

**Comhairle Contae Fine Gall  
Fingal County Council**

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

**Wednesday, 5th April, 2017**

**PRESENT**

Guerin, Jimmy  
Healy, David  
Lavin, Anthony  
McDonagh, Brian

Ni Laoi, Daire  
O'Brien, Eoghan  
O'Callaghan, Cian

The Area Chairperson, Councillor Keith Redmond, presided.

**OFFICIALS PRESENT**

Brian Buckley (Senior Executive Officer), Mary Egan (Senior Executive Officer), Íde de Bairtiséil (Senior Executive Officer), Paul Smyth (Senior Executive Officer), Sinead Murphy (Senior Engineer), Hazel Craigie (A/Senior Planner), Pat Boyle (Senior Architect), Colin Gallagher (Senior Executive Engineer), Sean McGrath (Senior Executive Engineer), Tom O'Connor (Senior Resident Engineer), David Murray (Senior Executive Planner), Hans Visser (Executive Parks Superintendent), Niall Thornton (Executive Engineer), Ann Markey (Senior Staff Officer), Adrienne Bardin (A/Senior Staff Officer) and Mairéad Lambert (Assistant Staff Officer)

**HMB/92/17** (Agenda Item No 1)

Confirmation and reaffirmation of Minutes (a) Minutes of the Howth/Malahide Area Committee (Services B - Strategic and General Matters Meeting held on Wednesday 1st March, 2017.

Minutes of the meeting of Howth/Malahide Area Committee Meeting (Services B) held on 1<sup>st</sup> March, 2017 which had been circulated were submitted:

It was **PROPOSED** by Councillor Keith Redmond, seconded by Councillor J. Guerin and **RESOLVED:**

“That the recommendations contained in the minutes of the Howth/Malahide Area Committee Meeting (B) 1<sup>st</sup> March, 2017 be **ADOPTED** and **APPROVED**.”

**HMB/93/17** (Agenda Item No )

## QUESTIONS

It was proposed by Councillor K. Redmond, seconded by Councillor B. McDonagh, and **RESOLVED**:

“That pursuant to Standing Order No. 85 Questions 2 – 12 be **ADOPTED** and **APPROVED**.

**HMB/94/17** (Agenda Item No 9)  
Councillor B. McDonagh - Planning enforcement Portmarnock. AI036620

**HMB/95/17** (Agenda Item No 10)  
Councillor B. McDonagh - Planning Enforcement Portmarnock. AI036618

**HMB/96/17** (Agenda Item No 11)  
Councillor D. Ni Laoi - Courthouse Howth. AI036653

**HMB/97/17** (Agenda Item No 12)  
Councillor D. Ni Laoi - right of way Baldoyle. AI036654

**HMB/98/17** (Agenda Item No 2)  
Councillor D. Healy - Howth Tram. AI036475

**HMB/99/17** (Agenda Item No 3)  
Councillor D. Healy - Fingal South Fringe Study. AI036644

**HMB/100/17** (Agenda Item No 4)  
Councillor D. Healy - Fingal South Fringe Study. AI036645

**HMB/101/17** (Agenda Item No 5)  
Councillor D. Healy - Right of way between Grange Road and Howth Junction Train Station. AI036646

**HMB/102/17** (Agenda Item No 6)  
Councillor D. Healy - Kinsaley Draft Village Design Framework Plan. AI036648

**HMB/103/17** (Agenda Item No 7)  
Councillor D. Healy - Kinsealy Local Area Plan. AI036649

**HMB/104/17** (Agenda Item No 8)  
Councillor A. Lavin - Unauthorised sign at The Spa Therapy, The Mall Malahide.  
AI036622

## COMMUNITY BUSINESS

**HMB/105/17** (Agenda Item No 13)  
New Works, acceptance of tenders, etc.

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

**HMB/106/17** (Agenda Item No 14)  
Applications for Funding

Applications for Funding

### **APPLICATION FOR ARTS FUNDING**

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

<u>GROUP</u>	<u>CATEGORY OF FUNDING</u>	<u>AMOUNT</u>
Baldoyle Musical & Dramatic Society	Production of Musical	€3,000.00
Malahide Music & Dramatic Society	Production of "The Wedding Singer"	€5,000.00
Forget me nots Choir	Afternoon Tea Dance	€1,500.00
Portmarnock Art	Annual Exhibition	€1,000.00
	Group	
	<b>TOTAL:</b>	<b>€10,500.00</b>

\* The award of funding should represent the difference between income and expenditure for each event, up to the amounts recommended.

