

MALAHIDE COMMUNITY FORUM MEETING NOTES 06/09/2021

1. Minutes of Last Meeting

- 1.1 The Chair stated that the minute of MCF's deputation meeting with FCC should read " Cllr O'Brien stated that he and Minister O'Brien had met with the owner of Estuary House in relation to the proposed road through the property. He said he would request the Chief Executive of FCC to make funding available to examine potential solutions to traffic problems in the area"
- 1.2 The Marina Village Representative queried point 8.1 from the previous meetings minutes:
"The Chair stated that there had been a noticeable increase in business being conducted by traders, and that the Green space had been kept in good order with no litter evident on a Saturday evening at 17:00. It was also of note that the paving was being power washed. To be monitored."

The query was in relation to the source of the information, as it would appear that only the pubs and restaurants were benefiting. The Marina Village Representative indicated that in 6 weeks, she had only recognised 12 people eating at the restaurants. The Marina Representative queried why Malahide was accepting the inconvenience for local residents for no benefit. The Marina Village Representative further noted that residents had not been asked been asked or listened to.
- 1.3 The Chair acknowledged the point of view of the Marina Village Representative, and that it is shared by others, however the Chair noted that the New Street pedestrianisation was a very divisive issue and the comment was an opinion on the day.
- 1.4 The minutes of the July meeting were approved.

2. Planning Report

- 2.1 Moyville Developments, Moyville, Coast Road
 - 2.1.1 The Chair stated that permission had been sought for the demolition of a single storey house and construction of houses and apartments on the site of the food trailer.
 - 2.1.2 The Chair stated that it was obvious that these sites adjacent to the former hotel were destined to be developed and that it was a shame that the sites were not developed in unison to achieve an overall coherent plan.
- 2.2 KGJM, St Josephs, The Hill
 - 2.2.1 The Chair advised that there has been a revised application
 - 2.2.2 The original application was a for a large modern building, knocking down the existing house. This application was refused. MCF did not object to the original application. The Council refused it on the basis it was an inappropriate development.
 - 2.2.3 The revised application has been reduced, taking out the top floor.
 - 2.2.4 The Church Road Representative stated that the application was for a contemporary design, situated amongst three other traditional houses.

Speaking in a personal capacity, feels that it would “stick out like a sore thumb”.

2.2.5 A vote was taken, with 10 supporting the MCF objecting to the application.

2.3 Barra Funda Properties, Swords Road

2.3.1 The Chair advised that there has been a planning application for 41 step down retirement units behind Lissadell. The site is zoned to “Provide for and protect civic, religious, community, education, health and social infrastructure”. Evan Duggan is the promotor.

2.3.2 A development of this nature has been long sought in Malahide, in line with what the Step-Down sub-committee have been suggesting, however there is no indication of how it will be managed. The Chair suggested that the Council would need to put in stringent conditions to prevent the units being sold to a buy to let operator.

2.3.3 The Treasurer suggested sending a letter of support for the development, subject to the appropriate controls being conditioned. The Chair is to investigate with the Councillors first.

2.4 Calabash Investments, Lands at Levanda & Elsfield, 14 & 14a Yellow Walls Road

2.4.1 The Chair advised that an application are proposed on Yellow Walls Road across from Texas Lane. The applicant seeks to demolish the two existing houses and build 12 town houses.

2.4.2 The Chair expressed the opinion that the type of housing and location, close to the amenities of Malahide, is more suitable than recent out of town applications.

2.4.3 The Treasurer expressed concern with traffic in the area, an already busy junction.

2.4.4 The Secretary expressed concern that the houses would only have car parking provision for one car, and that this is not practical against peoples requirements.

2.4.5 The Chair recognised the concerns raised, however suggested that sustainable design cannot continue adding cars to the system, the location on offer afforded future residents an opportunity to live without two cars, whereas an out of town development would require residents to have two cars. The Chair further stated that FCC tend to have a policy of two car spaces, even though this is contrary to the departmental guidelines.

2.4.6 The Church Road Representative had reviewed the application and does not believe there is additional space for parking on this compact development.

2.4.7 The Seapark Tidy Districts Representative noted that he travelled this route regularly, and would hate to see additional traffic added to this already congested road, but suggested that opposing the application would be NIMBYism. This type of development should be promoted.

