they are owned by the Council and if so, when will they be renovated and made available for allocation as per the housing list?”

Reply:

Two vacant social dwellings at Abbeylea Estate, Swords are currently in the Council's Allocations process.

One of the properties is adapted for specific medical needs and has been refused by qualified applicants on multiple occasions, most recently on 15/01/26. The second home has become available for letting since August 2025 following the completion of Pre-Let repairs and is in the allocations process.

Source of Reply:
Emma Maxwell, Administrative Officer, Housing Department.

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ITEM NO. 26

LORD MAYOR'S DEVELOPMENT CONNECTIVITY TIMELINE - AI106658

Question: Councillor D. Butler

“To ask the Chief Executive to provide a timeline and details of expected connectivity between the new Lord Mayor’s development from Swords through to the Ward Valley Park?”

Reply:

The Council is in regular contact with the developers of the Lord Mayors site in Swords to ensure that when it is completed, access will be provided to link this new development directly with the Ward River Regional Park via steps and an accessible ramp. Significant works are outstanding on this development site, and it is not currently possible to give an accurate timeline for the completion of the works.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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ITEM NO. 27

HOUSING VOIDS IN THIS LEA -AI106323

Question: Councillor T. Murphy

“To ask the Chief Executive to provide a report on the number of voids that the Housing Department managed in 2025 in the Balbriggan/Swords Electoral Areas and to advise on the average turnaround time for occupancy”

Reply:

In 2025, the Housing Department managed the following void properties within the Balbriggan/Swords Electoral Areas:

- Secured units: 74
- Units occupied: 71
(This includes re-let completions from previous year)
- Units completed: 89
(This includes re-let works that commenced in previous year)

Turnaround times for void properties are reported annually by the National Oversight and Audit Committee (NOAC). The most recently published data (2024) shows an average turnaround time of 33 weeks, measured from receipt of keys to allocation of the property.

Source of Reply:
Emma Maxwell, Administrative Officer, Housing Department.

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ITEM NO. 28

ACCESS AND EGRESS TO THE GREEN IN BALROTHERY, BALBRIGGAN.

Question: Councillor T. Murphy

“To ask the Chief Executive to confirm that in the active travel plan the access and egress to the green in Balrothery will be prioritised?”

Reply:

The issue at ‘The Green’ was a key consideration when formulating the Balrothery Active Travel Plan which is due to be published in the coming weeks.

The first project arising from the plan aims to improve the sightlines at the entrance/exit to The Green. Therefore, this area has been prioritised as a project. The solution is also being designed to have the effect of slowing traffic in this area. This first project is currently in the options development and options selection phase.

It is intended to construct a ‘trial’ of this solution to this problem in Q3, 2026. A permanent solution is dependent on the success of the trial.

Source of Reply:

Shane McMorrow, A/Senior Executive Engineer, Active Travel Unit.

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ITEM NO. 29

IMPLEMENTATION OF SAFE ROUTES TO SCHOOL PROGRAMME - ST. OLIVER PLUNKETT'S N.S. BALROTHERY

Question: Councillor T. Murphy

"To ask the Chief Executive when the Safe Routes to School Programme will be implemented for St. Oliver Plunkett's National School in Balrothery, Balbriggan?"

Reply:

The Safe Routes to School programme is funded by the NTA, administered by An Taisce and delivered by the Active Travel Office in Fingal County Council. The selection of schools for each round of the programme is undertaken by An Taisce. St. Oliver Plunkett's National School in Balrothery has not been included in the current rounds of Safe Routes to School but remains on the list of schools to be completed in Fingal.

However, a number of temporary improvements around the school may be implemented as part of the 'trial' of the first project arising from the Balrothery Active Travel Plan. These may include pedestrian crossing enhancements, cycle parking, and active travel improvements using bollards, planters and road markings.

It is planned for this trial to commence in Q3, 2026.

The results of this trial, if successful, will inform the implementation of more fundamental (and permanent) safe routes to school style improvements in the area.

Source of Reply:
Shane McMorrow, A/Senior Executive Engineer, Active Travel Unit.
Larry Bergin, Senior Executive Engineer, Active Travel Unit.

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THURSDAY 12th FEBRUARY 2026

ITEM NO. 30

UPDATE ON STRUCTURAL WORKS - BALBRIGGAN LIBRARY – AI106613

Question: Councillor G. Maguire

“To ask the Chief Executive to provide an update on the structural works being carried out at Balbriggan Library?”

Reply:

Repair works are needed for two masonry arches which sit at a high level on the facade of Balbriggan Library. After the opening up of various areas of the brick arch and following various site investigations by the Council appointed contractor and engineer, an approach to the best repair methodology was agreed.

Architects and engineers drawings were drafted up and issued to the Council's maintenance contractor for pricing. This quote and the overall proposal for completing the works were received in late January 2026 and are being reviewed. Once the pricing is agreed, the contractor will proceed with the repair works to the arches. The repair works proposed involve specialist suppliers. The contractor expects the work to take 3 weeks to complete on site and will commence works when the specialist materials are available.

Source of Reply:

Betty Boardman, County Librarian, Economic, Community & Cultural Development

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ITEM NO. 31

ACTIVE TRAVEL AND PEDESTRIAN SAFETY MEASURES - APPLEWOOD EDUCATE TOGETHER AND COMMUNITY CENTRE, SWORDS - AI106542

Question: Councillor J. Smyth

“To ask the Chief Executive if any additional active travel or pedestrian safety measures are planned for the area around Gaelscoil Bhrian Boroimhe, Applewood Educate Together and Applewood Community Centre, Swords?”

Reply:

Fingal County Council's Active Travel unit has previously received a request for works outside both Gaelscoil Bhrian Boroimhe and Swords Educate Together National from members of the parents council. These schools did not apply to be included in the Safe Routes to School programme and as such as not part of the NTA/An Taisce programme which is being delivered across the country.

The Active Travel unit has included the requested work above on our connectivity tracker. Front of school improvements will be implemented at a number of such schools. The design of these works is currently at an early stage, and both Gaelscoil Bhrian Boroimhe and Swords Educate Together National School are included in this process.

Source of Reply:

Larry Bergin, Senior Executive Engineer, Active Travel

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ITEM NO. 32

PEDESTRIAN SAFETY CONCERNS - HEARSE ROAD, DONABATE – AI106604

Question: Councillor J. Smyth

“To ask the Chief Executive if consideration can be given to address the serious safety concerns for pedestrians who use a section of the Hearse Road, from the Kilcrea Gate of Newbridge Demesne to Semple Woods, by the installation of a footpath?”

Reply:

The Council has appointed a design consultant to examine options for improving active travel facilities in Donabate, including by providing a footpath and / or cycle track on the section of the Hearse Road from the Kilcrea Gate of Newbridge Demesne to Semple Woods.

There are significant constraints to be considered on this section of the Hearse Road, with the boundary wall of Newbridge Demesne located on one side of the road, and private property boundaries and houses located close to the road on the other.

Our consultant’s appointment is for ‘Option Selection’ stage only, and so it is not possible at this stage to provide a timeline for delivery of any new walking and cycling facilities. However, a report on feasible options is expected in the coming weeks.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

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ITEM NO. 33

TAKING IN CHARGE OF ROADS OPERATED BY THE DUBLIN AIRPORT AUTHORITY - AI106605

Question: Councillor J. Smyth

“To ask the Chief Executive to outline any current plans to take in charge roads owned or operated by the daa and if any such processes would include the installation of active travel routes prior to the Council acquiring these roads?”

Reply:

DAA have requested for Forest Little/Barbers town Road to be taken in charge and are working through some final legal considerations. Fingal County Council have not received any other taking in charge requests from the DAA. This process will make this road a public road and the installation of active travel routes would not be carried out by the DAA prior to taking in charge.

Source of Reply: Colin Gallagher, Senior Engineer, Planning & Development Dept.

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ITEM NO. 34

ARCADES/CASINOS OPERATING OUTSIDE OF APPROVED HOURS IN THIS LEA - AI106607

Question: Councillor J. Smyth

“To ask the Chief Executive to advise on what action the Council can take in relation to breaches of terms of planning permission, in particular businesses such as arcades or casinos operating outside of the approved opening times in this Local Electoral Area?”

Reply:

Following receipt of a completed planning enforcement complaint form, matters of this nature can be investigated further by the Planning Enforcement section to determine if a breach of the Planning code has occurred, and to take appropriate action thereafter.

Source of Reply:

Fearghal McSweeney, Administrative Officer, Planning and Development Department

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ITEM NO. 35

RENAMING OF THE DONABATE DISTRIBUTOR ROAD - AI106556

Question: Councillor E. Dockrell

"To ask the Chief Executive if consideration can be given to renaming the Donabate Distributor Road to a name which reflects the local geography and historical heritage of the area, possibly by having a competition involving local schools or other community groups in deciding on a new name?"

Reply:

Fingal County Council's Naming and Commemorative Memorial Policy outlines the Council's position on renaming existing public roads, streets and facilities which already having a name associated with them. Only new public streets or roads being built by Fingal County Council or existing ones where a name is not in use will be dealt with by the Naming & Commemorative Memorial Committee. The changing of existing names can lead to confusion and therefore will generally not be considered by the Naming and Commemorative Committee.

In addition, whilst the Environment (Miscellaneous Provisions) Act 2011, made provisions for changing the name of areas and spaces in Ireland by allowing local authorities to change names via resolution, the regulations required to give effect to this, have not yet been put in place.

Under Section 48 of the 2011 legislation, which came into effect in 2019, public consultation and a ballot are required to change a placename. The Minister for Housing and Local Government has not yet made regulations for holding a ballot and until new regulations are made there is no legal basis for holding a ballot under the statutory procedure.

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ITEM NO. 36

UPDATE ON LOCATION FOR LUSK MEN'S SHED AND LUSK ICA - AI106615

Question: Councillor E. Dockrell

"To ask the Chief Executive to provide an update on the community space that has been identified for the Lusk Men's Shed and Lusk ICA group and to provide details regarding the next steps for the groups to secure the site on the Rathmore Road (R127)?"

Reply:

Following assessment by the Council's Architects Department, two small parcels within the site have been identified as suitable in principle for community use. There are a number of site constraints that will limit the usability of the site. However, these constraints could potentially be addressed over time with appropriate expertise and funding.

Once the matter of site constraints is appropriately addressed, there will be a number of important issues which will need to be addressed, including site access, leasing/licencing arrangements and legal and governance arrangements with the organisations who propose to use the space.

The Community Development Division is currently liaising with the Property Services Section in relation to progressing the matter and will be in contact with the groups regarding next steps in due course.

**Source of Reply: Cormac Healy, Senior Executive Officer, Economic, Community and Cultural Development
Aoife Sheridan, Senior Executive Officer, Economic, Community and Cultural Development**

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ITEM NO. 37

LINEAR PARK CYCLE LANE PROJECT - RUSH - AI106621

Question: Councillor E. Dockrell

“To ask the Chief Executive if the Active Travel Department would consider including the Linear Park Cycle Lane Project, proposed in the Rush Framework Plan 2018, which was to run along the Brook Stream from North Beach to Park Road, in the active travel tracker of projects or as part of the Rush Town Centre First plan, as there is potential for the cycle lane to be extended further along Brook Lane to the north of Hayestown and incorporated into the proposal to develop a plan for a cycle lane to the Rush-Lusk train station?”

Reply:

The Active Travel Team will include this on the permeability and connectivity tracker for assessment under the multi-criteria analysis. This involves a review of feasibility, relative benefits and an appropriate dept/team to implement, amongst other things. If feasible and subject to funding, we will look to include this on a future programme of works through one of the relevant departments i.e. Infrastructure & Transport dept, Operations dept or Active Travel unit.

Source of Reply:

Breen Doris Senior Executive Engineer, Active Travel Unit.

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ITEM NO. 38

UPDATE ON UPGRADE OF BLAKE'S CROSS JUNCTION, LUSK – AI106622

Question: Councillor E. Dockrell

“To ask the Chief Executive to provide an update on the Blake's Cross Junction upgrade project and the remaining stages that must be completed before construction works can commence?”

Reply:

The Blake's Cross Junction Upgrade Project is currently at Phase 2 of the NTA's project lifecycle, finalising option selection. The emerging preferred option is expected to be determined and put on non-statutory public consultation in the Spring of this year.

