



**NOTICE of PROPOSED DEVELOPMENT**  
**PLANNING & DEVELOPMENT ACT 2000 (as amended)**  
**PLANNING AND DEVELOPMENT REGULATIONS 2001 (as amended) - Part 8**

Fingal County Council (Environment, Climate Action & Active Travel Department) are proposing public realm improvements for a pedestrianised New Street, Malahide. The proposed development extends to the full length of New Street from Main Street/ The Mall (also known as The Diamond) in the south to Strand Street to the north and including parts of Main Street/ The Mall, Ross Terrace and Strand Street all at Malahide, Co. Dublin. The site is located within Malahide Historic Core Architectural Conservation Area.

In accordance with Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended), Fingal County Council hereby gives notice of the proposed development to be carried out at the above site.

The nature and extent of the proposed development is as follows:

- (i) Widening of footpaths and provision of new kerb edges with existing kerbstones retained, realigned and protected within the widened footpaths and public spaces.
- (ii) Realignment and narrowing of the trafficable section of New Street (c.150m in length, 0.22ha) and insertion of control measures and all necessary signage to provide for a pedestrianised street with associated traffic flow routes and restrictions but allowing for emergency vehicles and time limited one-way access from 7am to 11am each day for deliveries from Main Street/ The Mall to New Street and a two-way access from Strand Street to Ross's Terrace via New Street.
- (iii) Upgrade of all street surfaces.
- (iv) Provision of 2no. loading bays at the southern and northern ends of New Street and an accessible parking space in front of the HSE building.
- (v) Installation of cycle stands at 6no. locations on New Street with capacity for 23no. cycle parking spaces.
- (vi) Removal and replacement of 11no. existing trees with 37no. trees of species appropriate to the location and environment and provision of soft landscaping and green infrastructure with planting zones for seeded, planted and hedging areas and associated bioretention and tree pit areas.
- (vii) Provision of outdoor dining zones including tables and chairs and other ancillary moveable structures.
- (viii) Provision of street furniture including seating, benches and litter and recycling bins and a water feature.
- (ix) New public lighting.
- (x) Upgrade of the watermain and foul drainage networks and upgrade and relocation of the surface water drainage network including provision of sustainable urban drainage systems (SUDs) features as part of hard and soft landscaping.
- (xi) Provision of ducting for existing and future utilities and piped infrastructure.
- (xii) All associated site and development works.

Fingal County Council will be providing regulatory traffic signs (including regulatory signs which give effect to a pedestrianisation of New Street) in accordance with Section 95 of the Road Traffic Act 1961 (as amended).

Plans and particulars of the proposed development will be available for inspection at <https://consult.fingal.ie/en/browse> and inspection or purchase at a fee not exceeding the reasonable cost of making a copy from **19<sup>th</sup> of April 2023** up to and including **17<sup>th</sup> of May 2023** at the following:

- The Offices of Fingal County Council, County Hall, Main Street, Swords, Co. Dublin, K67 X8Y2 during normal opening hours (Monday to Thursday 9am to 5pm and Friday 9am to 4.30pm excluding Bank & Public Holidays)
- Malahide Public Library, Main Street, Malahide, Co. Dublin K36 EW63 (during library opening hours)

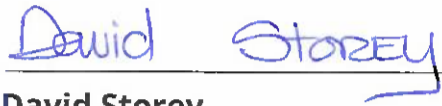
Submissions or observations with respect to the proposed development dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made either online through our website <https://consult.fingal.ie/en/browse> or in writing to:- Senior Engineer, Environment, Climate Action & Active Travel Department, Fingal County Council, County Hall, Swords, Co Dublin K67 X8Y2.

Submissions or observations with respect to the proposed development must arrive no later than 5pm on **02<sup>nd</sup> of June 2023**.

The proposed development has undergone screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU as amended by Directive 2014/52/EU (and the relevant provisions of the Planning and Development Act 2000 (as amended) and the Planning and Development Regulations 2001 (as amended) and Fingal County Council has determined that there is no real likelihood of significant effects on the environment arising from the proposed development and that an Environmental Impact Assessment is not required. Any person may, within 4 weeks from the date of this notice, apply in accordance with the provisions of article 120 of the Planning and Development Regulations 2001 (as amended) to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

In addition, the proposed development has undergone screening for Appropriate Assessment and Fingal County Council has determined that following an examination, analysis and evaluation of all relevant information, on the basis of the objective information and in view of best scientific knowledge and applying the precautionary principle, the proposed development either individually or in combination with other plans and projects, and in the absence of mitigation, is not likely to have a significant effect on any European Site(s), in view of the sites conservation objectives, and that there is no reasonable doubt in relation to this conclusion.

Issues raised in submissions and observations to Fingal County Council in regard to this development, including the response of the Chief Executive thereto, will form part of the statutory report to be presented to the monthly meeting of Fingal County Council. The statutory report will also list the persons or bodies who made submissions or observations with respect to the proposed development in accordance with regulations made under Part XI of the Planning and Development Act as amended. The minutes of that meeting including the statutory report will appear on the Council's Website. Details including the names of those making submissions or observations may be shared with relevant Council Departments and agents working on their behalf.



**David Storey**

Director of Services, Environment, Climate Action & Active Travel Department,  
Fingal County Council  
19<sup>th</sup> April 2023