2.4.7 The Committee are broadly in support of the development and the requirement for additional housing stock in the vicinity of Malahide. There remained concern around the parking provision, and the knock on effect including overspill on the road, but as no consensus was reached the MCF will not support or object to the application.

2.5 Robswall Cottage

2.5.1 The Chair confirmed that planning had been granted, with no onerous conditions. There is a mechanism to support an objection to An Bord

Pleanala, the consultant is to forward on details. It was the MCF's original intention to object to the development.

- 2.6 No. 5 Gasyard Lane
 - 2.6.1 The Chair indicated that the application for apartments was rejected on technical grounds, the applicant was asked to modify the design.

- 2.7 Corballis SHD, Donabate
 - 2.7.1 The Chair referenced a request from the St Margaret's Rd Representative to discuss the development in Donabate. The application consists of 1,300 residential units immediately across the estuary from the Malahide Marina.
 - 2.7.2 The Chair noted that the Government provided €35 million to build a distributor road around Donabate to facilitate this type of development, and this development is north of that road and is within the area zoned Residential in the Fingal Development Plan.

 - 2.7.3 The Chair had been contacted by the Donabate Community Council to support their objection to the development. The Donabate Community Council has raised funds and engaged consultants. The Chair has requested that the consultants reports are forwarded to the MCF for review, to determine if there is a sound base for an objection by MCF.
 - 2.7.4 The Chair indicated that it would be a case of "the pot calling the kettle black" to submit a visual amenity grounds based objection. To await further information to determine if substantive grounds exist on which to object.
 - 2.7.5 The Church Road Representative agreed with the Chair, and unless substantive grounds were found we should "stick to our own corner".
 - 2.7.6 The Marina Village Representative questioned where the sewage from the development would go. The Chair indicated that a new sewage plant development in Portrane, more or less in the grounds of St. Ita's, would have the necessary capacity.

3. Seabury, Safe Routes to School

- 3.1 The Chair met with Seabury Tidy Districts and Lisadell Representatives and gave them the details of the proposal made in the deputation meeting. After discussion the residents accepted the proposal was best that was practicable. They plan to consult their members and take a poll to hear attitudes.

- 3.2 The Seabury Tidy Districts Representative confirmed the information will be contained in the upcoming newsletter and that they should have feedback at the next MCF meeting.

4. Seapark / Seamount Report

- 4.1 The Chair informed the Committee that the former Seapark Representative had retired from his role in both the residents association and the MCF. The Chair acknowledged the significant contribution made while an MCF member.

- 4.2 The Chair introduced the new Seapark Representative to the Committee and update the Committee on the progress being made onsite.

- 4.3 The Seapark Representative confirmed that pathway from Seapark Road to Seapark Hull is due to open on November 22nd. The Seapark Representative spoke with John Small, Ballymore's Director of Operations, who explained that the rock was being removed by chemicals means leading to delays. The path is 10 feet wide, has had hardcore and kerbing laid down, but it not yet had tarmac laid.
- 4.4 The Seapark Representative informed the Committee that the permanent pathway from Seamount Hill to Seamount Road through Seamount Abbey estate will not open until June / July 2023, when all properties at the rear are finished.
- 4.4 The Seapark Representative informed the Committee that the new path stops 20 yards short of Seapark Hill. The provision of the required linking path will be the responsibility of FCC. The Seapark Representative requested that the MCF contact FCC to prioritise these works.

5. Tidy Towns

- 5.1 The Tidy Town Representative confirmed that they continue to meet on Saturday mornings (at 10:30 at the train station). Currently focusing on weeding, as Malahide along with other towns have ceased using chemical weed killer. They have been trialling natural alternatives, but to date these have proved less effective. The Tidy Town Representative asked if everyone is to remove a weed where possible; outside their home, while on a walk or waiting at the bus etc.
- 5.2 The Chair noted that the laneway back of shops along Church Road require particular attention.
- 5.3 The Vice Chair noted that there are issues of brambles overhanging the pathway from Malahide Demesne entrance to the Dublin Rd that also will need attention.

6. Treasurers Report

- 6.1 The Treasurer confirmed the current balance of €9,976. No income or payments in the last month.

7. Neighbourhood Watch Report

- 7.1 The Church Road Representative reported that there had been no activity from the Neighbourhood Watch group in recent time. The Chair queried was there a mechanism in place for replacing the Chair / Committee. The Church Road Representative confirmed there is a General Meeting, but all recent correspondence has gone unanswered. The Church Road Representative to investigate further and report back at next meeting.