The development of the Blakes Cross Junction Upgrade project will follow the normal lifecycle for capital infrastructure projects, which is divided into 7 phases as follows:

1. Scope and Purpose
2. Concept Development and Option Selection
3. Preliminary Design
4. Statutory Processes
5. Detailed Design and Procurement
6. Construction and Implementation
7. Close-out and Review

The necessary funding has been allocated to progress this project. The Council has appointed a design consultant to assist it with the initial stages of development, up to Option Selection stage. The Council is now expanding the scope of its consultant's appointment to include progressing the project all the way to the stage where a builder is awarded the works contract to construct the project (i.e. end of Phase 5, *'Detailed Design and Procurement'*).

Work relating to preliminary design, environmental assessment, planning consent and detailed design is expected to be carried out throughout this year, and in subsequent years, as appropriate.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

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ITEM NO. 39

SPORTS HUB - RUSH BOXING CLUB - AI106623

Question: Councillor E. Dockrell

“To ask the Chief Executive if consideration can be given to add Rush Boxing Club to the plans for the proposed Sports Hub in Rush, the club is established in Rush providing an outlet for many young people in the community, as they do not have the security of a permanent location and must currently rent space in Loughshinny?”

Reply:

Rush Boxing Club are participating in discussions with the Council as part of the Rush Sports Alliance group with a view to suitable facilities being provided for a number of sports codes at a proposed Recreational Hub. These discussions are ongoing and further briefings will be provided to the Elected Members in due course.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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ITEM NO. 40

**PRIMARY CARE CENTRE LOCATION - DONABATE AND PORTRANE -
AI106700**

Question: Councillor E. Dockrell

“To ask the Chief Executive if consideration can be given for Council Officials to engage directly with HSE Executives to locate a suitable site for the provision of a primary care centre for the residents of Donabate and Portrane, following the Department of Health's welcome news that they are now reconsidering sites on the peninsula, such as St. Ita's campus?”

Reply:

The Council meets on a regular basis with HSE representatives to discuss existing healthcare projects and sites, and future projects and sites of potential interest across the county

The Council will engage directly with the HSE at the next scheduled meeting in March 2026 regarding the provision of primary care services in Donabate and Portrane.

Source of Reply: Aoife Sheridan, Senior Executive Officer, Economic, Community and Cultural Development.

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ITEM NO. 41

**OWNERSHIP OF GAA FOOTBALL PITCH - SAINT FINIAN'S
COMMUNITY COLLEGE, SWORDS - AI106647**

Question: Councillor D. Kelly

“To ask the Chief Executive to advise on the ownership of the GAA football pitch beside St. Finians Community College?”

Reply:

The GAA football pitch beside St. Finians Community College is in the ownership of Fingal County Council.

Source of Reply: Aoife Sheridan, Senior Executive Officer, Economic, Community and Cultural Development.

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ITEM NO. 42

UPDATE ON WELL PROTECTION - LORD MAYOR'S SITE, SWORDS - AI106649

Question: Councillor D. Kelly

"To ask the Chief Executive to provide an update on the protection request for the Well at the old Lord Mayor's pub site in Swords?"

Reply:

As per *Revised Archaeological Impact Assessment Report, Lord Mayor's, Swords* by Ian Russell, Magda Lyne & Glenn Gibney of ACSU Ltd. (dated June 2025) the stone well located at the eastern site boundary which feeds water to the water pump (NIAH Reg. No. 11343015), will be preserved *in situ*. As per Section 4.5 of the report submitted, the surrounding rubble will be removed, the well recorded (measured and photographic survey and plan) and the front opening will be blocked with a steel plate.

The well treatment is part of a set of mitigation measures which include archaeological monitoring; archaeological excavation; and the recording and preservation *in situ* of the well associated with the pump, that it is expected will be implemented in full. A report that contains the results of the archaeological excavation, monitoring and well survey will be submitted to the Planning Authority when completed.

There is an open enforcement file at this location, and the Planning Enforcement section will liaise with the Heritage Officer as appropriate on this matter.

Source of Reply: Christine Baker, Heritage Officer and Fearghal McSweeney, Administrative Officer, Planning and Strategic Infrastructure Department

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THURSDAY 12TH FEBRUARY 2026

ITEM NO. 43

DISPOSAL OF MURTAGH'S OF BALLOUGH, LUSK - AI106665

Question: Councillor B. Ryan

“To ask the Chief Executive to indicate if there are any barriers to the disposal of Murtagh’s of Ballough, which has been for sale for some time?”

Reply:

The property Murtagh’s of Ballough has been marketed for sale by the Council’s appointed agent, with details of the site disclosed to the potential purchasers.

There has been strong interest in the property, and the Council anticipates agreeing terms with a preferred purchaser in the coming weeks.

The Council will then bring forward a proposal for the disposal of the property to the preferred purchaser for the approval of the Elected Members in accordance with Section 183 of the Local Government Act, 2001 (as amended) and Section 211 of the Planning and Development Act, 2000 (as amended).

Source of Reply: Aoife Sheridan, Senior Executive Officer, Economic, Community and Cultural Development.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 44

UPDATE ON PHASE 1 OF FINGAL COASTAL WAY - BALBRIGGAN TO SKERRIES – AI106697

Question: Councillor B. Ryan

“To ask the Chief Executive to provide an update on Phase 1 of the Fingal Coastal Way between Balbriggan and Skerries?”

Reply:

The Fingal Coastal Way is a proposed coastal greenway linking Donabate with Balbriggan via the coastal towns of Rush, Loughshinny and Skerries. The scheme is being developed in conjunction with Transport Infrastructure Ireland (TII) and forms part of TII’s proposed National Cycle Network (NCN). The scheme is a long-standing objective of Fingal County Council.

The Fingal Coastal Way will be delivered in multiple stages with multiple planning applications. Section 1 between Skerries and Balbriggan is in the preliminary design and environmental evaluation stage (Phase 3) with a view to commencing the statutory process (Phase 4) in 2027. A public consultation will be held in advance of commencing the planning application.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure and Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 45

FINGAL COASTAL WAY IMPACT ON BUS ROUTES – AI106698

Question: Councillor B. Ryan

“To ask the Chief Executive to report on any discussions between the Fingal Coastal Way team, the National Transport Authority and bus companies regarding possible impacts of the Fingal Coastal Way on bus routes between Balbriggan, Skerries and onwards towards the city?”

Reply:

The Fingal Coastal Way is a proposed coastal greenway linking Donabate with Balbriggan via the coastal towns of Rush, Loughshinny and Skerries. The scheme is being developed in conjunction with Transport Infrastructure Ireland (TII) and forms part of TII’s proposed National Cycle Network (NCN). The scheme is a long-standing objective of Fingal County Council.

The Fingal Coastal Way will be delivered in multiple stages with multiple planning applications. The preliminary design of Section 1 between Skerries and Balbriggan is progressing, including the proposed one-way system from Balbriggan towards Skerries, which is being developed and coordinated with the NTA (Dublin Bus, Iarnród Éireann and Bus Éireann). A Councillors' briefing and a public consultation will be held in advance of commencing the statutory process (Phase 4) in 2027.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure and Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 46

TAKING IN CHARGE - THE FORGE ESTATE, LUSK - AI106676

Question: Councillor M. Boland

“To ask the Chief Executive to provide an update on the current status of the taking in charge of The Forge Estate, Lusk and whether any financial recourse is available to the Council from the developer, as residents have been waiting for resolution for an extended period on this taking in charge process?”

Reply:

The developer of the Forge estate was engaging with the Building Control department towards the end of 2025. The developer has been made aware that if there is no meaningful engagement or progress then Fingal County Council will have to requisition the bond to progress the taking in charge of this estate.

Source of Reply: Colin Gallagher, Senior Engineer, Planning & Development Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 47

UNDERGROUNDING OF OVERHEAD CABLES ON RUSH MAIN STREET - AI106677

Question: Councillor M. Boland

“To ask the Chief Executive if a long-term strategic plan exists, or is being considered, for the undergrounding of overhead cables on Rush Main Street and to outline any future steps or assessments required to progress this as part of the town’s public realm and streetscape improvement into the future?”

Reply:

The undergrounding of overhead cables on Rush Main Street was an action included in the 2018 Rush Urban Framework Plan. Funding was sought in 2019 for the completion of this action through the Town and Village Renewal Scheme but was unsuccessful. The undergrounding of services had been included as a fundable project in the previous Town and Village Schemes issued by the Department of Rural and Community Development and the Gaeltacht, however, it was removed from the 2021 and all subsequent funding schemes.

The wirescape and its associated infrastructure remain the property of ESB Networks. ESB Networks have facilitated undergrounding works in the past and have charged the relevant Local Authority for the completion of these works. No provision has been made in Fingal County Councils Capital or Revenue budgets for these types of works. However, if suitable funding streams become available in the future, Fingal County Council will seek to include this as part of the town’s public realm and streetscape improvement and this can be kept under review.

Source of Reply: Declan Ryan, Senior Executive Officer, Economic, Community and Cultural Development.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 48

UPDATE ON THE PROVISION OF THE PROPOSED RUSH SPORTS HUB - AI106678

Question: Councillor M. Boland

“To ask the Chief Executive to provide an update on the provision of the proposed Rush Sports Hub to be located north of St. Catherine’s Estate in Rush and to provide a timeline on when the next meeting will take place with stakeholders in this project?”

Reply:

A number of local sports clubs are participating in discussions with the Council as part of the Rush Sports Alliance group with a view to suitable public facilities being provided for their activities at a proposed Recreational Hub as part of an extended St. Catherine’s Park. These discussions are ongoing and further briefings will be provided to the Elected Members in due course. A meeting with the clubs will be arranged in the coming weeks to brief them further in relation to these matters.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 49

UPDATE ON THE PROPOSED NEW JUNCTION AT BLAKE'S CROSS, LUSK – A1106680

Question: Councillor M. Boland

“To ask the Chief Executive to provide a progress update on the proposed new junction at Blake’s Cross and to outline the next key steps and timelines for the delivery of this important piece of infrastructure for the area?”

Reply:

The Blake’s Cross Junction Upgrade Project is currently at Phase 2 of the NTA’s project lifecycle, finalising option selection. The emerging preferred option is expected to be determined and put on non-statutory public consultation in the Spring of this year.

The development of the Blakes Cross Junction Upgrade project will follow the normal lifecycle for capital infrastructure projects, which is divided into 7 phases as follows:

1. Scope and Purpose
2. Concept Development and Option Selection
3. Preliminary Design
4. Statutory Processes
5. Detailed Design and Procurement
6. Construction and Implementation
7. Close-out and Review

The necessary funding has been allocated to progress this project. The Council has appointed a design consultant to assist it with the initial stages of development, up to Option Selection stage. The Council is now expanding the scope of its consultant's appointment to include progressing the project all the way to the stage where a builder is awarded the works contract to construct the project (i.e. end of Phase 5, *'Detailed Design and Procurement'*).

Work relating to preliminary design, environmental assessment, planning consent and detailed design is expected to be carried out throughout this year, and in subsequent years, as appropriate.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 50

E-CAR PUBLIC CHARGING SPACES ON MAIN STREET IN RUSH AND MAIN STREET IN LUSK - AI106681

Question: Councillor M. Boland

"To ask the Chief Executive to provide an update on the ability of the Council to provide E-car public charging spaces on Main Street in Rush and Main Street in Lusk?

Reply:

The Council is working with the ESB to secure the power supply required to progress the provision of fast electric vehicle chargers at Lusk Sports Club.

Echlin Court Rush was considered for the provision of fast chargers but unviable on power supply grounds.

There are no plans to provide Council led EV charging on Main Street Rush in 2026. This may be considered in a future roll out.

Source of Reply/Report: Ronan O'Reilly ECAATS Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 51

TAKING IN CHARGE - PÁIRC NA BLÁTHANNA ESTATE - RUSH - AI106682

Question: Councillor M. Boland

“To ask the Chief Executive to provide an update on the taking in charge of Páirc Na Bláthanna Estate in Rush and to provide a list of outstanding items to be completed prior to taking in charge?”

Reply:

Fingal County Council have had some correspondence from the developer in relation to the taking in charge process but have not yet received a formal taking in charge request from the developer for Pairc Na Blathanna.

