

MALAHIDE COMMUNITY FORUM MEETING NOTES TUESDAY 15/02/2022

1. Motion from Inbhir Ide Drive & Close Representative

- 1.1 The Inbhir Ide Drive & Close Representative stated that his correspondence was taken out of context. The Chair stated his full correspondence had been circulated with the Agenda and his proposal that the Chair resign.
- 1.2 The Coill Dubh Representative put forward a proposal to defer the motion due to the proximity of the AGM. When the subsequent Forum meeting considers the election of officers, as required by the Forum's Constitution. The Church Road Representative seconded the motion, and it was accepted by the Committee.

2. Minutes of Last Meeting

- 2.1 The Secretary reported that the Inbhir Ide Drive & Close Representative had made contact in relation to minute 8.2 of the January meeting:

"The Treasurer reported the early receipt of subscriptions from Inbhir Ide."

The Inbhir Ide Drive & Close Representative had queried whether the minute referenced the correct Residents Association. The Secretary confirmed that the incorrect RA had been referenced. The correction was accepted.

3. Matters Arising

- 3.1 None.

4. Planning Report

- 4.1 Seamount House/ Jameson Orchard
 - 4.1.1 The Chair informed the Committee that the owner has applied for an extension of planning permission, which was refused by FCC, meaning outstanding road widening works should be completed. Litigation may be holding the completion of work
 - 4.1.2 The Chair understands that land to the front of the house was transferred to FCC. The land was originally due to be allotments.
- 4.2 Submission to the Airport Noise Competent Authority (ANCA)
 - 4.2.1 The St Margaret's Representative queried whether a submission would be lodged in relation to the divergent flight plans. The Chair confirmed that the submission had been completed and Treasurer would be completing payments to lodge with the submission imminently.
 - 4.2.2 The St Margaret's Representative suggested that individual association members lodge submissions with the ANCA. All submissions to be made by 28/02. The Secretary to include links in next email.

- 4.3 18 The Rise, Malahide
 - 4.3.1 Appeal in for refused planning application. To be monitored.
- 4.4 New Street / Street Licences Appeal
 - 4.4.1 The Old Street Representative confirmed that a 900 page submission has been made against the street licences in Malahide. The file has been provided to ABP, and will hopefully be made public. The file has also been supplied to FCC, where they will be required to reply within 30 days.
 - 4.4.3 The Old Street Representative further informed the Committee that the Office of the Planning Regulator has advised [Fingal County Council] that if Local Area Plans are not in the next County Development Plan then all planning over the last 21 years is in jeopardy of being invalid.

4. Q&A with MLTCC Architect re Covered Court Planning Application

- 4.1 The Chair confirmed that a site notice went up on 11/02, but that as of today [15/02], FCC had not recorded receipt of the plan. As the MCF has not yet seen the plans, we are at a loss in some respects.
- 4.2 The Chair reminded the Committee that questions posed to the architect should focus on relevant question pertinent to the design. Questions more suited to the client, such as site selection, were not appropriate.
- 4.3 Given the lack of plans, the Chair queried the size of the development, Robert confirmed that the area comprised of 4 tennis courts, each of c. 550 sq. metres, total of c. 2,200 sq. m. The Chair stated that his assessment of the total covered area proposed was 2,800 sq. m. He also stated that for comparison the largest existing development in Malahide town centre was the SuperValue supermarket with associated parking, together with the various commercial premises which form part of the complex. This had a plan area c. 1,850 sq. m. i.e. 66% the size of the Tennis Club proposal
- 4.4 The Secretary confirmed that the overwhelming concern was raised with the elevations of the proposed structure, from James Terrace, The Mall and The Rise. The Architect indicated that these photomontages were created in a winter setting from both roads.
- 4.5 The Secretary informed the Committee that questions had been supplied as requested and that these questions would be answered prior to additional questions being posed from the floor.

