

**COMHAIRLE CONTAE FHINE GALL
FINGAL COUNTY COUNCIL**

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

WEDNESDAY 7th OCTOBER 2026

ITEM NO. 05

SUTTON CROSS BYPASS - AI109938

Question: Councillor C. Haughey

"To ask the Chief Executive if consideration is being given to create a bypass for Sutton Cross as there is a group who have proposed a bypass to the north and there is also a proposal to reintroduce a historic old road that ran along the coast to the south from current location of St. Fintan's High School to Church Road."

Reply:

Fingal County Council is currently preparing a planning application for submission to An Coimisiún Pleanála for the Sutton to Malahide Pedestrian and Cycle Scheme which links Sutton to Malahide via Baldoyle and Portmarnock. The proposal includes the addition of enhanced pedestrian and cycle infrastructure along Station Road at Sutton Dart Station.

As part of the options selection process at this section of the route, one option considered, was a coastal boardwalk which would run from the Golf Club, along the coast behind the residences at Sutton cross, linking in with the existing Baldoyle Promenade.

The option was assessed using standard route selection criteria, Environmental Impacts, Safety, Directness, Coherence, Attractiveness, Comfort, Property, Impacts Operational Impacts, Budget Risks, Programme Risk. It scored poorly due to environmental impacts of constructing a facility within an SPA. The report noted that the biggest issue with this option was the environmental impact. The circa 450m boardwalk section of this route within the intertidal areas of Baldoyle Bay would be entirely within the Baldoyle Bay Special Area of Conservation (SAC) and also within the Baldoyle Bay Special Protection Area for birds (SPA). These designated conservation areas are protected at EU / international level. The

habitats within SAC and SPA are also protected at EU / international level. The construction of the boardwalk would result in the direct loss of protected habitat. Having regard to the environmental constraints outlined above and given that such a proposal is not identified in the Fingal County Development Plan, nor the Capital Programme, resources cannot be allocated to carry out a feasibility study.

Source of Reply:

Linda Lally, Senior Engineer, Infrastructure & Transport Department