

**RE: PUBLIC REALM IMPROVEMENTS
FOR A PEDESTRIANISED NEW
STREET, MALAHIDE**



PLANNING REPORT

REPORT TO SUPPORT FINGAL COUNTY COUNCIL
PART 8 PROCESS

April 2023

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1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

This *Planning Report* is prepared on behalf of Fingal County Council in relation to the proposed public realm improvements for a pedestrianised street at New Street, Malahide, Co. Dublin.

The purpose of this *Planning Report* is to provide background information on the site, a description of the proposal and supporting information to aid consideration of the proposed development.

The proposed public realm improvements have been subject to Screening for Environmental Impact Assessment and Screening for Appropriate Assessment, and Fingal County Council has implemented an appropriate functional separation in relation to EIA Screening and AA Screening in accordance with Article 9a of the EIA Directive. Mr Malachy Bradley of Fingal County Council (the Senior Planner for the local electoral area of Balbriggan and Swords) has determined that neither Environmental Impact Assessment nor Appropriate Assessment of the proposed public realm improvements is required. In those circumstances the provisions of section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) apply.

The proposed public realm improvements at New Street, Malahide are a class of development identified in Part 8 of the Planning & Development Regulations 2001 (as amended) and as such are prescribed to be subject to the process outlined in Section 179 (Local Authority Development) of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) (the “Part 8 Process”).

Fingal County Council will also 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) (and will be consulting with the Commissioner of An Garda Síochána in relation to the provision of such regulatory signs, as required under Section 95 of the Road Traffic Act 1961 (as amended)).

Further, for completeness, and apart from the Part 8 Process and the provision of regulatory traffic signs under Section 95 of the Road Traffic Act 1961 (as amended), Fingal County Council in carrying out the proposed public realm improvements is relying upon the statutory powers contained in Section 38 of the Road Traffic Act 1994 (as amended) and Section 13 of the Roads Act 1993 (as amended).

1.2 SUPPORTING REPORTS

This Planning Report should be read in conjunction with the particulars, plans and reports provided as part of the application. A full list of the supporting documents is provided as part of that process.

2.0 THE SITE

The site the subject of the application comprises New Street, Malahide, a street of 150m in length with an area of 0.22ha. New Street extends from south to north from the junction of Main Street, The Mall and Church Road, also known as The Diamond, to Strand Street to the north.

New Street is generally characterised by two storey terraced buildings incorporating a mix of residential dwellings, shops, restaurants and public houses. The street slopes down from south to north and incorporates footpaths on the eastern and western sides, street trees, parallel parking and a roadway that accommodated two-way traffic movement. Pedestrian crossings are provided at the northern and southern ends of the street.

The lands to the rear of the existing buildings on New Street comprise a mixture of rear gardens/ courtyards used for amenity and servicing purposes and accessed either directly through the buildings or via laneways. There is an additional side street off New Street known as Ross Terrace, providing access to Ross Cottages to the rear (east) of New Street. New Street Mall is located on the western edge of New Street and comprises a pedestrian mall space with retail and office units at ground and first floor levels. A car park is also located to the rear of New Street Mall and the vehicular entrance to this car park is provided from Strand Street.

The surrounding land uses comprises a mix of retail, commercial and residential uses accommodated within a series of streets including Old Street and Railway Avenue to the west, Townyard Lane and James Terrace Upper to the east and Main Street, The Mall and Church Road to the south.

New Street connects to The Green which is located north through the junction with Strand Street and links to Malahide Marina Village. The western side of The Green comprises a development of 3 to 4 storeys with ground floor units accommodating Starbucks and Tesco. The eastern side of this street is the site of a large landscaped urban space completed in 2021, incorporating passive green spaces, seating and pathways leading to Malahide Estuary wall to the east.

Figure 2.1 illustrates the location and extent of the site at New Street, Malahide.