4.6 *The below questions were submitted to the Architect in advance of the call and were answered and elaborated during the call. The answers below are those supplied by the Architect in advance of the call, but substantially reflect the details provided to the Committee during the call:*

- 4.6.1 Q How accurate is the modelling? There does not appear to be sufficient coverage today so that the structure will be obscured from the road driving out from village or coming down the Rise.
- A The modelling is very accurate as are the photomontages. The photomontages produced are in winter but with some additional planting.
- 4.6.2 Q The modelling is all done in the summer, what about winter when there is no foliage?
- A All the photomontages are done in winter with the leaves off the trees. There is additional landscaping proposed and this will also help further. Yes the 3D video is in summer, but that was to contrast with the photomontages so we covered both seasons.
- 4.6.3 Q What is the overshadowing of the adjacent buildings?
- A Overshadowing is very minimal as third party buildings are well away from the new structure and the trees are higher than the structure. A detailed shadow study has been submitted as part of the planning application.
- 4.6.4 Q As the Tennis Club is part of an Architectural Conservation Area (ACA) architecturally is this not misaligned with the protected buildings on James Terrace?
- A An ACA does not preclude development. Just greater care has to be taken. The design has taken this into account and that is why the gable ends are in glass. Furthermore that is why a very detailed Visual Impact Assessment has been carried out, by specialists, and submitted with the Application.
- 4.6.5 Q What is the highest point of the structure and relative to what is there today?
- A The structure is 10m high at the centre point. This is the minimum for regulation tennis. It is a similar height to the existing lighting masts. (just a bit lower)
- 4.6.6 Q Will there be more light pollution at night compared to today?
- A The existing court lighting masts that are 10m high are to be removed and the lights will be internal to the building so light spill will be greatly reduced.
- 4.6.7 Q What sort of material is the cover? Will it degrade and look dirty over time? Particularly with leaves etc falling on it during autumn?
- A The membrane is a high grade material that is rated for 25 years plus. A similar membrane was used on the main 4 courts at the National Tennis Center in DCU about 14 years ago and there are no problems there. There is no more maintenance than with a traditional building.
- 4.6.8 Q Will the structure be the bright glaring white in its finished state?
- A The roof membrane is semi-translucent and so there won't be any excessive glare. Again this has been addressed in the Visual Impact Assessment.

- 4.6.9 Q Was an alternative structure or temporary winter structure considered as in other tennis clubs?
- A Yes all alternatives have been considered but this is the best overall solution for the Club and Tennis and is designed as a curved structure and thus is more visually pleasing than an Air-Dome etc.
- 4.6.10 Q Architecturally why was the decision not to position in front of clubhouse or further way from James Terrace?
- A In this location it is possible to cover 4 courts. There are trees, a road and a higher terrace between it and the buildings on St James Terrace. Those 4 courts are also at the lowest point of the site.
- 4.6.11 Q Does the structure have to be the height and scale proposed?
- A The structure is set at the minimum height for regulation Tennis. It is for Tennis so it has to be that height. There isn't flexibility on that. It is important to note that many of the trees are much higher and many of the surrounding buildings are much higher.
- 4.7 The Chair suggested that should the next meeting be held outside of the 5 week submission timeframe a separate meeting be held to review the application, with the full benefit of the accompanying documents. The Treasurer suggested the next meeting of the Forum be held on March 14th to avoid this problem. The Committee accepted the proposal.

5. New Street

- 5.1 The Chair referenced the recent correspondence in relation to the ongoing closure of New Street, which was now legally unsustainable, following the removal of Covid distancing requirements. Fingal County Council have indicated they will be engaging consultants on the development of a new plan, with the intention to make New Street permanently pedestrianised. Public consultation to take place in the future.
- 5.2 The Coill Dubh Representative requested that the correspondence be circulated to the members of the Committee. The Secretary confirmed this was previously circulated, but will re-circulate.
- 5.3 The St Margaret's Road Representative raised concern with the manner in which the Council have proceeded, both in the past and now into the future, that the pedestrianisation of New Street is going to happen, and that the public consultation will focus on how that will look rather than whether the road should be closed in the first place.
- 5.6 The Seapark Representative raised concern with the parklets, particularly on Church Road outside St. Sylvester's GAA Club. With the removal of COVID restrictions are these parklets still required. The Chair proposed to write to the Council requesting the removal of the parklets on Church Road, The Mall and Old Street. The Old Street representative to provide some points to be included in the correspondence with the Council. The Tidy Towns Representative suggested holding off the request at present given the difficulties experienced by the hospitality industry throughout the pandemic. The Secretary agreed with the Tidy Towns Representative. The proposal was passed by the remaining Committee.