"It was proposed by Councillor A. Lavin and seconded by Councillor E. O'Brien:

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

### **WATER BUSINESS**

**HMB/107/17** (Agenda Item No 15)  
New Works, acceptance of tenders, etc.

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

### **GENERAL BUSINESS**

**HMB/108/17** (Agenda Item No 17)  
Correspondence

**Letter from Dublin Bus in response to letter dated 2<sup>nd</sup> March re Requesting that a bus stop at Malahide Tennis Court, Main Street, Malahide is made wheelchair accessible.**

The attached letter from Dublin Bus dated 20<sup>th</sup> March, 2017, which had been circulated was NOTED.

**HMB/109/17** (Agenda Item No )  
New works, acceptance of tenders, etc.

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

**HMB/110/17** (Agenda Item No 18)  
Proposed Disposals:

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

**PLANNING BUSINESS**

**HMB/111/17** (Agenda Item No 19)  
Building Control Enforcement.

**Building Control Enforcement**

Mr. Colin Gallagher, Senior Executive Engineer, Ms Sinead Murphy, Senior Engineer & Ms Mary Egan, Senior Executive Officer, gave an update to the members on Building Control Enforcement.

Following a lengthy discussion, during which Mr. Colin Gallagher, Ms Sinead Murphy and Ms. Mary Egan replied to questions raised by the Members, the report was **NOTED**. Councillor Cian O'Callaghan requested that his objection to the report be noted in the minutes.

**HMB/112/17** (Agenda Item No 20)  
Report pursuant to the Planning and Development Acts 2000- 2015 and Part VIII of the Planning and Development Regulations 2001 - 2015 on the Public Consultation Process for construction of the Mayne Road/ Hole in The Wall Road Junction Upgrade , Dublin 13.

**Report pursuant to the Planning and Development Acts 2000- 2015 and Part VIII of the Planning and Development Regulations 2001 - 2015 on the Public Consultation Process for construction of the Mayne Road/ Hole in The Wall Road Junction Upgrade , Dublin 13.**

Mr. Tom O'Connor, Senior Executive Engineer gave a presentation to the meeting and replied to questions from the Members.

The Committee **NOTED** the report **NOTED** that a report on this matter would be brought to the County Council Meeting on 10<sup>th</sup> April 2017 for approval.

**HMB/113/17** (Agenda Item No 21)  
South Fingal Study.

### **South Fingal Study**

Mr. Sean McGrath, Senior Executive Engineer, gave a verbal presentation to the meeting and answered questions from the Members.

Following discussion the Committee **NOTED** the presentation and it was **AGREED** that an update on the matter would be presented to a future meeting of the Committee when the consultants were appointed.

**HMB/114/17** (Agenda Item No 22)  
Update on provision of Baldoyle to Portmarnock Walkway/Cycleway.

### **Update on Provision of Baldoyle to Portmarnock Walkway/Cycleway**

Mr. Hans Visser, Executive Parks Superintendent, gave the meeting a verbal report on progress on the provision of a walking and cycling route between Portmarnock and Baldoyle.

Following discussion the report was **NOTED**, and it was **AGREED** that the matter would be presented as a headed item to the next meeting of the Committee.

**HMB/115/17** (Agenda Item No )  
Petition - Save Baltray Park

### **Petition – Save Baltray Park**

At this point the Chairperson informed the meeting that a petition with 2,785 signatures from “Save Baltray Park” had been handed to him. It was **AGREED** that the petition would be given to the Chief Executive.

**HMB/116/17** (Agenda Item No 23)  
Applications for Planning Permission and Decision - Files requested by Members:

**F16A/0412**

**Cllr. Cian O'Callaghan**

**Date Received:** 27-Mar-2017  
**Applicant:** c/o Simon Coyle & Tom O'Brien,,  
**Location:** Joint Statutory Receivers  
**Development:** The Coast, Baldoyle, Dublin 13  
550 no. residential units (379 no.

apartments and 171 no. houses) and a village centre comprising C.1,585sq. m. of commercial floor space laid out in 13 no. blocks (Blocks A1, A2, A3, B1, B2, B3, B4, C1, C2, C3, C4, C5 and D1) ranging in height from two storeys to six storeys as follows:

Blocks A1, A2 and A3 will consist of 3 no. six storey buildings (c. 30.05m OD to roof level with an overall height of c. 33.90 OD to include lift overrun) comprising 195 no. residential units (5 no. 1-bed apartment, 162 no. 2-bed apartments, and 28 no. 3-bed apartments) at first to fifth floor level, c.1,585 sq.m. of commercial floor area at ground floor level comprising a convenience outlet (c. 493sq.m.), cafe (c. 200sq.m.), 4 no. retail units (c. 88sq.m., 99sq.m., 99 sq.m. and 90sq.m.), a crèche (c. 516sq.m.) with outdoor play area (c. 183sq.m.) and shared car park also at ground floor level with two associated communal courtyard areas at first floor level above a podium.