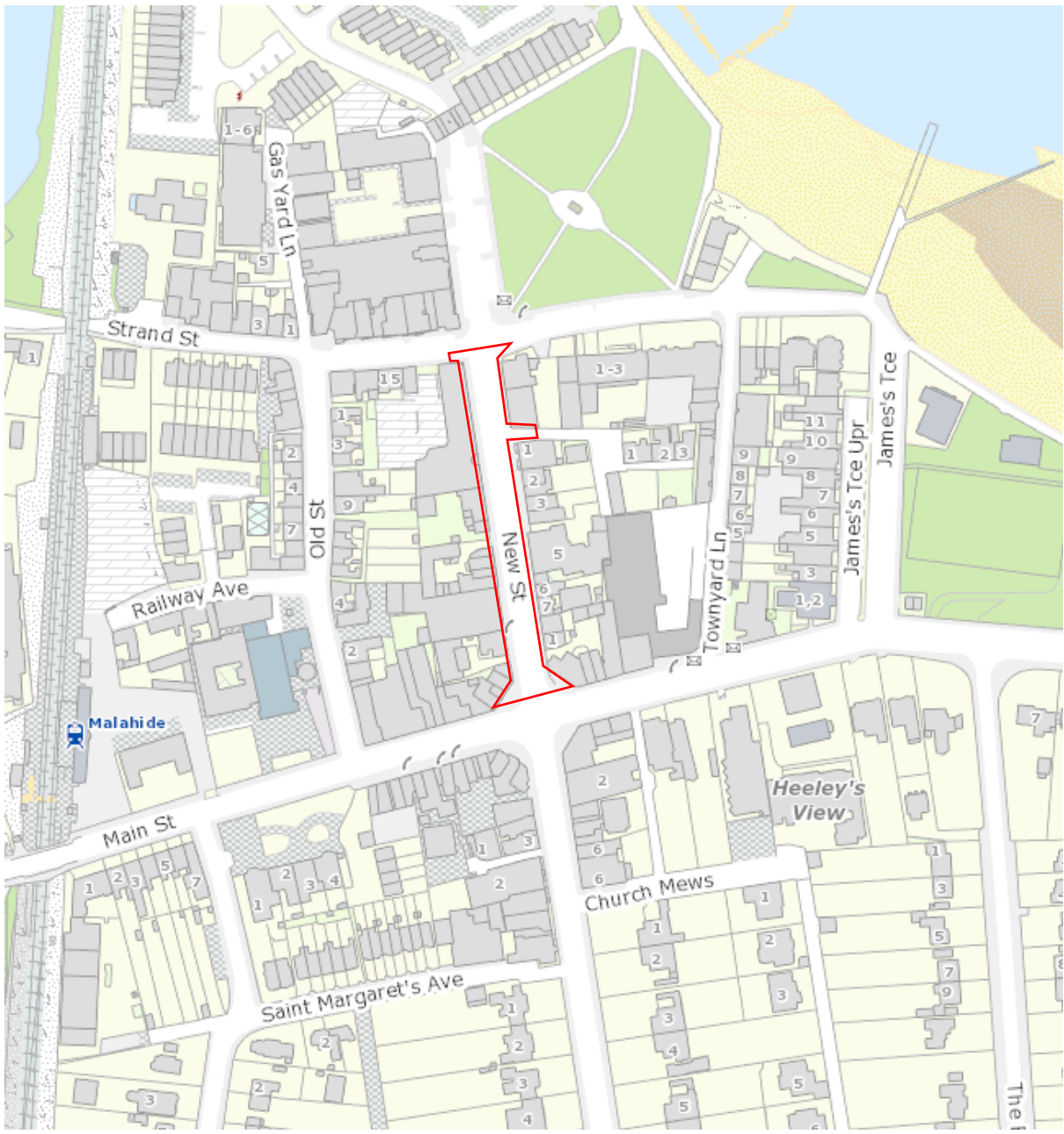


Figure 2.1: Location and Extent of New Street, Malahide

3.0 THE PROPOSED DEVELOPMENT

Fingal County Council as the Local Authority intends to undertake public realm improvements at New Street, Malahide under the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended).

The proposed public realm improvements for a pedestrianised New Street will comprise: -

- (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 allowing for time limited one-way access from 7am to 11am each day for deliveries and emergency vehicles 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).

Appendix A contains a copy of the Site Location and Site Layout Plans prepared by DFLA.

4.0 PLANNING POLICY CONTEXT

4.1 PROJECT IRELAND 2040 – NATIONAL PLANNING FRAMEWORK

The National Planning Framework (NPF) is the Government’s high-level strategic plan for shaping the future growth and development of the Country out to the year 2040.

The NPF sets out 10 National Strategic Outcomes and 75 National Policy Objectives to enable all parts of Ireland, urban and rural to accommodate growth and change.

The proposed public realm improvements for a pedestrianised New Street, Malahide meet the NPF National Strategic Outcome of enhancing the amenities of Malahide Village with the aim of creating a well designed public realm and making this urban area more attractive for residents and visitors.

The proposed development is also in accordance with the following specific National Policy Objectives contained within the NPF.

‘National Policy Objective 6

Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.’

‘National Policy Objective 27

Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.’

4.2 CLIMATE ACTION PLAN 2023

The Climate Action Plan 2023 is the second annual update to Ireland’s Climate Action Plan 2019 and is the Government roadmap for taking decisive action to halve emissions by 2030 and reach net zero not later than 2050.

The Action Plan sets out the current state of play and identifies measures to deliver targets and actions across all sectors of the economy and society to achieve the emissions targets by 2030 and 2050.

The proposed development is in accordance with the following Transport related actions contained within the Action Plan: -

‘Action No. TR/23/14

Promote widespread, consistent and accelerated implementation of the Design Manual for Urban Road and Streets to ensure improved placemaking and accessibility, including delivery of 10-Minute Towns and 15-Minute Cities.’

‘Action No. TR/23/25

LAs to identify roads and streets suitable for road space reallocation.’

'Action No. TC/23/29

Advance roll-out of 1,000 km walking/cycling infrastructure'.

The proposed public realm improvements for a pedestrianised New Street will create a more people centred street and urban space at New Street making the village centre more attractive and safe for residents and visitors and particularly pedestrians and cyclists. The public realm improvements will make Malahide Village more accessible for Active Travel modes with enhanced facilities for pedestrians and cyclists within the pedestrianised New Street.

4.3 REGIONAL SPATIAL AND ECONOMIC STRATEGY FOR THE EASTERN AND MIDLAND REGIONAL AREA

The *Regional Spatial & Economic Strategy (RSES)* is a strategic plan which provides a multifaceted approach to regional development. The Strategy supports implementation of Project Ireland 2040, which links planning and investment through the National Planning Framework (NPF) and National Development Plan (NDP) and supports the economic and climate policies of the Government.