Source of Reply: Colin Gallagher, Senior Engineer, Planning & Development Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 52

UPDATE ON THE OPENING OF ROGERSTOWN PARK - AI106683

Question: Councillor M. Boland

“To ask the Chief Executive to provide an update on the completion and full-time opening of Rogerstown Park and how this will advance the project for the Rush/Lusk cycleway?”

Reply:

The Council has received feedback from the Environmental Protection Agency (EPA) regarding their requirements for the development of the Park in the context of the Closure and Aftercare Plan for the former Balleally Landfill.

A meeting with the EPA will be arranged by the Environment Department in the coming weeks to clarify any outstanding matters in relation to their requirements and this will inform how the Council proceeds with planning approval for the Park Development Plan. The Infrastructure and Transport Planning section will be advised of these developments in the context of the plan for the Rush/Lusk cycleway.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 53

COMMENCEMENT DATE FOR WOODSIDE DEVELOPMENT, SWORDS

Question: Councillor D. Mulligan

“To ask the Chief Executive to confirm a commencement date for the Woodside development and to outline any scheduled enabling works?”

Reply:

The Contract award is programmed for Q3 2026 with enabling works to be carried out by the main contractor and not in advance of starting on site. Residents will be notified of upcoming works, when this date has been confirmed. The works will last approximately 2 years.

Source of Reply:
Fiona Glynn, Administrative Officer, Housing Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 54

COMMENCEMENT OF THE R132 CONNECTIVITY PROJECT

Question: Councillor D. Mulligan

“To ask the Chief Executive to advise when construction works on the R132 Connectivity Project are scheduled to commence?”

Reply:

The R132 Connectivity Project is currently in the final stages of Phase 5, the procurement process for the construction phase of the project with the tender award expected within the coming weeks. Phase 6 the Construction and Implementation will follow on from the tender award to the Main Contractor and the Construction works is envisaged to start in late Q1 2026 with more definitive dates to follow once provided by the successful contractor.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 55

ASSESSMENT OF TRAFFIC IMPACTS OF THE R132 CONNECTIVITY PROJECT AND METROLINK WORKS

Question: Councillor D. Mulligan

“To ask the Chief Executive to outline if an assessment has been undertaken of the cumulative traffic and access impacts, arising from multiple projects scheduled to commence concurrently in the area, during the R132 Connectivity Project and MetroLink works?”

Reply:

The Infrastructure and Transport Department of Fingal County Council has undertaken a considerable body of work in collaborating with the MetroLink Project Team throughout the Concept Development and Planning Process for both the R132 Connectivity Project and MetroLink.

In 2024 & 2025 the R132 Connectivity Project Team instigated a no. of cross body collaborative coordination workshops. These workshops included the attendance of Project Teams for all the proposed projects to be undertaken in the Swords Area by Fingal County Council, TII – MetroLink and National Transport Authority to ascertain project programmes and where possible synergies that could be implemented to streamline the projects implementation.

Following on from these collaborative workshops' information was gathered for each proposed project from each project team which was used to feed into the Traffic Modelling Scenarios of the overall Swords Road network.

This Traffic Modelling was invaluable in informing the decision-making process on best approach and migration measures to be taken for Phase 6 the construction and implementation of the R132 Connectivity Project to ensure minimum impacts to road users. The Traffic Modelling findings was then used to feed into the migration measures which is now included in the R132 Connectivity Project's Works Requirements for implementation when the construction phase will be undertaken.

Some of these migration measures included, the Project starting on the North end of the project and working South along the R132, the Project carried out in four phases over 25 months, and two lanes of traffic on both the North & South bound remaining open during the AM & PM Peak times.

With the implementation of these migration measures during the construction phase of this key piece of infrastructure the impacts on the road network will be kept to a minimum.

Source of Reply: Linda Lally, Senior Engineer, Infrastructure & Transport Department

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 56

ACQUISITION OF FOOTPATH AND BRIDGE - KNOCKSEDAN/WARD RIVER VALLEY PARK, SWORDS

Question: Councillor D. Mulligan

“To ask the Chief Executive to provide an update on the current status and timeline for the acquisition of the path and footbridge connecting Knocksedan to the Ward Valley Regional Park, including any interim access arrangements?”

Reply:

Negotiations are ongoing with a local landowner in relation to these matters and the members will be informed of any developments in relation to this matter. Consideration is also being given to identifying viable interim measures to improve access along the footpath in question.

Source of Reply: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12TH FEBRUARY 2026

ITEM NO. 57a

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
Lusk Community Council GA-003705	€3,149	Digital piano Eufy Omni	Y	2025 - €500 2024 - €2500	€3000
Thrive Balbriggan GA-003714	€3,000	Venue Hire of The Lark Theatre Margot Fox - Performance and Production	Y	2024 - € 1,900.00 2025- € 2,300.00	€3000

Swords Women's Shed GA-003733	€1992	3 Storage cupboard 6 Storage Boxes 1 Pop up Gazebo Mindfulness workshop 1 Roll of oil cloth table cover 1 Heat Press machine T shirt printing paper 2 Pop Banners 2 Flag Banners Jesmonite moulding powder and liquid	N	N/A	€1992

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 57b

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
Skerries Rowing Club	€1,500	Custom made tarps are placed over boats to keep them dry and to protect them from the elements. One of the old tarps that we have had for many years has started to decline and is no longer fit	Y	2023 - €3,000 2022 - €2,000	€1,500 This grant will allow the club to purchase the essential equipment necessary for the safety of all members and sustainability of the club

		for purpose and the club need to replace it - €602.70 VHF radios: The safety and co-ordination of club activities is undertaken via waterproof VHF radios for communication between boats and with the beachmaster. They are also essential for management of club events such as our annual club regatta, Round Rockabill Rowing Race and club training and club race training. The club need to buy new radios to replace the older radios - €1079.36			
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Fingal County Council

12th February 2026

Agenda Item no. 58

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

PART XI/008/25

Proposed Construction of a 13-unit Crisis Accommodation with associated staff and support accommodation at 30 Clonard Street, Balbriggan, Co. Dublin



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2. INTRODUCTION

Part XI of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) set out the requirements for certain classes of local authority development. These provisions apply to the proposed construction of a 13-unit Crisis Accommodation facility with associated staff and support accommodation at 30 Clonard Street, Balbriggan, Co. Dublin (Ref: PART XI/008/25).

This report is submitted in accordance with Section 179 of the Act, which requires the Chief Executive to prepare and submit a detailed written report to the elected members no later than eight weeks after the public display and submissions/observations period closes. The report must include the following:

Description of the Proposed Development: *A description of the nature, extent, and principal features of the development, including appropriate plans and maps.*

Evaluation of the Proposed Development: *An assessment of whether the proposed development is consistent with the proper planning and sustainable development of the area, having regard to the provisions of the Development Plan, including the reasons and considerations informing the evaluation.*

List of Submissions or Observations Received: *A list of all persons or bodies who made submissions or observations in accordance with the regulations.*

Summary of Issues Raised and CE's Responses: *A summary of the issues raised in submissions or observations relating to the proper planning and sustainable development of the area, and the Chief Executive's response to each issue.*

Recommendation: *A recommendation on whether the proposed development should be proceeded with as proposed, or as varied or modified, or should not be proceeded with.*

The notice, plans, and particulars describing the nature and extent of the proposed development were made available for inspection during the public consultation period and are included in Appendix A.



3. PUBLIC CONSULTATION PROCESS

Public Notice: In accordance with Part XI of the Planning and Development Acts and Part 8 of the Planning and Development Regulations, public notice of the proposed development was published in The Herald and Irish Independent on 12 December 2025. Two site notices were erected on the subject site.

Prescribed Bodies: No prescribed bodies were notified or provided with plans and particulars, as none were required for this development type.

Public Display Period: The notice, plans, and particulars (Appendix A) were made available for inspection from Friday 12 December 2025 to Monday 19 January 2026 on the Fingal County Council website (consult.fingal.ie) and at the following locations:

- Fingal County Council, County Hall, Swords, Co. Dublin
- Fingal County Council, Civic Offices, Blanchardstown, Dublin 15

Submissions or Observations Period: Submissions or observations relating to the proper planning and sustainable development of the area could be made from 12 December 2025 to Monday 2 February 2026, free of charge, either in writing or via the online consultation portal. One (1) submission/observation was received within the statutory period. Section 4.3 and 4.4 of this report provide details.

4. CHIEF EXECUTIVE'S REPORT

4.1. DESCRIPTION OF THE PROPOSED DEVELOPMENT

Planning Context: The site lies within the administrative area of Fingal County Council and is subject to the Fingal Development Plan 2023–2029. It is zoned 'MC – Major Town Centre', the objective of which is: *"Protect, provide for and/or improve major town centre facilities."* The zoning vision seeks to consolidate the County's major towns through densification and the integration of commercial, residential, civic, cultural, and leisure uses while promoting sustainable transport and enhancing urban quality.

The proposed development supports Policy SPQHP26 and Objectives SPQHO23–SPQHO25 relating to the provision of emergency accommodation and is considered acceptable under the "MC" zoning objective. The site is in Balbriggan's Core Retail Area, within a Coastal Landscape Character type, and partly within a Parks Biodiversity River Buffer, and its proximity to public transport supports sustainable travel patterns.



Site Description: The site (approx. 0.14 ha) is located at 30 Clonard Street, containing a Protected Structure (RPS 0039), an early 19th-century two-storey detached house with later additions, two garages, a large rear garden containing an outbuilding, and mature trees to the south. The property is bounded by a dwelling to the east, Mill Pond Park to the south/south-east, and a laneway to the west.

Proposed Development: In consultation with the Conservation Officer, the full form of the existing house is retained, restored, and reintegrated into the scheme. External fabric will be repaired using traditional materials and methods, and internal historic features will be preserved where feasible. The project will return the unoccupied house back into occupation and use and will also ensure that its presence in Balbriggan and contribution to the streetscape are retained.

The proposal includes refurbishment of the Protected Structure and construction of a new rear extension to provide:

- 13 no. independent living units
- Therapeutic spaces for children, teens, and adults
- Multi-use meeting room
- Staff offices, kitchenette, support spaces
- Laundry room
- Outdoor play area and garden space

A new side extension containing a safe set-down area and first-floor office space is proposed. To the rear, a two-storey block will house the living units, and a single-storey block will house therapeutic and play spaces, linked by a circulation zone and multipurpose room overlooking the amenity space.

Residential Mix: The development will provide the following independent living units:

- Four Studio units which will generally accommodate families of 2 to 3 people (one parent and one to two children)
- Eight One-bedroom units, of which two are universal design/ wheelchair accessible, which will generally accommodate families of 3 to 4 people (one parent and up to 3 children)
- One two-bedroom unit which will generally accommodate families of 5 to 6 people (one parent and up to 5 children)

Open Space, Landscape & Biodiversity: Shared amenity areas include play space, gardens, and a linear landscaped buffer. The scheme incorporates SuDS (green roofs, bioretention,



attenuation), lighting designed to avoid impacts on the Bracken River bat corridor, and biodiversity measures aligned with the Fingal Biodiversity Action Plan 2022–2030.

Climate Action and Energy Strategy: The Climate Action Energy Statement sets out the strategy for the proposal to meet or exceed national and local climate action objectives., and the services strategy developed demonstrates a comprehensive approach to climate action, energy efficiency, and regulatory compliance to support national carbon reduction goals.

Transport, Water, Drainage, Flood Risk & Utilities: Due to the nature of the development, no parking is required or provided (FDP2023-2029 Zone 1), however there are existing on-street parking on Clonard Street and several car parks within walking distance of the site.

The proposal includes:

- 12 no. bicycle parking spaces
- Connections to existing water, foul, and storm infrastructure.
- SuDS-compliant attenuation
- Flood Risk Assessment confirms site is in Flood Zone C.
- ESB and broadband connections to be integrated at detail design.
- Public lighting to comply with ILP/BCT guidance for bat-sensitive areas.

Environmental Assessments: The proposed development was assessed under the relevant environmental legislation and guidance, and the following determinations were made by Fingal County Council as the competent authority:

Environmental Impact Assessment (EIA): The screening concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. Accordingly, it was determined that the project screens out for an Environmental Impact Assessment. This determination is recorded in Chief Executive's Order PG/0244/2025, dated 4th December 2025.