Block B1 will consist of a four storey building over basement car park (c. 21.6m OD to roof level with an overall height of c. 25m OD to include lift overrun) comprising 82 no. residential units (3 no. 1-bed apartments, 75 no. 2-bed apartments, and 4 no. 3-bed apartments); Blocks B1 and B2 include a shared central communal courtyard area over a shared basement car park and a community room (c. 78sq.m.) in the entrance pavilion to the basement.

Block B2 will consist of 3 no. three storey terraces over basement car park comprising 24 no. residential units (12 no. own door 2-bed apartments and 12 no. own door 2-bed duplex apartments).

Block B3 will consist of 1 no. two storey terrace and 3 no. three storey terraces comprising 32 no. residential units (11 no. 3-bed terraced houses and 21 no. 4-bed terraced houses).

Block B4 will consist of 2 no. two storey terraces and 1 no. three storey terrace comprising 25 no. residential units (16 no. 3-bed terraced houses and 9 no. 4-bed terraced houses).

Block C1 will consist of 3 no. three storey terraces comprising 32 no. residential units (16 no. 2-bed own door apartments and 16 no. 2-bed own door duplex apartments).

Block C2 will consist of 1 no. two storey terrace and 2 no. three storey terraces comprising 35 no. residential units (9 no. 2-bed own door apartments, 9 no. 2-bed own door duplex apartments, 10 no. 3-bed terraced houses and 7 no. 4-bed terraced houses).

Block C3 will consist of 1 no. two storey terrace and 2 no. three storey terraces comprising 29 no. residential units (11 no. 3-bed houses and 18 no. 4-bed houses).

Block C4 will consist of 2 no. two storey terraces and 2 no. three storey terraces comprising 47 no. residential units (5 no. 1-bed own door apartments, 2 no. 2-bed own door apartments, 5 no. 2-bed own door duplex apartments, 2 no. 3-bed own door duplex apartments, 24 no. 3-bed terraced houses and 9 no. 4-bed terraced houses).

Block C5 will consist of 2 no. two storey terraces and 2 no. three storey terraces comprising 37 no. residential units (5 no. 1-bed own door apartments, 2 no. 2-bed own door apartments, 5 no. 2-bed own door

duplex apartments, 2 no. 3-bed own door duplex apartments, 14 no. 3-bed terraced houses, and 9 no. 4-bed terraced houses).

Block D1 will consist of 12 no. two storey 3-bed semi-detached houses.

All apartments and duplex apartments have private terraces or balconies and private communal amenity areas. The proposed development will also include 896 no. residential (including visitor) car parking spaces, 62 no. commercial car parking spaces, 551 no. residential bicycle spaces and 13 no. commercial bicycle spaces; pedestrian, vehicular and bicycle access will be via the existing Longfield Road and Red Arches Road and the proposed internal road network comprising Stapolin Avenue, Ireland's Eye Avenue and smaller access roads; construction access will be via existing haul road from the Coast Road; landscaping works including Stapolin Square (c. 0.4ha) which will provide access to Clongriffin Train Station via a series of terraces, steps and slopes, a range of public open spaces including pocket parks and amenity spaces, the largest of which will be Stapolin Haggard (c. 1.57ha); public lighting; a wetland area (c. 0.4ha.) for water quality treatment associated with the proposed development; all associated ancillary facilities including 8 no. ESB substations, switch rooms, refuse storage, water storage tanks and plant; and all associated site development works including the removal of existing roads and infrastructure where required and demolition of existing temporary lift and stair enclosure and associated infrastructure to Clongriffin Train Station. The subject site of C 15.89ha comprised Growth Area 1 of the Baldoyle-Stapolin Local Area Plan



2013-2019. This application is accompanied by an Environmental Impact Statement (E.I.S.)

**Remarks:** Additional Information Response lodged 27<sup>th</sup> March 2017. Decision due 18<sup>th</sup> May 2017

Ms Hazel Craigie, Senior Planner & Mr David Murray, Senior Executive Planner gave an update on this planning application, following which the file was **NOTED** by Councillor C. O'Callaghan.

### **ECONOMIC, ENTERPRISE & TOURISM DEVELOPMENT BUSINESS**

**HMB/117/17** (Agenda Item No 24)

Right of Way Careys Lane, Streamstown, Malahide.

#### **Right of Way, Careys Lane, Streamstown, Malahide**

Mr. Paul Smyth, Senior Executive Officer presented a report on the matter.

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

**HMB/118/17** (Agenda Item No 25)

Marketing Suite, Racecourse Park, Baldoyle.