The proposed public realm improvements for a pedestrianised New Street, Malahide will be undertaken in accordance with the following RSES Regional policy Objectives: -

'Healthy Place Making

RPO 9.10: In planning for the creation of healthy and attractive places, there is a need to provide alternatives to the car and to prioritise and promote cycling and walking in the design of streets and public spaces. Local authorities shall have regard to the Guiding Principles for 'Healthy Placemaking' and 'Integration of Land Use and Transport' as set out in the RSES and to national policy as set out in 'Sustainable Residential Development in Urban Areas' and the 'Design Manual for Urban Roads and Streets (DMURS)'.

The proposed public realm improvements for a pedestrianised New Street will create a space that is easy to use and access by people of all ages and abilities and welcoming longer stay by shoppers and visitors. The public realm improvements will make New Street more accessible for Active Travel modes with enhanced facilities for pedestrians and cyclists within the pedestrianised New Street.

4.4 FINGAL DEVELOPMENT PLAN 2023 – 2029

The *Fingal County Development Plan 2023-2029* (hereafter “the Fingal Plan”) is the primary planning policy document for the Fingal administrative area and is informed by national and regional policy objectives.

The key provisions of the Development Plan relevant to the proposed public realm improvements for a pedestrianised New Street, Malahide are summarised in the following sections of this report.

4.4.1 Chapter 2 – Planning for Growth Core Strategy Settlement Strategy

Malahide is identified as a ‘Self Sustaining Town’ in the Core Strategy and Settlement Strategy for Fingal.

Self Sustaining Towns such as Malahide are identified as towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. The Development Plan envisages Malahide developing as a self-sustaining centre through the provision of a range of facilities that will support existing and new populations. The following policies and objectives apply to Malahide: -

| |
|---|
| Policy CSP35 – Malahide |
| Promote the planned and sustainable consolidation of the existing urban form and protect the unique identity of Malahide. The need to upgrade and support the development of the town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to the ecologically sensitive coastline including European Sites. |
| Policy CSP36 – Focus Growth Within and Contiguous to Core in Self-Sustaining Towns |
| Support the sustainable long-term growth of Self-Sustaining Towns by focusing growth within and contiguous to the core to create a critical mass of population and employment based on local demand and the ability of local services to cater for sustainable growth levels. |
| Policy CSP38 – Malahide, Balbriggan, Lusk, Portmarnock, Rush and Skerries |
| Consolidate development and protect the unique identities of the settlements of Malahide, Portmarnock, Balbriggan, Lusk, Rush and Skerries. |
| Policy CSP39 – Coastal Cycleway |
| Support the provision of a coastal cycleway between Malahide and Swords along the Broadmeadow Estuary. |
| Objective CSO51 – Support Growth of Self-Sustaining Towns |
| Proactively support and promote high quality services, social infrastructure, facilities, tourism offer, appropriate retail mix, and economic activity within Self-Sustaining Towns to meet the needs of existing and future growth in line with the scale and function of these towns within the Fingal Settlement Hierarchy. |
| Objective CSO52 – Safe and Convenient Road, Pedestrian and Cycle Systems |
| Ensure all Self-Sustaining towns benefit from safe and convenient road, pedestrian and cycle systems which promote permeability, accessibility, and connectivity between existing and new developments. |
| Objective CSO62 – Maintenance of Distinct Physical Separation – Lusk, Rush and Malahide |
| Ensure that existing and future development within the settlements of Lusk, Rush and Malahide is consolidated within well-defined town boundaries to maintain their distinct physical separation. |
| Objective CSO63 – Pedestrianised Core – Malahide |
| Continue to promote and facilitate the recently implemented pedestrianised core of New Street, Malahide. |

4.4.2 Chapter 3 – Sustainable Placemaking and Quality Homes

Chapter 3 set out a strategy to guide successful placemaking within Fingal. The Development Plan recognises that the public realm has a key role to play in creating successful places. The following policies and objectives are included within Chapter 3 and are relevant to Malahide.

| |
|---|
| Policy SPQHP7 – Clean Air and Noise Reduction |
| Promote a clean air and noise reduction approach to public realm in town and village centres through pedestrianisation of streets and/or restriction of through traffic where possible and appropriate. |
| Objective SPQHO7 – Vibrant Town and Village Centres |
| Support measures required to create vibrant town and village centres with high quality public realms. |

4.4.3 Chapter 6 – Connectivity and Movement

Chapter 6 identifies the policy framework to facilitate travel demands and cater for travel needs across Fingal in a sustainable manner. It is a key strategic objective of the plan to strengthen the integration of land-use and transport planning with a priority focus on increased provision of walking, cycling and public transport infrastructure.