Appropriate Assessment (AA): The screening concluded that the proposed development will not have a significant effect on any European site, and that this conclusion was reached without considering mitigation measures; an Appropriate Assessment and Natura Impact Statement are not required. This determination is recorded in Chief Executive's Order PG/0243/2025, dated 4th December 2025.

Conclusion: The design complies with relevant legislation, national and local policy, technical guidance, and environmental requirements. Further details and a list of the



reference documents consulted during the design process, are included in the documents made available for Public Consultation.

4.2. EVALUATION OF THE PROPOSED DEVELOPMENT

Internal Consultation: In line with Fingal County Council's Part XI Internal Consultation Process Procedure, the proposal was presented to and discussed with the Fingal County Council Planning Department, and other relevant internal Departments and Consultees at pre-planning meetings and formally submitted to Planning Registry for Internal Consultation. Issues raised were addressed in the final design or noted to be addressed at detailed design stage. The following internal consultees submitted reports:

- Conservation Office
- Transportation Planning,
- Water Services,
- Parks & Green Infrastructure

The Planning Department concluded that the development:

- Complies with MC zoning
- Supports Development Plan policies and objectives
- Is consistent with national and regional planning guidance
- Integrates climate action, biodiversity, and SuDS
- Presents no significant environmental effects

The Planning Department concluded that the proposed development is consistent with the proper planning and sustainable development of the area and could proceed to EIA & AA Screening Determinations. Once it was determined to screen out for both EIA & AA, the proposal was presented to the local council members on 8th December 2025, and the public consultation process was initiated as set out in Section 3 above.

4.3. LIST OF SUBMISSIONS OR OBSERVATIONS RECEIVED

One submission/observation was received: FIN-C904-1 — Collette and Stephen Richardson

4.4. SUMMARY OF ISSUES RAISED & CE'S RESPONSES



The submission or observation raised three main issues which are set out below, along with the CE's response to each issue.

1. Scale and Impact of Proposed Development:

The submission or observation states that the proposed development scale is dominant, overbearing and bulky when viewed from the existing property to the north, which will have a negative impact on their residential and visual amenity, and will result in the loss of privacy and light.

It requests the redesign of the extensions to the back, including replacing the single-storey block's roof with a flat roof, omitting the roof lights, and to reduce the scale and massing of the 2-storey element.

It suggests that the proposal does not comply with the current Fingal Development Plan policies and objectives SPQHP41, SPQH045, 3.5.13.1 (Extensions), HCA036 (vernacular Dwellings Extensions), DMS032 (Infill Development), DMS038-039 (Residential Care/Nursing Homes) and DMS083-84 (Medical/Community Facilities).

CE's Response:

The proposed development was designed with careful regard for the amenity of neighbouring properties. The overall massing strategy positions the larger elements to the west of the site, away from sensitive residential boundaries, while lower-scale elements are set back along the east to reduce perceived bulk when viewed from adjoining dwellings. The orientation, layout, and roof profiles have been deliberately configured to visually reduce the scale and to ensure that the development integrates appropriately within its context.

The single-storey block along the eastern boundary was positioned to avoid overlooking, minimise overshadowing, and protect the privacy of both the existing dwelling and the proposed units. Its pitched-roof form was selected to prevent direct lines of sight between the first-floor bay window of the adjoining property and the first-floor windows of the two-storey block, as set out in the Architectural Design Statement (p.44). A flat roof would raise the parapet height, increase overshadowing, and remove this essential visual screening. The submitted overshadowing study confirms that shading impacts are limited and remain within acceptable levels.

Rooflights were incorporated solely to provide natural daylight to internal rooms and do not allow overlooking of the neighbouring property. East-facing windows were avoided for privacy reasons.

The design evolved through extensive pre-planning engagements, resulting in significant amendments, reductions in massing, revised elevations, a reduction in unit



numbers and sizes, and an overall decrease in total floor area; any further reductions would compromise the required unit and service provision.

Overall, the concerns raised regarding scale, massing, and privacy have been fully considered throughout the design process. No issues have been identified that would warrant a change to the proposed development or alter the recommendation.

2. Relocation of bin store:

The submission or observation expresses concerns about the proposed location of the bin store and the risk of odours and vermin near the boundary to the east.

CE's Response:

The concerns raised regarding the location of the proposed bin store along the eastern boundary are noted. The facility is intended solely for residential-type waste, with no catering, clinical, or commercial refuse generated from the development.

Consequently, the volume and nature of waste storage will be comparable to a typical small-scale multi-unit residential development and presents a low potential for odour or nuisance. The bin store has been positioned to ensure safe and efficient access from Clonard Street for refuse collection, practical access for occupants and on-site staff, and compliance with the layout constraints of the adjoining Protected Structure, which significantly limit alternative placement options on the site.

The bin store is fully enclosed, located under a roof, and fitted with fire-rated louvred metal doors, designed to provide adequate ventilation while preventing access by vermin and minimising any potential visibility or odour concerns. An open-air laneway lies between the structure and the adjoining property, providing additional separation. The design therefore meets both operational and environmental standards and is appropriate for the small scale of waste anticipated.

In addition, the client will implement an operational facilities management plan to ensure all bins are properly maintained, stored, and serviced. Waste will be managed on-site by staff and removed on a regular collection schedule, consistent with their existing successfully managed accommodation premises, where no issues relating to odour, litter, or vermin have arisen. On this basis, the concerns raised have been fully addressed and do not alter the planning assessment or recommendation.

3. Retention of existing trees:



The submission or observation expresses concerns about the removal of the existing trees on site and suggests that the proposal does not comply with the current Fingal Development Plan policies and objectives DMSO125-138 (Trees & Biodiversity).

CE's Response:

The concerns raised regarding the removal of existing trees on the site are noted. The extent of tree removal is driven both by the footprint required to accommodate the essential facilities on this constrained site and by the findings of the tree surveys undertaken during the design process. These surveys identified that several of the trees are in poor condition and recommended for removal irrespective of the proposed development, for safety reasons. The remaining trees are generally of low arboricultural value. This approach was discussed with Fingal County Council's Parks Department at pre-application stage, who acknowledged the site constraints and advised that compensatory planting opportunities elsewhere in the county should be explored. Importantly, the mature group of trees to the south within Mill Pond Park will be fully retained and protected, with tree protection fencing and temporary ground protection installed along the boundary to ensure no damage occurs during construction.

While extensive tree planting cannot be accommodated within the confined site area, the proposal incorporates a biodiverse, low-maintenance landscaping strategy designed to enhance ecological value where feasible. This includes new planting within the linear open space to the west and the communal garden area, as well as broader biodiversity measures such as Swift bricks in the east façade, bat access tiles in the re-roofed Protected Structure, and pollinator-friendly planting aligned with the All-Ireland Pollinator Plan using native, non-invasive species. These measures address many of the issues raised in the submission and align with Fingal County Council's biodiversity and green infrastructure objectives.

Overall, the concerns raised regarding tree retention and biodiversity have been fully considered and do not warrant any modification to the proposed development or alter the Chief Executive's recommendation.



5. RECOMMENDATION:

The proposal for a 13-unit Crisis Accommodation with associated staff and support facilities at 30 Clonard Street, Balbriggan, Co. Dublin, supports the Fingal Development Plan 2023–2029 policy and objectives concerning the provision of emergency accommodation across the County.

The design was informed by the brief, the context as well as various best practice design standards, and internal technical reviews raised no objections subject to standard conditions. The importance of maintaining residential amenity for neighbouring properties is recognized and the proposal represents a careful balance between the accommodation requirements, policy and heritage considerations, and the physical limitations of the site.

Having regard to the zoning objective, national and regional policy, site characteristics, internal reports, and all submissions or observations received, the Chief Executive concludes that the proposal constitutes proper planning and sustainable development and that no grounds for alteration or refusal have been identified.

It is therefore recommended that, in accordance with Section 179 of the Planning and Development Act 2000 (as amended), the elected members approve the proposed development as detailed in the plans and particulars placed on public display.



6. APPENDIX A:

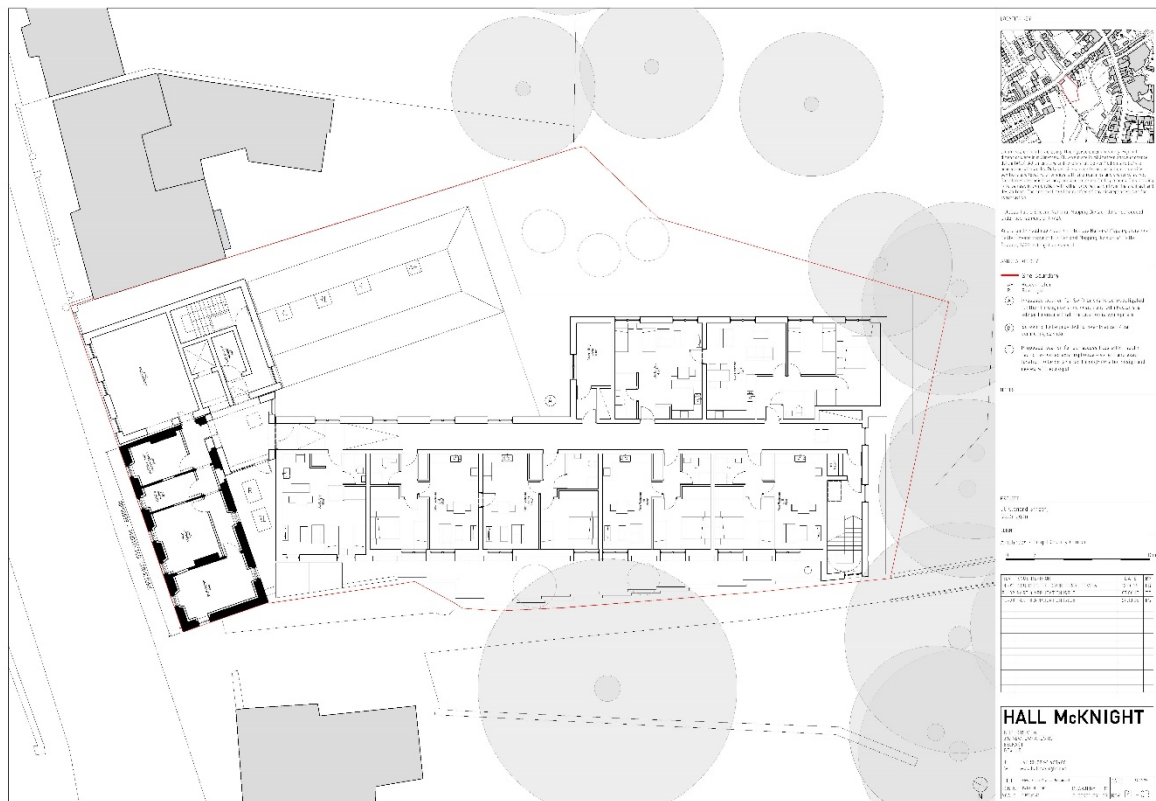
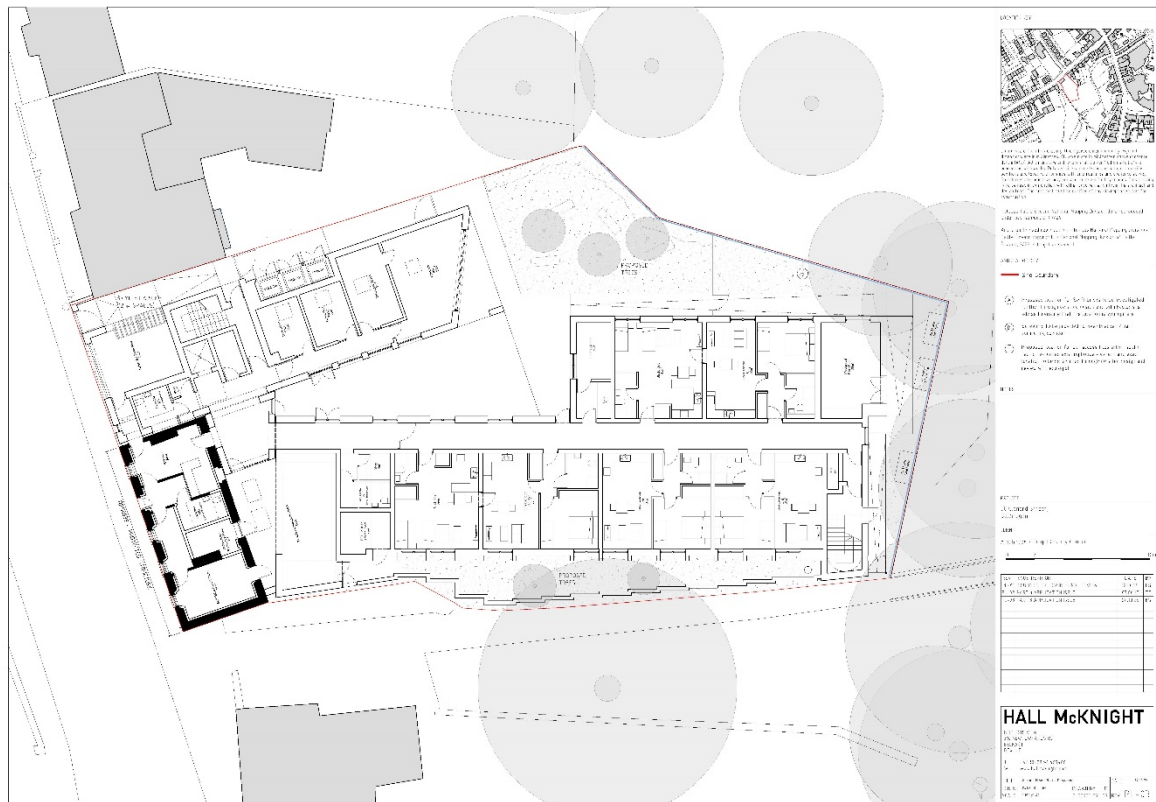
6.1. Public Display Package:

The Notice of the Proposed Development and the Plans and Particulars describing nature, extent, and principal features thereof, was made available for inspection during Public Consultation. The list of documents is below, and the full package is available at: [PART 8 OF THE PLANNING AND DEVELOPMENT REGULATIONS 2001 \(AS AMENDED\) Proposed Construction of a 13-unit Crisis Accommodation with associated staff and support accommodation at 30 Clonard Street, Balbriggan, Co. Dublin | Fingal County Council Online Consultation Portal](#)

PP	Planning	Information	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval	Approval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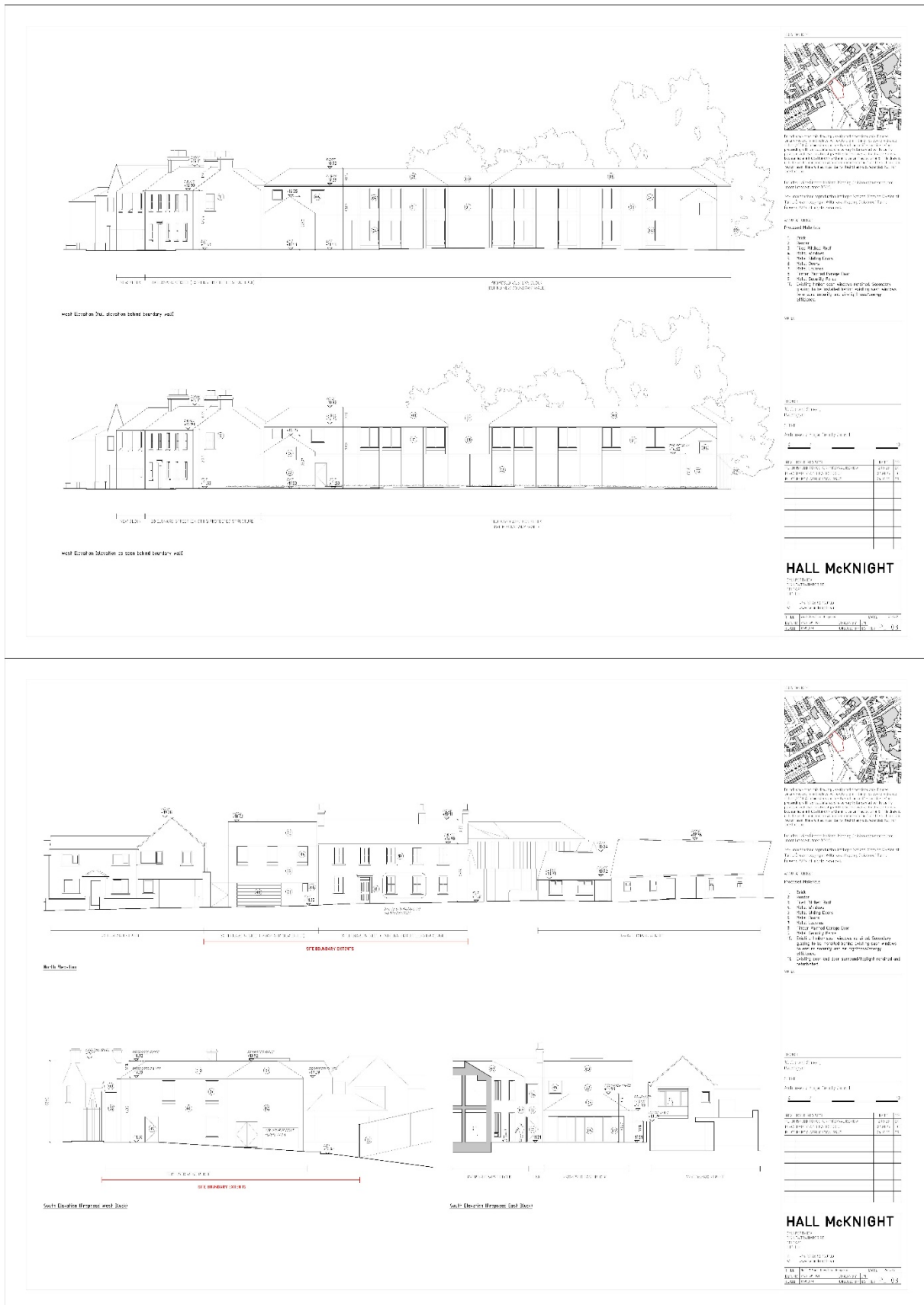


6.3. Proposed Site Layout – Floor Plans





6.4. Proposed Elevations



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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

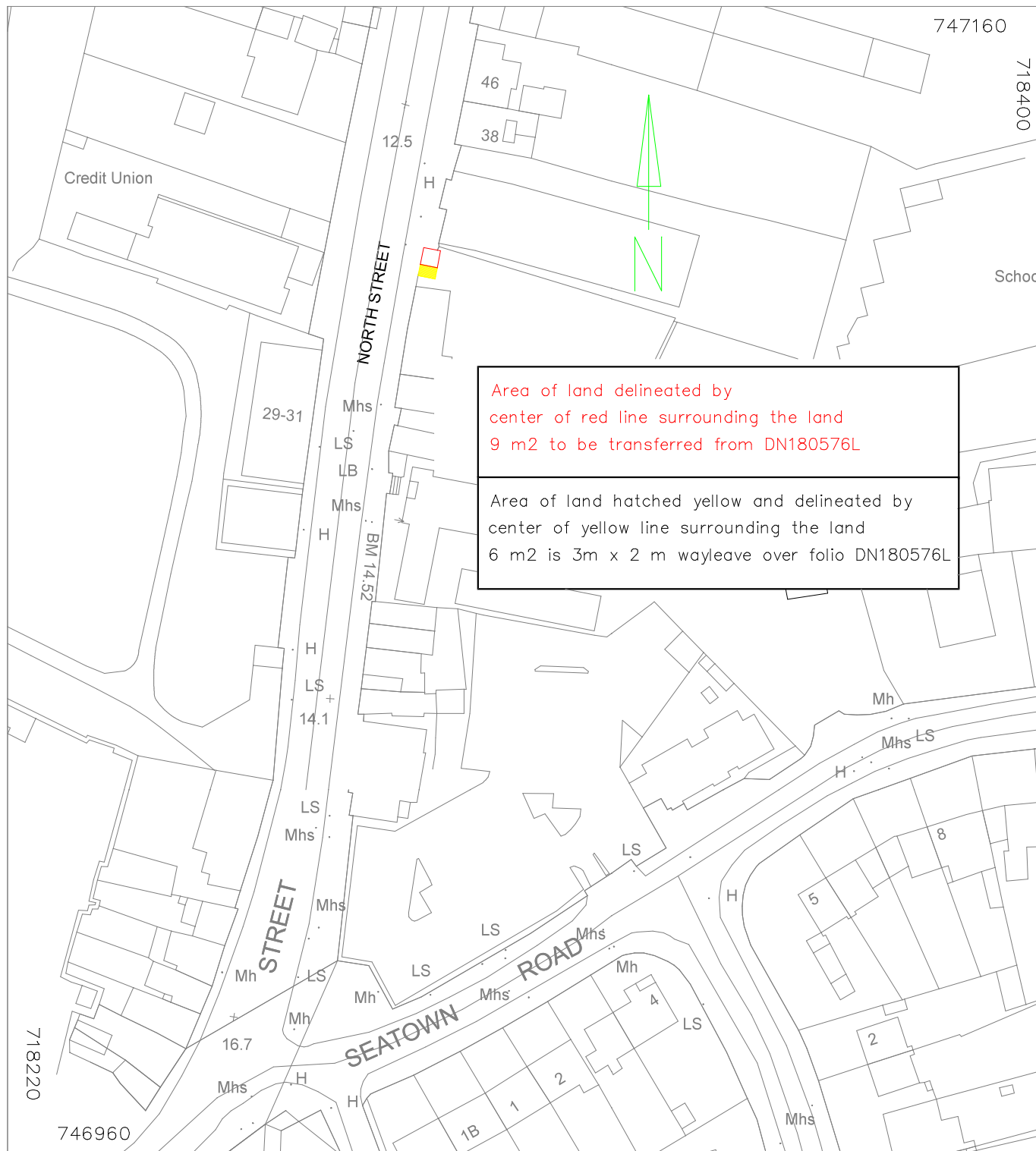
ITEM NO. 59a

NOTICE OF PROPOSED DISPOSAL OF LAND AND GRANT OF WAYLEAVE AT NORTH STREET, SWORDS, CO. DUBLIN TO ESB NETWORKS.

It is proposed to issue Notice under 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) notifying the Council Members of the intention to dispose of land outlined in red and comprising an area of 9 square metres approximately and the grant of a wayleave as shown coloured yellow and comprising an area of 6 square metres approximately as shown on Drawing No. LA-4093-25 dated 8th September 2025 at North Street, Swords, Co. Dublin to ESB Networks, St. Margaret's Road, Finglas, Dublin 11.

A formal notice of disposal in accordance with Section 183 of the Local Government Act, 2001, will be submitted to the Meeting of the Council scheduled to be held on Monday 9th March 2026

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 Comhairle Contae Fhine Gall FINGAL COUNTY COUNCIL	Dwg No: LA-4093-25		O.S.Ref:	
	Date: 08 Sept 2025		Drawn By: LJM	
Project: Land at North Street Swords	Scale: 1/1000		Checked:	
	Dev. File No: LD1638		Job No. SM/093/25	
Land to be transferred by : Fingal Co Co	Gross Area :			
	Road Area :			
Ordnance Survey Ireland. All rights reserved. 2017/24/CCMAI/Fingal County Council.	Licence number			
	Nett Area :			

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12TH FEBRUARY 2026

ITEM NO. 59b

NOTICE OF PROPOSED DISPOSAL OF LAND AND GRANT OF WAYLEAVE AT CROWCASTLE GREEN, SWORDS, CO. DUBLIN TO ESB NETWORKS.