#### **Marketing Suite, Racecourse Park, Baldoyle**

Mr. Paul Smyth, Senior Executive Officer and Ms. Íde de Bairtiseil presented a report on the matter.

Following discussion the report was **NOTED** and it was **AGREED** that a further report would be presented, as a headed item, to the June meeting of the Committee.

**HMB/119/17** (Agenda Item No 26)

Files requested by the Chief Executive.

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

### **ENVIRONMENT BUSINESS**

**HMB/120/17** (Agenda Item No 27)

New Works, acceptance of tenders, etc.

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

### **HOUSING BUSINESS**

**HMB/121/17** (Agenda Item No 28)

New Works, acceptance of tenders etc.

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

**HMB/122/17** (Agenda Item No 29)

Proposed Disposals:

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

**HMB/123/17** (Agenda Item No 30)

Sketch layouts for proposed dwellings in the Housing Construction Programme -

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

### **PARKS & HERITAGE BUSINESS**

**HMB/124/17** (Agenda Item No 31)

New Works, acceptance of tenders, etc.

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

**HMB/125/17** (Agenda Item No 32)

Area Chairperson's Business: Councillor K. Redmond.

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

### **MOTIONS**

**HMB/126/17** (Agenda Item No 33)

Councillor E. O'Brien - Enforcement Proceedings

The attached Motion, in the name of Councillor E. O'Brien, was proposed by Councillor E. O'Brien, seconded by Councillor. K. Redmond.

The attached report the Chief Executive was **READ**. Following discussion the report was **NOTED**.

**HMB/127/17** (Agenda Item No 34)

Councillor D. Healy - Station Road Portmarnock. AI034248

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

The attached report, by the Chief Executive, was considered. Following discussion the report was **NOTED** and it was **AGREED** that the matter would be presented as a Headed Item at the June meeting of the Committee.

**HMB/128/17** (Agenda Item No 35)  
Councillor C. O'Callaghan - Derelict Sites Act

**Derelict Sites Act. AI034475**

The attached Motion, in the name of Councillor C.O'Callaghan, was proposed by Councillor C. O'Callaghan and seconded by Councillor D. Ní Laoi.

The attached report the Chief Executive was **READ** and following discussion the report was **NOTED**.

**HMB/129/17** (Agenda Item No 36)  
Councillor A. Lavin - Provision of CCTV for Malahide. AI035937

**Provision of CCTV for Malahide AI035937**

The attached motion, in the name of Councillor A. Lavin, was proposed by Councillor A. Lavin, seconded by Councillor E. O'Brien.

The attached report the Chief Executive was **READ** and following discussion the motion was **PASSED**.

**HMB/130/17** (Agenda Item No 37)  
Councillor D. Ni Laoi - Old Edros Site Howth. AI036651

**Old Edros Site, Howth. AI036651**

The attached Motion, in the name of Councillor D. Ni Laoi, was proposed by Councillor D. Ní Laoi, seconded by Councillor C. O'Callaghan.

The attached report by the Chief Executive was **READ** and following discussion the report was **NOTED**.

**HMB/131/17** (Agenda Item No 38)  
Councillor E. O'Brien - Structure outside Donnybrook Fair Planning Compliant.  
AI035173

**Structure outside Donnybrook Fair, Planning Compliant. AI035173**

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

The attached report the Chief Executive was **READ** and following discussion the report was **NOTED**.

**HMB/132/17** (Agenda Item No 39)

Councillor D. Healy - feasibility study on cycle routes to Kinsealy. AI034475

**Feasibility study on cycle routes to Kinsealy. AI034475**

The attached Motion, in the name of Councillor D. Healy, was proposed by Councillor D. Healy, seconded by Councillor B. McDonagh.

The attached report the Chief Executive was **READ** and following discussion the motion was **PASSED**.

**HMB/133/17** (Agenda Item No 40)

Councillor C. O'Callaghan - tree removal AI035925

**Tree Removal. AI035925**

The attached Motion, in the name of Councillor C. O'Callaghan, was proposed by Councillor C. O'Callaghan, seconded by Councillor K. Redmond.

The attached report by the Chief Executive was considered. Following discussion the report was **NOTED**.

**HMB/134/17** (Agenda Item No 41)

Councillor A. Lavin - Upgrade Swords Rd Malahide. AI036610

**Upgrade Swords Road, Malahide. AI036610.**

The following motion in the name of Councillor A. Lavin was proposed by Councillor A. Lavin, seconded by Councillor K. Redmond.

The report was NOTED and it was AGREED that this motion would be re-entered on the agenda for the next meeting of the committee.

The Meeting concluded at 6.00 pm

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**AREA CHAIRPERSON**

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**DATED**