A sustainable and integrated transport network with a focus on walking and cycling (Active Travel) is supported by the following policies and objectives: -

| |
|--|
| Policy CMP7 – Pedestrian and Cycling Network |
| Secure the development of a high-quality, connected and inclusive pedestrian and cycling network and provision of supporting facilities / infrastructure across the County, including the upgrade of the existing network and support the integration of walking, cycling and physical activity with placemaking including public realm improvements, in collaboration with the NTA, other relevant stakeholders, local communities and adjoining Local Authorities in the context of the impact of development schemes with cross boundary impacts and opportunities where appropriate. Routes within the network shall have regard to NTA and TII national standards and policies. |
| Policy CMP9 – Prioritisation of Pedestrians and Cyclists |
| Support the prioritisation of pedestrians and cyclists and the provision of improved public realm to make walking and cycling safer, healthier, quicker, more direct and more attractive. |
| Policy CMP10 – Bicycle Infrastructure |
| Improve bicycle priority measures and cycle parking infrastructure throughout the County in accordance with best accessibility practice. |
| Objective CMO6 – Improvements to the Pedestrian and Cyclist Environment |
| Maintain and improve the pedestrian and cyclist environment and promote the development of a network of pedestrian/cycle routes which link residential areas with schools, employment, recreational destinations and public transport stops to create a pedestrian/cyclist environment that is safe, accessible to all in accordance with best accessibility practice. |
| Objective CMO10 – Bicycle Parking |
| Provide publicly accessible high-quality cycle parking spaces, both standard bicycle spaces and non-standard for adapted and cargo bikes, in town and village centres and key destinations and near the entrance to all publicly accessible buildings as required. |
| Objective CMO11 – Walking and Cycling Infrastructure |
| Support the provision of walking and cycling infrastructure, including bike parking, bike repair and support services, to increase footfall and economic activity in town and village centres while reducing emissions and improving quality of life. |

Connectivity and movement within the public realm is supported by the following policies and objectives: -

Policy CMP12 – Public Realm

Support and facilitate the provision of high-quality and attractive public realm that is accessible for all with a focus on improving connectivity and permeability in accordance with best practice public realm and guidance documents.

Objective CMO16 – Public Realm and Development

Encourage and facilitate the delivery of high-quality public realm in tandem with new developments throughout the County through the Development Management process and the retrospective provision in existing developments, including the provision of a pedestrianised core in town centres where appropriate.

Objective CMO17 – Existing Street Space and Active Travel

Review the potential for reassignment of existing street space for active travel modes within village and town centres across the County where appropriate during the lifetime of this Plan.

4.4.4 Chapter 7 – Employment and Economy

Section 7.5.4 of the Development Plan sets out the policy and objectives for the retail sector within Fingal.

Malahide is identified as a ‘Level 3: Town Centre’ within the Fingal Retail Hierarchy and Objective EE093 of the Development Plan states: -

Objective EE093 – Level 3 Centres

Ensure the development of Balbriggan, Malahide, Skerries and Charlestown, as sustainable, vibrant and prosperous Town Centres performing at a high retail level within the Fingal Retail Hierarchy to meet the retailing needs of and offer sufficient retail choice to their local populations and catchment populations.

New Street is located within the Core Retail Area of Malahide. The proposed development will provide for a significant improvement to the quality and amenity of the Core Retail Area within Malahide.

4.4.5 Chapter 9 – Green Infrastructure and Natural Heritage

New Street is not located within any Special Areas of Conservation (SACs) or Special Protection Areas (SPAs). Malahide Estuary, located to the north east of the site, is a designated SAC and SPA.

An Appropriate Assessment Screening Report has been prepared by Faith Wilson Ecologist to assist the Competent Authority to undertake a Screening for Appropriate Assessment in respect of the public realm improvements for a pedestrianised New Street and is included in the documents provided for the pre-statutory consenting process assessment.

That Appropriate Assessment Screening report has concluded, for the reasons set out therein, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, that the proposed development either individually or in combination with other plans or projects, and the without relying on any mitigation measures, is not likely to have a significant effect on any European Sits(s), in view of the sites’

conservation objectives, and that no reasonable scientific doubt remains in relation to this conclusion.

The Appropriate Assessment Screening Report will be considered by the Competent Authority and an Appropriate Assessment Screening Determination will be made to determine whether or not an Appropriate Assessment of the proposed public realm improvements for a pedestrianised New Street is required.

4.4.6 Chapter 10 – Heritage, Culture and Arts

Chapter 10 of the Development Plan sets out the policies and objectives for the County's cultural heritage comprising the archaeological and architectural heritage.

There are no Protected Structures within the New Street site/ red line area.

The National Inventory of Architectural Heritage includes two entries relating to New Street, Malahide: -

- Lamp Standard (Reg. No. 11344035): - *'Freestanding cast-iron gas lamp standard, c.1900, comprising chamfered square pedestal with foliated shaft, decorative double lamp fitting above'*.
- Shop/ Retail Outlet (Reg. No. 11344046): - *'Corner-sited end-of-terrace five-bay two-storey former house, c.1835, retaining original fenestration to first floor. Single-bay single-storey extension to east c.1890. Ground floor remodelled c.1975 with pair of aluminium shopfronts. Now in use as retail outlet. ROOF: Double-pitched; slate; concrete ridge tiles; nap rendered chimney stacks; yellow clay pots; cast-iron rainwater goods; half-pyramidal to end bay; slate; red clay ridge tiles; nap rendered chimney stack. WALLS: Roughcast; painted; raised nap rendered quoins; nap rendered to end bay and to gable end. OPENINGS: Square-headed window openings to first floor; stone sills; 2/2 timber sash windows; square-headed door openings to centre ground floor; replacement glazed aluminium door; timber shopfront, c.1890, to end bay; panelled pilasters, decorative consoles, fascia and moulded cornice; replacement timber fixed-pane windows; pair of shopfronts to ground floor; aluminium fixed-pane display window; plastic fascia.'*

The lamp standard referred to within the National Inventory of Architectural Heritage has since been removed from the streetscape due to corrosion of fixtures and the potential for a danger to pedestrians from falling debris.