It is proposed to issue Notice under 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) notifying the Council Members of the intention to dispose of land outlined in red and comprising an area of 9 square metres approximately and to grant a wayleave as shown hatched in yellow and comprising an area of 165 square metres approximately as shown on Drawing No. LA-4086-25 dated 5th September 2025 at Crowcastle Green, Swords, Co. Dublin to ESB Networks, St. Margaret's Road, Finglas, Dublin 11

A formal notice of disposal in accordance with Section 183 of the Local Government Act, 2001, will be submitted to the Meeting of the Council scheduled to be held on Monday 9th March 2026

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 12th FEBRUARY 2026

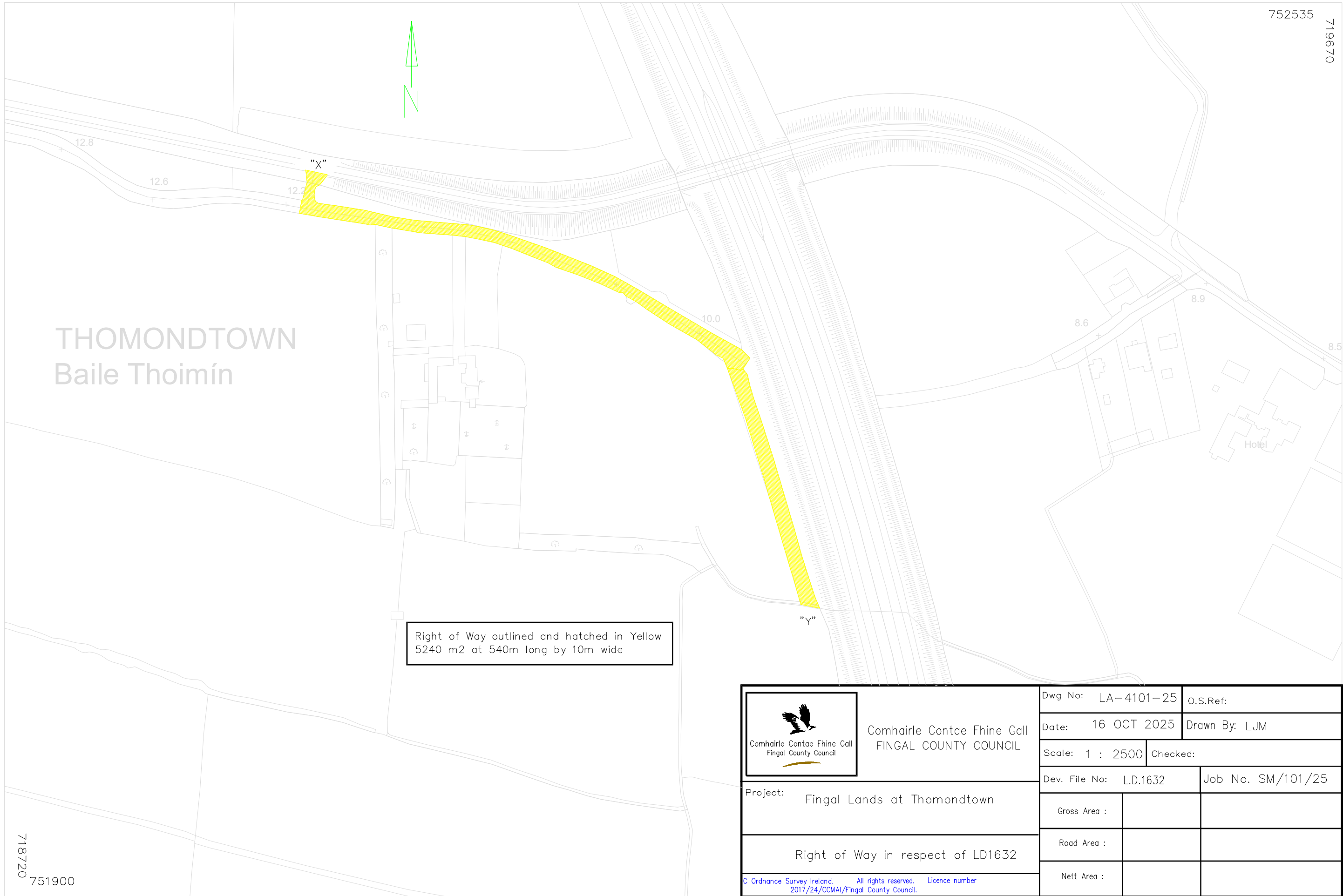
ITEM NO. 59c

**NOTICE OF PROPOSED GRANT OF A NON-EXCLUSIVE RIGHT OF
WAY AT THOMONDTOWN, LUSK, CO. DUBLIN TO DONAL BUTTERLY
AND ANN MARIE BUTTERLY.**

It is proposed to issue Notice under 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) notifying the Council Members of the intention to grant a non-exclusive right of way on land at Thomondtown, Lusk, Co. Dublin comprising an area of 5,240 square metres approximately as shown coloured yellow on Drawing No. LA-4101-25 dated 16th October 2025 to Donal Butterly and Ann Marie Butterly, Coldwinters, Lusk, Co. Dublin

A formal notice of disposal in accordance with Section 183 of the Local Government Act, 2001, will be submitted to the Meeting of the Council scheduled to be held on Monday 9th March 2026.

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 Comhairle Contae Fhine Gall FINGAL COUNTY COUNCIL	Dwg No: LA-4101-25		O.S.Ref:
	Date: 16 OCT 2025		Drawn By: LJM
	Scale: 1 : 2500	Checked:	
	Dev. File No: L.D.1632		Job No. SM/101/25
	Project: Fingal Lands at Thomondtown		
Right of Way in respect of LD1632		Gross Area :	
		Road Area :	
		Nett Area :	
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Quay Street & Environs Traffic Management Scheme - Balbriggan

Section 38 – Public Consultation

Proposed Traffic Management Scheme

- ❖ George's Hill vehicle traffic will be reversed travelling in a north east direction and a raised zebra crossing will be provided at the pedestrian crossing to Balbriggan Station. All line markings and signage will be updated to reflect this reversal.
- ❖ Mill Street vehicle traffic flow direction will remain as is. Line markings will be reinstated.
- ❖ Quay Street will be a one way road for vehicular traffic in a north east direction with a kerbed cycle track in a south west direction up to the Harbour Rd junction. After the Harbour Rd junction, continuing straight on Quay St towards Seapoint Ln, this section of road will remain as a two-way vehicle traffic flow. All line markings will be reinstated.
- ❖ High Street/ Quay Street junction will be one-way vehicle traffic in a north east direction. High Street will be one-way for 55m heading north towards Quay Street. All line markings and signage will be updated to reflect this change in the flow of vehicle traffic.
- ❖ Seapoint Lane will be changed to a one-way flow of vehicle traffic in a south east direction from Harbour Rd for 80m due to the narrowness of this section of road. All line markings and signage will be updated to reflect this change.
- ❖ All junctions onto Drogheda St will be upgraded as part of the future R132 Drogheda St Active Travel Scheme.



Summary

- ❖ Published for Non-Statutory Consultation under Section 38 of the Road Traffic Act, from Nov 13th – Dec 11th
- ❖ 4-week Non-Statutory Consultation Period
- ❖ 4 no. comments received from the Public Consultation

4
Page 151

Comment #1

- ❖ We live on Harbour Road Seapoint Lane junction and having examined the plan We feel it will have an overall positive effect by managing traffic volume in the area slowing down traffic thus creating a safe environment for Kids to play and people to walk and enjoy the area

Page 152

Response

- ❖ Noted

Comment #2

❖ Few points that concern about the safety of George's Hill.

The junction with Drogheda street is very narrow. Limited visibility due to car parked more or less illegally. We can expect a raise in vehicle passing. Instead of taking turn via Quay Street. The car park access of Harbour Mill complex is essentially blind. It is impossible to see incoming vehicles from both sides (from/to carpark, from/to George's Hill). To mitigate the risk of incidents, it would be appropriate to add equipment (e.g. mirror) to allow the vehicles to see each other.

Page 153

Response

❖ The reversal of the junction has increased visibility and safety to road users. A swept path analysis has been conducted and is shown in drawing number 250087-DBFL-1200-SP-DR-C-1230. Additional bollards have been proposed to omit illegal parking and safe route for pedestrians to walk. The use of mirrors is not permitted under FCC design standards. With the implementation of a raised zebra crossing on approach to the car park exit, vehicles will be at a reduced speed thus reducing the risk of road incidents.

Comment #3

- ❖ The Council plan to reverse traffic flow on George's Hill to be inbound from the main street (left onto railway station toward train station. This will affect the underground parking access (too tight to turn in) and worse - increase the amount of traffic going by the creche. There is no footpath by the shops (past the creche) so this also makes walking unsafe. The council should reverse traffic in front of the cinema / Mill st parking areas to be incoming there (and restore it to 2-way traffic) from the previous roadworks that widened the sidewalk and made it difficult to get out of the Mill St. Parking area.

Response

- ❖ There is an additional pedestrian crossing being proposed outside the creche to bring pedestrians across safely to the footpath side along George's Hill. The reversal has been implemented to tie in with the overall Harbour Upgrade Scheme and to preserve access to all existing properties and businesses

Comment #4

❖ please check this link for the new traffic mapping correction and proposal

<https://www.icloud.com/sharedalbum/#B1r5VaUrzGJtMpD>.

Description of the image:

- Mill St. should have reversed traffic: incoming tourists will have immediate access to parking space;
- Traffic light mounted and triggered on demand at George's Hill + Drogheda St. so no traffic glut will be created in case of exit emergencies (e.g. medical) or when the tourist traffic needs out. The auto tourist foot print is expected to be much increased after the park will be finished.
- curves and bumps decrease the velocity of traffic on exit from this area so those 3 speed bumps on Quay St should be reduced to just one or none.

Overall, the new official traffic proposal is not that bad but the easiness of entering an area should be equal to getting out of it and now it seems biased to locking the traffic inside (easier to get in than get out via all the possible routes). The entry and exist routes are not equal in fluidity due to speed bumps and curves and the schematics didn't account for numerous speed bumps on Quay St. (to Skerries). That detail only may create an exit nightmare.

Response

❖ Traffic claiming features have been implemented in accordance with Traffic Signs Manual within the scheme to increase road user safety and connectivity for the overall Public Realm Redevelopment.

Conclusion

4 no. comments were received from the Public Consultation – As a result, there are no changes required to the proposed design.

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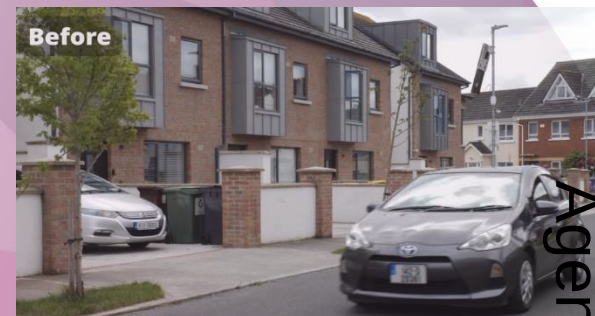
Fingal Quiet Streets 2026

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Active Travel Unit

Emma Court | Larry Bergin

February 2026





Quiet Streets – What / Where / When / Why

What is Quiet Streets?