6. Safe Routes to School

- 6.1 The Chair informed the Committee that €300k funding had been allocated by the NTA to FCC for the development of the route from Seapark to Seamount Park and Road, which will facilitate students travelling to the Community School from East Malahide
- 6.2 The Chair further informed that Committee that a pedestrian/cycle bridge over the railway line, to the back of the Community School, which has been sought by MCF since 2008, has been approved to be incorporated in the Draft Development Plan. The required motion to amend the Draft Development Plan was proposed by Cllrs Lavin and O'Brien and approved unanimously by the Council. The Council also approved a motion to provide a pedestrian/cycle entrance to Malahide Demesne at the pedestrian lights at Ashwood Hall. Together these will allow much improved and safer access to the Community School for the 60% of students who live west of the railway line, when the Old Rugby Ground site is redeveloped. It will also allow much improve access to the planned Portmarnock/Malahide Educate Together Primary School, which is planned for a site adjoining the rugby club grounds, for those coming from Portmarnock.
When completed this work should substantially reduce the level of traffic congestion on The Hill and the Back Rd. at school opening and closing times
- 6.4 The Chair informed the Committee that the Council have agreed to undertake a study of how to proceed on the Caves Marsh proposal.
- 6.5 The Seapark Representative raised concern with the delay in completing the walkway from Seapark to Seamount. The Chair agreed that a letter to both Ballymore and FCC to expedite the works, to allow access to be restored as quickly as possible, be sent.

6. Tidy Towns

- 6.1 The Vice Chair commented that the surroundings to the Bridgefield carpark had now been completed by the Council. The Old Street Representative informed the Committee that the Inbhir Ide Drive & Close Representative had followed up with the County Engineer and ensured the works were completed. The Chair commented that the works were a vast improvement on what was there and thanked all those who contributed to its completion.
- 6.2 The Vice Chair raised concern with the quality of footpaths around Castle Terrace (and Malahide in general). The Chair commented that construction in the vicinity appeared to be coming to an end, and that repairs should be forthcoming as part of any remediation works. To be monitored.
- 6.3 The Vice Chair raised issue with the lamppost at the railway bridge. The lamp was not working for six weeks. The bulb was replaced and within a short period was not working again. The Chair suggested that there may be some fault in the pole, possibly linked to the installation of the car charger.

- 6.4 The Tidy Towns Representative informed the Committee of some of works recently completed:
- new gravel area around the Malahide Sailing Club
 - ramp at the green space across from the Pappagallino ice cream shop
 - the council are planting perennials, leading to improved
- 6.5 The Tidy Towns Representative indicated that no biodiversity plan is yet completed, but is currently under review.
- 6.6 The Tidy Towns Representative confirmed that Robswall “meadow” will be surveyed to see what is currently growing, to determine the changes that are happening over the years.
- 6.7 The Tidy Towns Representative confirmed plans to survey Gaybrook Stream, to determine what is growing, and what might be worth keeping.
- 6.8 The Tidy Towns Representative informed the Committee that the biodiversity officer suggested turning the “damp section” of the Estuary Green (Texas Lane to Malahide Sailing Club), would be well suited to a reed bed / wild life space.

7. Neighbourhood Watch Report

- 7.1 The Church Road Representative confirmed that attendance at the regional meeting of interest groups, the view is that no Neighbourhood Watch meetings will be re-instated until instructed by the District Superintendent.
- 7.2 The Church Road Representative confirmed that contact had again been attempted with the local Chair of the Neighbourhood Watch, but no response was received.

8. Treasurers Report

- 8.1 The Treasurer confirmed c. €10,000 in the account, with the only outgoing of €20 to rent the room, in the past month.
- 8.2 The Treasurer seconded a proposal by the Inbhir Ide Drive & Close Representative to support the village residents’ associations in their appeal of the manner in which the Council closed New Street. The motion to cover half the costs (up to €1,500) was passed by the Committee. The Old Street Representative to supply necessary receipts to the Treasurer. The decision to support the objection was on the basis of the perceived lack of due process, rather than the principle of closing New St.

9. Date and Location for AGM

- 9.1 The Treasurer awaiting confirmation of availability from Grand Hotel for Tuesday 12/04.

10. AOB

- 10.1 The Seapark Representative informed the Committee that Seapark would be celebrating its 50th anniversary. As part of the celebrations Seapark will be conducting a mini St Patricks Day parade on 17/03 at 10:30.
- 10.2 The Vice Chair informed the Committee that St Andrews would be celebrating 200 year anniversary in November. Details to follow.
- 10.3 The St Margaret's Representative suggested forming a sub-committee to review the draft development plan. The proposal was accepted by the Committee. The Secretary to request expressions of interest from Committee members as part of the next correspondence out. The Committee agreed a minimum of five people would be required to form the sub-committee.

11. Date of Next Meeting

- 11.1 Monday 14th March 2022, location to be agreed.