'Malahide Historic Core' including New Street, is identified as an Architectural Conservation Area (ACA) in the Development Plan. Objective HCAO24 of the Development Plan provides guidance in relation to works within ACA's: -

Objective HCAO24 – Alteration and Development of Protected Structures and ACAs

Require proposals for any development, modification, alteration, extension or energy retrofitting affecting a Protected Structure and/or its setting or a building that contributes to the character of an ACA are sensitively sited and designed, are compatible with the special character, and are appropriate in terms of the proposed scale, mass, height, density, architectural treatment, layout, materials, impact on architectural or historic features.

An assessment of the potential impact of the proposed development on the built heritage on New Street is contained within the submitted **Architectural Heritage Assessment** [Coady Architects] which concludes that the proposed public realm improvements for a pedestrianised New Street are necessary and appropriate to enhance the setting of the historic buildings on New Street.

4.4.7 Chapter 13 - Land Use Zoning

Malahide Village is zoned 'TC – Town and District Centre' with the objective to 'protect and enhance the special physical and social character of town and district centres and provide and/or improve urban facilities'.

Figure 4.1 is an extract from the Fingal County Development Plan 2023 – 2029 Zoning Objectives Map – Interim Publication (April 2023).

The proposed development will facilitate the achievement of key aspects of the Development Plan Vision for 'TC' zoned lands and Malahide Village including maintaining and enhancing the accessibility, vitality and viability of the Village Centre and prioritising pedestrians and cyclists while minimising the impact of private car based traffic.

4.4.8 Chapter 14 - Development Management Standards

Table 14.24 of the Development Plan provides direction for proposed development within Architectural Conservation Areas: -

| Public Realm Works |
|---|
| ➔ Elements of existing street furniture such as original kerbing, paving, setts, post-boxes, railings, bollards etc. should be identified and retained. |
| ➔ Any new street furniture (such as bins, lighting, signage-poles etc.) shall be of a high quality and consistent design with consideration given to their siting and location. Street furniture should be kept to a minimum and any redundant modern street furniture removed. |
| ➔ In instances where the Council does not have direct control over street furniture, it will engage with the relevant agency/agencies, where possible, to encourage them to comply with the Architectural Conservation Area policies. |
| ➔ Works to improve the public realm such as new surfaces, dished pavements, traffic control measures including signage and ramps shall respect and enhance the essential character of the ACA. |

The proposed public realm improvements for a pedestrianised New Street have been carefully considered in the context of the site's location within Malahide Historic Core ACA. The drawings [DFLA] provide full details of the nature and extent of the proposed works within the ACA.

The impact of the proposed public realm improvements for a pedestrianised New Street has also been assessed within the Architectural Heritage Assessment [Coady Architects] and concludes that the proposed public realm improvements for a pedestrianised New Street represents a change from its current (and historic) configuration of a central carriageway with footpaths on both sides but that this change is necessary and appropriate to enhance the setting of the historic buildings and consolidate and support the established retail character of this important street.

4.5 CONCLUSION

The foregoing planning policy context demonstrates that there is wide ranging support for the creation of vibrant and attractive urban spaces, with alternatives to the car and prioritisation of cycling and walking in the design of streets and public spaces. The proposed realm improvements for a pedestrianised New Street, Malahide are in accordance with this policy context and the specific policies and objectives of the ***Fingal Development Plan 2023 – 2029***.