A temporary, low-cost pilot approach to create **safer, calmer residential streets**

- Uses planters, bollards, signage to **reduce cut-through traffic**
- Maintains full **permeability** for walking, wheeling, cycling, resident parking
- Designed to be reversible or made permanent if successful

Where & When

- Fingal opened community nominations for Quiet Streets pilots
- Drynam, Kinsealy selected as first pilot (2025) following assessment

Why

- Nominated by residents due to road safety concerns
- Aimed at reducing speeding and cut-through traffic
- Support safer walking/wheeling, cycling, children's play and community use of streets

What makes it different

- Innovative drone monitoring and traffic sensors
- Community co-design with residents
- Visual, data-led evidence to support consultation and decision-making



How

How Delivered

- Community engagement and co-creation with residents
- Environmental & statutory screening
- Section 38 Road Traffic Act (1994) assessment
- Design
- Data collection:
 - Drone monitoring (road safety behaviour & conflicts)
 - Traffic sensors (modal split, volumes and speeds)

Installation of temporary, reversible measures

Ongoing monitoring and observation



First Pilot Outcomes – Drynam, Kinsealy

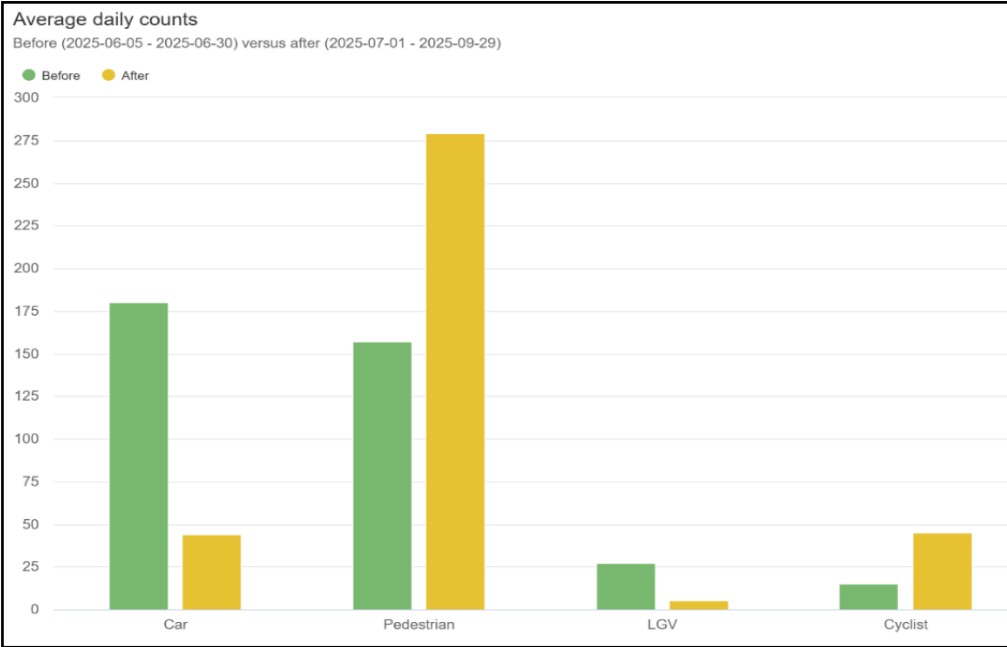


Traffic & Safety Impacts

- Motor vehicle volumes reduced by **70%+**
- Speeding reduced **from 26% of vehicles to 2%**
- Pedestrian activity increased by **144%**
- Significant calming effect with minimal non-local traffic remaining

Community Feedback

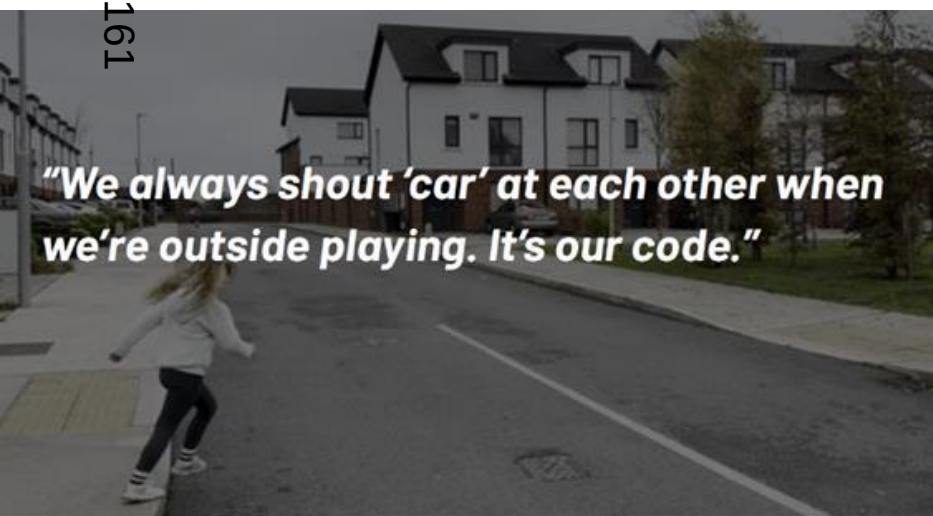
- Residents reported improved safety
- Increased confidence in children’s independent mobility



Mode	Pre-Modal Filter (June 2025)	Post-Filter (July–Sept 2025)	Change
Car	176	41	↓ 77%
Pedestrian	50	122	↑ 144%
Cyclist	5	16	↑ 220%
Van	26	5	↓ 81%

Table 1: Average Daily Counts on Drynam Heath (Source: Vivacity Sensors)

Before & After- Street Space for People



Conclusions & Next Steps



Conclusion

- The Drynam pilot has been successful, supported by:
 - Quantitative traffic and speed data
 - Qualitative resident feedback
- Demonstrates the value of low-cost, temporary, data-led interventions

Next Steps

- Roll out Quiet Streets on a broader scale
- Open nominations to residential streets
- Assess sites using multi-criteria analysis
- Community engagement → 12-month trial → review and report

Councillors

- Share information with residents
- Encourage nominations and participation
- Champion the pilot approach as:
 - Low-cost
 - Evidence-based
 - Reversible or made permanent if successful

Thank you

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Sent: Friday 27 June 2025 11:10
To: Corporate.Services@fingal.ie
CC:
Subject: EDU-MOSSE-00366-2025
Attachments:

Mr. Andrew Rennie
Corporate.Services@fingal.ie

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: EDU-MOSSE-00366-2025

Dear Mr. Rennie,

I refer to your recent correspondence to the Minister of State for Special Education and Inclusion Mr. Michael Moynihan T.D., in relation to special classes in the Fingal area.

Firstly, due to the high volume of representations made to the office, there has been a delay in responding to your query and I apologise for that.

This government is fully committed to supporting children with special educational needs to fulfil their full potential and the Programme for Government makes a number of commitments to deliver on this objective. The National Council for Special Education (NCSE) has responsibility for coordinating and advising on the education provision for children with special educational needs.

Through the accelerated provision of additional special class and special school places over recent years, there are now just over 28,000 students enrolled in special classes and special schools. 2,700 new places are being created and these together with the over 1,200 existing places available for enrolment will mean there is close to 4,000 places available for the coming school year. This significant level of provision means that the department and NCSE have created sufficient capacity for the children whose parents and schools have identified as requiring a place.

Of the 400 new special classes places provided for in Budget 2025, the NCSE has advised that 399 of these classes have already been sanctioned for the 2025/26 school year. of these Dublin 98 are in Dublin, 79 at primary level and 19 at post-primary level. These classes will be added to the 602 special classes already sanctioned in Dublin.

There are also 40 special schools in Dublin with approximately 2,600 students enrolled. Two of the five new special schools for the 2025/26 school year will open in Lucan and Belmayne also. These schools will open for enrolment shortly.

The department has requested the NCSE to work closely with schools and families to ensure that these children access places as quickly as possible. The department has also written to all schools opening new special classes asking them to commence their admission processes as quickly as possible.

The department and the NCSE are committed to ensuring that sufficient special education placements remain available for children with special educational needs.

I hope the above is of some assistance to you.

Yours sincerely,

A handwritten signature in cursive script, reading "Matthew Errity".

Matthew Errity
Private Secretary to Michael Moynihan TD
Minister of State for Special Education and Inclusion

From: Correspondence Unit <education-correspondenceunit@corr.cloud.gov.ie>
Sent: 16 January 2026 12:42
To: Corporate Services <Corporate.Services@fingal.ie>
Subject: DES-CU-07027-2025

Ms. Kaylin Walsh

Corporate.Services@fingal.ie

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: DES-CU-07027-2025

Dear Ms. Walsh

The Minister for Education and Youth, Ms. Hildegard Naughton TD has asked me to thank you for your correspondence in relation to Gaelscoil Ros Eo, Rush, Co. Dublin and to respond on her behalf.

The school project is a campus project and is devolved for delivery to CEIST.

The project is currently at Stage 2b (post planning process) of the architectural design process. A stage 2b report involves obtaining all statutory approvals, preparing a set of fully detailed Tender documents, and preparing an accurate pre-tender cost plan.

Government departments are currently in the process of publishing their sectoral NDP Implementation Plans. The sectoral plan for the Education and Youth sector will be published shortly and the first tranche of projects to progress to construction will be published in January 2026. This NDP Implementation Plan will optimise outputs from the NDP allocations, with a strong focus on maximising existing school capacity, progressing priority projects where local capacity across schools in the area is insufficient, and ensuring delivery that is affordable, offers value for money, and meets functional needs.

Yours sincerely,



Eimear Kavanagh

Private Secretary

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From: Minister of State – Special Education <education-MOSSE@corr.cloud.gov.ie>
Sent: 16 January 2026 16:04
To: Corporate Services <Corporate.Services@fingal.ie>
Cc: Ciara OhAodha <Ciara.OhAodha@fingal.ie>
Subject: EDU-MOSSE-00740-2025

Ms. Ciara O hAodha

Corporate.Services@fingal.ie

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: EDU-MOSSE-00740-2025

Dear Ms. O hAodha,

I refer to your correspondence in relation to school transport services from Ballyboughal to Lusk Community School - your reference; Motion63/B/R/L/S/10April2025.

Please be advised a reply to this query previously issued to your office on the 2nd of June, the 25th of July and on the 15th of October 2025.

The School Transport Scheme is a significant operation managed by Bus Éireann on behalf of the Department of Education and Youth.

Under the terms of the School Transport Schemes, children are eligible for transport at post primary level where they reside not less than 4.8 kilometres from and are attending their nearest post primary school/education centre as determined by the department/Bus Éireann, having regard to ethos and language.

Eligible children who complete the application process and pay or enter their medical card details on time will get a seat on a school bus service, if a service is available.

Children who are not eligible for school transport but complete the application and pay or enter their medical card details on time will be considered for any spare seats available after eligible children have been accommodated. These spare seats are called concessionary seats.

Demand for concessionary seats may be greater than the number available. When this happens, Bus Éireann will use a selection process to allocate tickets for the spare seats.

Temporary alleviation measures (TAMs) will continue for the 2025/26 school year at post-primary level. This means that, if there are available services and enough capacity, transport will be provided for concessionary pupils who are eligible for transport to their nearest school but are attending their second nearest school or

post-primary centre. This is only if they apply on time and pay or enter medical card details on time.

A minimum number of 10 eligible children residing in a distinct locality, as determined by Bus Éireann, are required before consideration may be given to the establishment or retention of school transport services, provided this can be done within reasonable cost limits.

Routes will not be extended or altered, additional vehicles will not be introduced, nor will extra trips using existing vehicles be provided to cater for children travelling on a concessionary basis.

Bus Éireann has advised that pupils' home addresses in the Ballyboughal area would determine their eligibility to Lusk Community College. In general pupils residing in this area are not eligible for transport as they reside nearer to another post primary centre.

Bus Éireann has also confirmed that currently there is one mainstream service which is a 53 seat vehicle operating to the school in question and a number of pupils residing in and around Ballyboughal Village currently travel, within guidelines, to join the existing service. This service accommodates mainstream eligible pupils, TAMs pupils and mainstream concessionary pupils on board. It is not possible to extend the service to Ballyboughal due to time constraints as this service also operates a mainstream primary school transport service with the same vehicle.

Yours sincerely,



Matthew Errity

Private Secretary to Michael Moynihan T.D

Minister of State for Special Education and Inclusion

Sent: Tuesday 19 August 2025 09:45
To: Corporate.Services@fingal.ie
CC:
Subject: DES-CU-03343-2025
Attachments:

Ms. Ciara O'hAodha

County Hall

Main Street Swords

Co. Dublin

Corporate.Services@fingal.ie

PLEASE QUOTE REF NUMBER ON ALL CORRESPONDENCE

Our Ref: DES-CU-03343-2025

Dear Ms. O hAodha,

I refer to your recent correspondence to the Minister for Education and Youth, Ms, Helen McEntee TD, in relation to Ballalease North Site, Donabate.

In order to plan for school provision and analyse the relevant demographic data, the department divides the country into 314 school planning areas and uses a geographical information system, using data from a range of sources, including CSO census data, child benefit and school enrolment data, to identify where the pressure for school places across the country will arise and where additional school accommodation is needed at primary and post-primary level.

Major new residential developments have the potential to alter the demand for school places at a local level. In that regard, as part of the demographic demand analysis, the department monitors planning and construction activity in the residential sector. This involves the analysis of data sources from local authorities and the CSO along with the engagement with local authorities and the construction sector. In this way, up-to-date information on significant new residential developments is obtained and factored into the demographic analysis exercise. This is necessary to ensure that schools infrastructure planning is keeping pace with demographic changes, at a local level, where there is a constantly evolving picture with planned new residential development.

Where demographic data indicates that additional provision is required, the delivery of such additional provision is dependent on the particular circumstances of each case and may be provided through:

- Utilising existing unused capacity within a school or schools,
- Extending the capacity of a school or schools,
- Provision of a new school or schools.