8. Date of AGM & Proposed Agenda

- 8.1 The Chair confirmed that due to the current restrictions, and the associated requirement for enquiry as to vaccination status for indoor gatherings the AGM is

planned to be after October 22nd, when full unrestricted meetings are scheduled to be permitted. The Committee supported the Chair's proposal.

- 8.2 The Secretary informed the Committee that contact had been made last week with the Grand Hotel to seek information and pricing for various rooms post October 22nd.
- 8.3 The Chair suggested that the meeting would include the a report on MCF activities since the last AGM and showcase some of the recent projects; including the safe routes to school and Seapark / Seamount. The Chair requested that the Seapark Representative get some photographs of the park itself and the vista from it, as many residents in Malahide would not be familiar with it.
- 8.4 The Chair outlined that it was likely that local councillors would be in attendance and that they have until December to make submissions into the Draft Development Plan and the AGM will be an opportunity to ensure the MCF proposals are being accepted.
- 8.5 The Marina Village Representative asked if the date was confirmed. The Chair confirmed that the date is not confirmed, but will be after the lifting of restrictions. Other bookings at the Grand Hotel and clashes sporting events etc. will need to be reviewed, to ensure the best possible turnout.
- 8.6 The Hanlon's Lane Representative queried whether New Street development would be on the agenda. The Chair indicated that New Street would be addressed within the report, but that a presentation on it had not been planned. The topic remains very divisive amongst Malahide residents with no consensus reached in the last year.

9. AOB

- 9.1 The Church Road Representative queried whether the new ice cream shop on New Street had received planning permission for the new shop front. The Chair confirmed that had been granted permission to change the frontage.
- 9.2 The Secretary reported on concerns of some members that the meetings are continuing to be held virtually and the nature of them being held through Zoom and recorded. Given that the Chair has already outlined that in person meetings will only recommence in line with public health advice, the Secretary wanted to confirm that the methodology of online meetings would continue as is, including the recording of discussions to assist in the accurate minute taking. The Committee supported the continued use of Zoom as is, and the Secretary's proposal, as long as it may be required.
- 9.3 The Secretary informed that the Committee that meeting recordings are only kept on file until minutes are adopted in the next MCF meeting. Typically this would be c. 4 weeks, however in the most recent instance as there was no August meeting, this would have been closer to 8 weeks.
- 9.4 The Church Road Representative raised the issue of residential sales in blocks within the Casino. The Chair confirmed that the MCF had tried to ensure that the units would be sold individually, but had been unsuccessful.

9.5 The Church Road Representative queried whether the Town Centre sub-committee Chair had any response from Fingal County Council regarding the objection to the signage over the tanning parlour on Church Rd. The sub-committee Chair was not in attendance to provide an update.

9.6 The Seamount Representative raised with the Committee their objection to the H2 bus route proposals discussed and agreed at the previous MCF Committee meeting. The Chair acknowledged receipt of the Seamount Representative objection email, where the basis of objection was on the width of the road. The Chair indicated that the alternative road suggested by the Seamount Representative is 0.5m narrower than Seamount Road, on this basis the objection is invalid.

The Seamount Representative indicated that they do not want a bus driving up Seamount Road. The Chair reiterated the topic from earlier in the meeting that to reduce traffic congestion in and around Malahide, sufficient amenities including public transport needs to be provided. The proposed H2 route provides a bus to:

1. Students of east Malahide trying to access the secondary school,
2. Remove a bus from Old Street and the village, where the roads are not suitable for such large vehicles,
3. Provide public transport options to a large array of new houses and residents in the Seamount area.

The Seamount Representative queried when this had been discussed. The Secretary confirmed it was discussed at the July meeting, with the proposal issued in advance of the meeting. The Secretary further confirmed that a representative of the Seamount Residents Association was in attendance at the meeting.

The Seamount Representative to discuss with the Seamount Residents Association. The Chair indicated willingness to meet further on the proposal to discuss any concerns.

9.7 The Vice Chair raised concern with the quality of the road markings around Malahide, many have worn away considerably. The Chair acknowledged the issue and confirmed that Fingal County Council would be written to.

10. Date of Next Meeting

10.1 To be confirmed, subject to finalised AGM date.