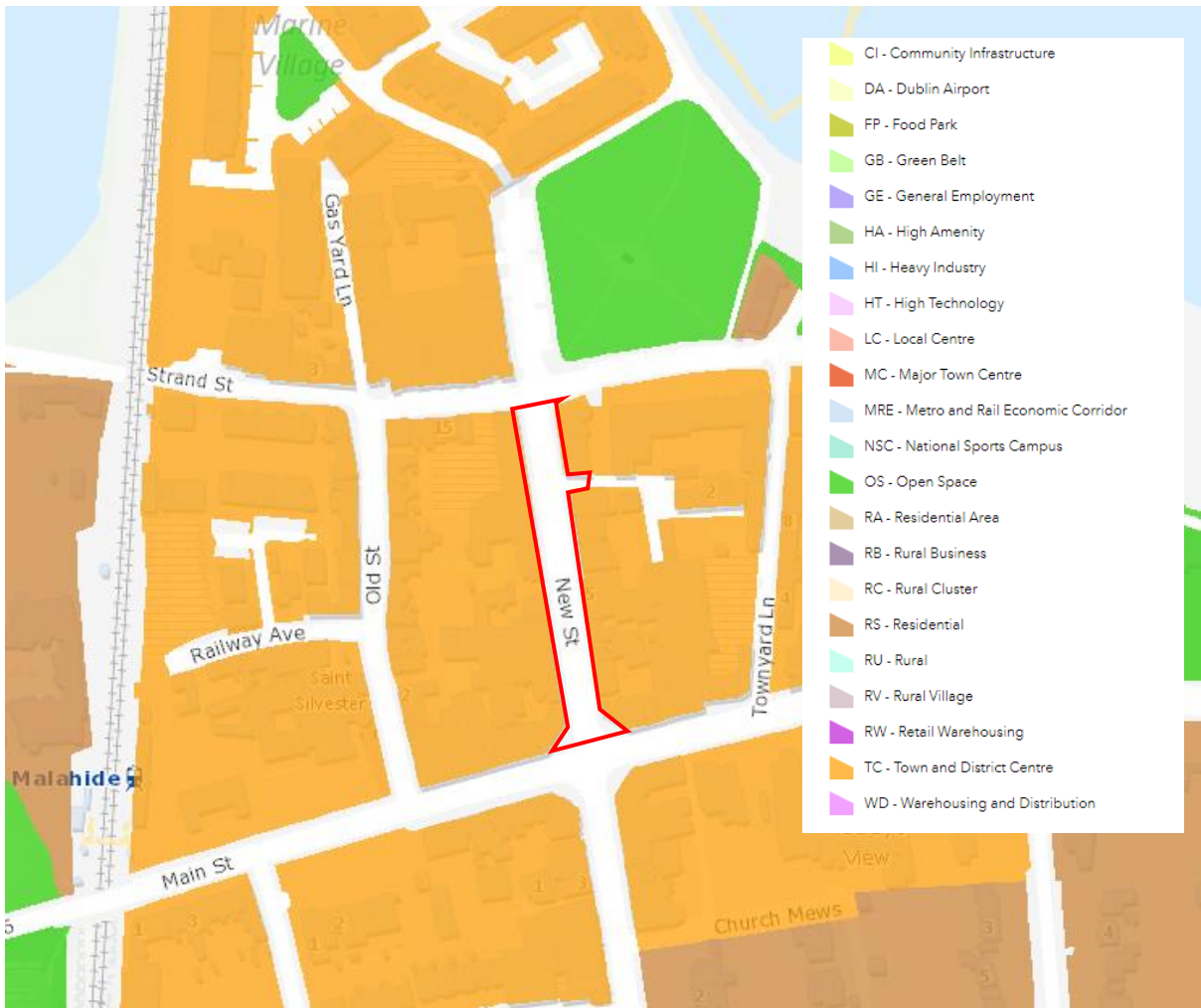


Figure 4.1: Development Plan Zoning Objectives Map
 (Source: Fingal County Development Plan 2023 - 2029 – Interim Publication (April 2023))

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 STRATEGIC ENVIRONMENTAL ASSESSMENT

Strategic Environmental Assessment of the *Fingal Development Plan 2023 – 2029*, including the land use zoning and policy objectives relating to Malahide, has been undertaken as part of the environmental assessment of the implementation of those plans.

5.2 ENVIRONMENTAL IMPACT ASSESSMENT SCREENING

The proposed public realm improvements for a pedestrianised New Street are not a development for which an automatic EIA is required. In terms of scale, the proposed public realm improvements, being a street of 150m in length, with an area of 0.22ha, fall well below the relevant threshold set out in Class 10(b)(iv) in Part 2 of Schedule 5 of the Planning and Development Regulations 2001 (as amended) – namely urban development of 2ha.

An ***Environmental Impact Assessment Screening Report*** [BMA Planning] has been prepared so as to enable the Competent Authority to consider whether the proposed public realm improvements are likely to have significant effects on the environment such that an EIA is required, in accordance with the provisions of the EIA Directive and is included in the documents provided for the pre-planning assessment.

That EIA Screening Report has concluded, for the reasons set out therein, that having regard to the nature, scale and location of the proposed development, the proposed public realm improvements for a pedestrianised New Street, by itself or in combination with other projects, is not likely to have significant effects on the environment, and that accordingly, an Environmental Impact Assessment is not required.

Fingal County Council has considered the EIA Screening Report and has made a determination that an Environmental Impact Assessment of the proposed public realm improvements is not required.

5.2 AA SCREENING

An ***Appropriate Assessment Screening Report*** has been prepared by Faith Wilson, Ecological Consultant to assist the Competent Authority to undertake a Screening for Appropriate Assessment in respect of the public realm improvements for a pedestrianised New Street, and is included in the documents provided for the pre-planning assessment.

That Appropriate Assessment Screening Report has concluded, for reasons set out therein, on the basis of objective information and in view of best scientific knowledge and applying the precautionary principle, that the proposed development, either individually or in combination with other plans or projects, and without relying on any mitigation measures, 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 scientific doubt in relation to this conclusion.

Fingal County Council has considered the AA Screening Report and determined that an Appropriate Assessment of the proposed public realm improvements is not required.

6.0 CONCLUSION

The proposed public realm improvements for a pedestrianised New Street, Malahide will enhance the village's public realm for visitors and residents, creating a more inviting urban centre that can be accessed in a safe and efficient manner.

The proposed development fully complies with the objectives of the *Fingal Development Plan 2023 – 2029*, which seeks to promote the consolidation of Malahide's urban core and protection of the unique identity of the village.