If additional accommodation is required, the aim to try and facilitate this, as much as possible, by way of expansion of existing schools rather than establishing new schools. The expansion of existing schools is consistent with wider Government objectives under Project Ireland 2040 for an increased emphasis on compact growth.

New schools are only established in areas of demographic growth as the resources available for school infrastructure have to be prioritised to meet the needs of areas of significant population increase so as to ensure that every child has a school place.

The Department is currently engaged in advanced negotiations with a landowner regarding the proposed acquisition of a 1.34-hectare site located in Corballis, Donabate.

Land at Ballymastone, Donabate has been designated for the future development of school facilities to serve the Donabate area. The rate and pace of delivery of these developments and the associated impact on the demand for school places is being closely monitored. Officials from the Department will continue to liaise with Fingal County Council regarding the pace of developments in Donabate.

Yours sincerely,



Stephen O'Brien

Private Secretary

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 64

CONSTRUCTION OF PEDESTRIAN FOOTPATH - JUGBACK LANE, SWORDS - AI106359

Motion: Councillor L. Corkery

“That the Chief Executive carry out an assessment to determine if construction of a pedestrian footpath between the junction of Jugback Lane and Glen Ellan Road and the existing pedestrian footpath at Jugback Estate, by removing the slope adjacent to the Glen Ellan boundary wall, is a feasible option without requiring land acquisition.”

Report:

The construction of a pedestrian footpath between the junction of Jugback Lane and Glen Ellan Road and the existing pedestrian footpath at Jugback Estate, is not included on the Infrastructure and Transport Capital programme of works, and there are currently no plans for the construction of the footpath.

Source of Report: Linda Lally, Senior Engineer, Infrastructure & Transport Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 65

REPORT ON THE SUSTAINABLE SWORDS STRATEGY – AI102605

Motion: Councillor C. Boland

“That the Chief Executive present a report on the progress of the delivery of the ‘Sustainable Swords Strategy’ with particular focus on the Main Street of Swords.”

Report:

Sustainable Swords produced a placemaking strategy focused on the strategic regeneration and compact, sustainable development of Swords. To achieve this, 16 projects were identified under 5 themes. The Infrastructure & Transport Department is working towards the delivery of the Swords Main Street Transformation Project.

Swords Main Street is a key recommendation from the Sustainable Swords Strategy. The project aims to enhance and transform Main Street, the heart of Swords into a destination, which encourages people to stay longer and enables a more attractive, people-friendly, diverse, and enjoyable town centre experience for local residents, businesses and visitors alike. At its core, this ambitious transformation seeks to reimagine Main Street as a hub of urban activity, with distinctive character and vitality while fostering a sense of community and connectivity through the provision of high-quality public realm to enhance the human experience of the place.

The Infrastructure & Transport 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.

Baseline studies have been completed and a number of surveys are nearing completion and a briefing session for Councillors will be provided by the project team in the coming weeks.

Source of Report: Linda Lally, Senior Engineer, Infrastructure & Transport Department

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 12th February 2026

ITEM NO. 66

UPGRADE OF WATER NETWORK - CORBALLIS, DONABATE - AI106006

Motion: Councillor C. Johnston

“That the Chief Executive writes to Uisce Éireann requesting that they prioritise the replacement of the water network pipeline in Corballis, Donabate in the next rehabilitation programme given the age of, and defects in, the existing network and the increasing water outages.”

Report:

If the Motion is passed; the terms therein will be forwarded to Uisce Éireann; when a reply is received the Area Committee shall be informed.

Source of Report:

Ciara O hAodha, Senior Executive Officer, Corporate Services

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12TH OF FEBRUARY 2026

ITEM NO. 67

APPROVED HOUSING BODIES VACANT PROPERTY-BALBRIGGAN ELECTORAL AREA- AI106322

Motion: Councillor T. Murphy:

“That the Chief Executive explain how the Approved Housing Bodies (AHB's) advise the Housing Department on property in their control in the Balbriggan Electoral Area that becomes vacant with a view to getting a quicker turnaround.”

Report:

The Approved Housing Bodies operating in the County work in closely with staff from the Housing Division, to ensure the quickest possible letting of new and void AHB stock to qualified applicants.

A code of practice was published in 2022. <https://icsh.ie/resources/code-of-practice-for-allocations/>

The purpose of this code is to put in place a consistent and effective method of communication for local authorities and AHBs to ensure appropriate nominations are made and activated in a timely fashion.

There are standardised forms and letter templates as part of this code of practice to use for nominations and referrals. For larger schemes, the form will also include the estimated delivery date and a breakdown of bed requirements.

The AHB notifies Fingal County Council as a unit arises for nomination. Fingal County Council submit nominations of eligible applicants to the AHB. Upon receipt of the Nomination Notice Form, the AHB will commence its internal allocation procedures, which includes an interactive engagement with the

nominee, including confirmation on the improvement or otherwise of the nomination.

Where an applicant refuses an offer, this can delay the processes, the local authority then nominates another qualified applicant for the AHB to commence its internal process again. Reasons for refusals can vary and can include medical needs, lift access, types of bathroom, location/transport concerns, Anti-Social behaviour and availability of parking.

Source of Report:

Linda Mc Donald, Administrative Officer, Housing

COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 68

LONG-TERM STRATEGIC PLAN FOR FOOTPATH - MINISTER'S ROAD, LUSK - AI106480

Motion: Councillor M. Boland

"That the Chief Executive initiates the process of creating a long-term strategic plan for delivering a continuous pedestrian footpath on Minister's Road in Lusk, from Regles Estate to the junction of the R132, to provide a safe walking route between adjoining residential areas and public transport links on the R132 and that this plan includes an assessment of delivery routes including agreement, purchase or where required, commencement of the CPO process as necessary."

Report:

The Active Travel Section together with our Property Section have made contact with the landowners along the route from the Regles Estate to the R132 along Ministers Road Lusk.

The Active Travel Section is currently preparing maps and drawings to allow discussions with these landowners to progress with a view of acquiring the required lands to develop the required infrastructure.

These discussions and negotiations are at the early stages, and further details will be provided in the coming weeks and months.

Source of Report:

Breen Doris Senior Executive Engineer Active Travel

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 12th February 2026

ITEM NO. 69

**REQUEST TO REINSTATE THE POST BOX - RIVERMEADE ESTATE,
SWORDS - AI106541**

Motion: Councillor J. Smyth

“That the Chief Executive writes to An Post requesting them to reinstate the post box in Rivermeade Estate, Swords.”

Report:

If the Motion is passed; the terms therein will be forwarded to An Post; when a reply is received the Area Committee shall be informed.

Source of Report:

Ciara O hAodha, Senior Executive Officer, Corporate Services

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**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 12TH FEBRUARY 2026

ITEM NO. 70

**COMMUNITY USE OF PREMISES - CHURCH STREET, SKERRIES -
AI106602**

Motion: Councillor B. Ryan

“That the Chief Executive ensures that the premises at Church Street in Skerries, which until recently housed Skerries Library on a temporary basis, will remain in community use and be allocated to a community group without any undue delay.”

Report:

With the opening of newly refurbished Library in Skerries, the temporary use of the premises at 56 Church Street, Skerries for library purposes has come to an end.

The Council is considering future potential uses for the premises and proposals put forward by a number of different interested parties in use of the premises, which include tourism, heritage, active travel and community purposes.

The Council is currently assessing the best future use of the property in the context of financial and legal considerations associated with potential uses, the activation of the premises at this prominent location in the town and any works required to the premises with a view to bringing the premises into use as quickly as possible.

When the assessment of the property is complete an update will be provided to the Elected Members on the proposed use of the premises.

Source of Reply: Aoife Sheridan, Senior Executive Officer, Economic, Community and Cultural Development.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 71

DOG FOULING – RAVEN'S MILL, ROLESTOWN - AI106640

Motion: Councillor D. Kelly

“That the Chief Executive arrange a site survey of the Raven’s Mill Estate in Rolestown with a view to providing bins in the estate and dog fouling warning signage in the area to warn dog owners about penalties for dog fouling.”

Report:

The Litter Warden completed an investigation at Ravens Mill Estate. This estate is not currently taken in charge and there is still construction work being carried out. As a result, the Council cannot erect any dog fouling signage at this time.

The Dog Wardens have recently carried out dog licence checks and delivered leaflets on ‘responsible dog ownership’ in this estate and will also patrol the area for breaches under Section 22, Litter Pollution Act.

If any residents are aware of the owner’s details of dogs that are fouling at this location, a witness statement can be requested by emailing controlofdogs@fingal.ie and fines issued to the relevant owner.

Source of Report: Grainne Carroll, Administrative Officer, ECAATS Department

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12th FEBRUARY 2026

ITEM NO. 72

KNOCKSEDAN CONNECTIVITY WORKING GROUP - AI106653

Motion: Councillor D. Butler

"That the Chief Executive establish a working group to include this Committee, the Infrastructure and Transport Department, Parks Department and the Active Travel Department to consider safe connectivity solutions for Knocksedan, including:

1. Safe footpath and cycling access along the R108 and L2030 to Swords Manor,
2. Recreational access across the Ward River Valley Park,
3. Connectivity from Knocksedan Wood to the woodland trail at the River Valley Rangers F.C. pitches, linking to the proposed new bridge across the Ward River Valley."

Report:

In the context of the preparation of the Ward River Regional Park Development Plan, significant internal and external consultation has been undertaken to ensure that the park development plan aligns with wider planning objectives including the development of the Greater Dublin Area Cycle Network Plan and the Council's aims of extending local Active Travel infrastructure in Swords. The connectivity considerations outlined in the Motion are being addressed through this consultation process and proposed solutions will be represented in the finalised park development plan.

Source of Report: Kevin Halpenny, Senior Parks & Landscape Officer, Infrastructure and Transport Department.

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COMHAIRLE CONTAE FHINE GALL FINGAL COUNTY COUNCIL

BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING (Services B – Strategic & General Matters)

THURSDAY 12TH FEBRUARY 2026

ITEM NO. 76

TIMEFRAME ON HAP PROPERTY INSPECTIONS IN THIS LEA-AI106652

Motion: Cllr. D. Kelly:

"That the Chief Executive provide a report on the timeframe from the date an inspection is requested on HAP home maintenance inspections to the actual inspection date in this LEA"

Report:

Over the previous six months, FCC received two requests from elected members for inspections of properties where the tenant **was** in receipt of HAP.

Over the same period, FCC received ten requests from elected members for inspections of properties where the tenant **was not** in receipt of HAP.

In relation to requests for Inspections the average time between a request for an inspection and the completion of that inspection over the previous six months was **one month**. This can be due to factors such as collecting information pertaining to the tenancy, liaising with both the tenant and the landlord ahead of an inspection as well as setting a date for the inspection that suits all involved.

The timeframe for the two requests related to a property where the tenant is in receipt of HAP was one month and the other four months.

Currently, Fingal County Council is in the process of finalising our returns to the Department of Housing, Local Government and Heritage regarding our activity in 2025. However, please find below the details of that preliminary return.

Fingal County Council's Private Rental Inspections Team inspected 6,448 inspections across the Local Authority's Administrative area in 2025. Of this number 5,648 private rental units were inspected.

Regarding inspections relating to HAP, Fingal carried out 1949 inspections in 2025. The table below includes a breakdown of HAP inspections across 2025 by Quarter.

2025	Quarter 1	Quarter 2	Quarter 3	Quarter 4	Total
HAP	897	320	363	369	1949

Source of Report:

Matthew Farrelly, Administrative Officer, Leasing, RAS & Private Rental Inspections, Housing

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

**BALBRIGGAN/RUSH-LUSK/SWORDS AREA COMMITTEE MEETING
(Services B – Strategic & General Matters)**

THURSDAY 12th February 2026

ITEM NO. 78

DONABATE TRAIN STATION - AI106713

Motion: Councillor P. Mulville

“That the Chief Executive writes to the Minister for Transport setting out the Area Committee’s concerns that Iarnród Éireann/Irish Rail should provide and support improved pedestrian/cycling permeability linkages in and out of Donabate train station, connecting with the Main Street and Turvey Avenue in the interests of improved pedestrian and cycle safety.”

Report:

If the Motion is passed; the terms therein will be forwarded to the Minister for Transport; when a reply is received the Area Committee shall be informed.

Source of Report:

Ciara O hAodha, Senior Executive Officer, Corporate Services

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