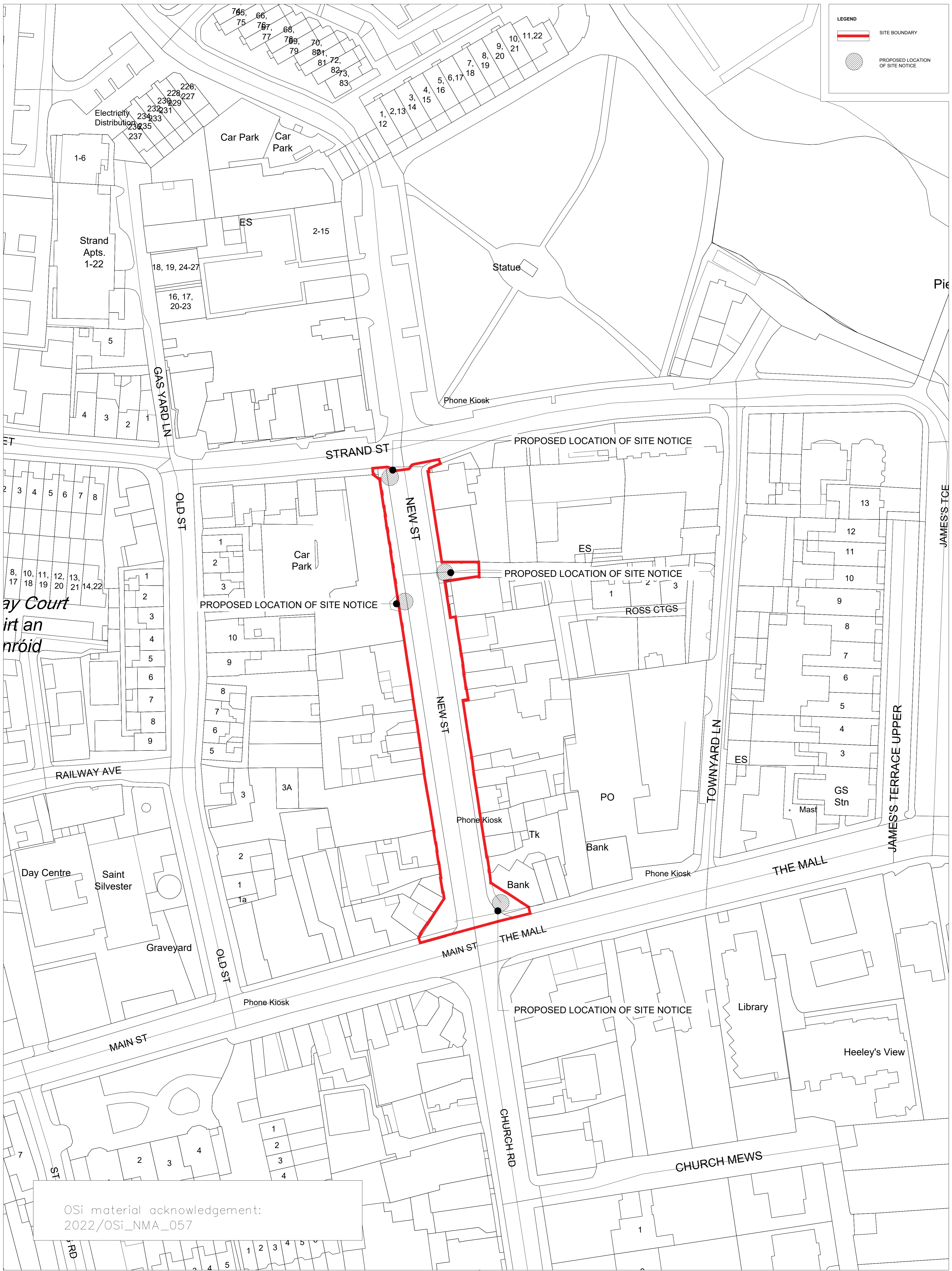
APPENDIX A

SITE LOCATION AND SITE LAYOUT PLANS BY DFLA

LEGEND

— SITE BOUNDARY

● PROPOSED LOCATION OF SITE NOTICE



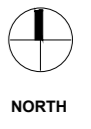
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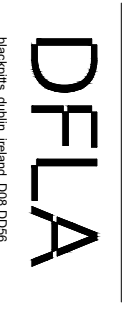
OSi material acknowledgement:
2022/OSi_NMA_057

This drawing is the copyright of the Landscape Architect. Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before public realm improvements proceed.

NOTES:

| DATE | REV | DESCRIPTION | DRAWN BY | CHECKED BY |
|------|-----|-------------|----------|------------|
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| CLIENT: FINGAL COUNTY COUNCIL | ISSUE STATUS: |  NORTH REVISION |
| PROJECT: PUBLIC REALM IMPROVEMENTS FOR A PEDESTRIANISED NEW STREET | PLANNING | |
| DRAWING: SITE LOCATION PLAN | DRAWING NO.: Fc.03-DR-2000 | |
| PROJECT NO.: Fc.03 | SCALE: 1:500 | SHEET SIZE: A1 |
| DRAWN BY: IK | CHECKED BY: IC | 1st ISSUE: 13.04.2023 |





LEGEND AND SCHEDULE OF MATERIALS

- PLANNING APPLICATION SITE BOUNDARY
- PROPOSED SELECTED ROAD SURFACE TO ENGINEER'S DETAIL
- PROPOSED SELECTED NATURAL STONE PAVING - TYPE 1A
- PROPOSED SELECTED NATURAL STONE PAVING - TYPE 1B
- PROPOSED SELECTED NATURAL STONE PAVING - TYPE 1C
- PROPOSED SELECTED NATURAL STONE PAVING - TYPE 2A
- PROPOSED SELECTED NATURAL STONE PAVING - TYPE 2B
- PROPOSED SELECTED NATURAL STONE PAVING - TYPE 3
- EXISTING GRANITE KERBSTONES RETAINED, PROTECTED AND RELAID
- PROPOSED SELECTED NATURAL STONE KERB / CHANNEL
- PROPOSED DRY PLAZA FOUNTAIN
- PROPOSED AREA FOR OUTDOOR DINING (TABLE NUMBERS AND ARRANGEMENT SHOWN INDICATIVE ONLY)
- PROPOSED PUBLIC SEATING
- PROPOSED RETRACTABLE BOLLARD
- PROPOSED LITTER BIN
- PROPOSED BIKE STAND
- PROPOSED ELECTRIC BIKE STAND
- PROPOSED CARGO BIKE PARKING
- PROPOSED TRAFFIC LIGHT AND SIGNAGE AS PER ENGINEER'S DRAWING
- PROPOSED POTENTIAL LOCATION FOR ART/PLAY FEATURE
- PROPOSED POTENTIAL LOCATION FOR BIRD BATH
- INDICATIVE EXTENT OF PROPOSED BELOW GROUND TREE PIT
- EXISTING LEVEL RETAINED
- PROPOSED TREE
- PROPOSED SPECIMEN TREE
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED PLANTING IN BIO-RETENTION AREA
- PROPOSED HEDGE PLANTING

SCHEDULE OF PROPOSED TREE PLANTING:

TREES ON WEST SIDE OF THE STREET:

| TREE REF. | QUANTITY | SPECIES: |
|-----------|----------|---|
| Al | 11 | <i>Amelanchier lamarckii</i> 3 x tr., wrb, 2m h., 2.5m spread, multistem, min. 5 stems |
| Bp | 2 | <i>Betula pubescens</i> 3 x tr., wrb., 3m h., 14-16 cm g., clear stem min. 1.8m |

TREES IN BIORETENTION AREAS:

| TREE REF. | QUANTITY | SPECIES: |
|-----------|----------|---|
| Al | 10 | <i>Amelanchier lamarckii</i> 3 x tr., wrb, 2m h., 2.5m spread, multistem, min. 5 stems |
| Bp | 12 | <i>Betula pubescens</i> 3 x tr., wrb., 3m h., 14-16 cm g., clear stem min. 1.8m |

SPECIMEN TREES AT EACH END OF STREET:

| TREE REF. | QUANTITY | SPECIES: |
|-----------|----------|--|
| Po | 1 | <i>Platanus orientalis</i> 'Minaret' 5 x tr., wrb., 25-30cm g., 5-6m h., clear stem min. 2.5m |
| Ps | 1 | <i>Pinus sylvestris</i> 5 x tr., wrb., 30-35cm g., 5-6m h., clear stem min. 2.5m |

HEDGE PLANTING, TYPICALLY:
Ilex aquifolium, 900-1200mm h.

GROUNDCOVER AND HERBACEOUS MIX, TYPICALLY:
Euonymus europaeus 2 ltr cg.
Dryopteris affinis 2 ltr cg.
Geranium spp. 2 ltr cg.
Luzula sylvatica 2 ltr cg.
Echinacea purpurea 2 ltr cg.
Armeria maritima 2 ltr cg.
Achillea millefolium 2 ltr cg.
Verbascum bomb. 'Gainsborough' 2 ltr cg.

PLANTING IN BIORETENTION AREAS, TYPICALLY:
Viburnum opulus cg., 1.2m h., multistem, min 3 stems
Luzula sylvatica 2 ltr cg.
Luzula nivea 2 ltr cg.
Iris pseudacorus 2 ltr cg.
Asiatica spp 2 ltr cg.
Juncus effusus 2 ltr cg.
Molinia caerulea 2 ltr cg.

BULB PLANTING, TYPICALLY:
Hyacinthoides spp. 2 ltr cg.
Narcissus spp. 2 ltr cg.

Abbreviations:
xtr. number of transplants in nursery
h. height
s. spread
wrb wire root-balled
cm g girth of tree in centimeters measured 1m above ground
2 ltr cg plants supplied in 2 litre volume containers

This drawing is the copyright of the Landscape Architect. Unless otherwise stated all dimensions are in millimetres. Where dimensions are not given, drawings must not be scaled and the matter must be referred to the Landscape Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before public realm improvements proceed.

NOTES:
OSI material acknowledgement: 2022/OSI_NMA_057

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| DRAWING: | PUBLIC REALM PLAN | | |

CLIENT: FINGAL COUNTY COUNCIL

PROJECT: PUBLIC REALM IMPROVEMENTS FOR A PEDESTRIANISED NEW STREET

DRAWING: PUBLIC REALM PLAN

ISSUE STATUS: PLANNING

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