



North Central Area Committee meeting 21st January 2019
Plan No: 4214/18

Part 8 Application for Belmayne Main Street and Belmayne Avenue Scheme

The proposed Part 8 development was put on public display from Friday 19th October 2018 to Monday 19th November 2018 inclusive. Plans and particulars of the scheme were available for inspection and on display in the Civic Offices, Wood Quay.

The closing date for submissions or observations was Monday 3rd December, 2018.

Sponsoring Department

Environment & Transportation Department, Dublin City Council

Proposed Development

Completion of the unfinished Belmayne Main Street and refurbishments on Belmayne Avenue.

A breakdown of the works includes the following:

- Reconstruction of 700m 4 lane carriageway, provision of 180m of new 2 to 4 lane carriageway, footpaths and cycleways.
- Bus lane facilities, including a new bus-gate link to the Malahide Road.
- On-street parking, public lighting and other utilities.
- Signalised junctions at Belmayne Avenue/ Belmayne Main Street and at Belmayne Main Street/ Malahide Road.
- Pedestrian/ toucan crossings for the new school on Belmayne Avenue, the park at Parkside Boulevard and at three locations on Belmayne Main Street.
- Landscaping works including planting of appropriately sized trees.

Interdepartmental Reports

Submissions were received from the following departments:

Transportation Planning Division:

- Prior to the finalisation of the detailed design of the proposed development the applicant shall consult with the National Transport Authority, ITS Section, Traffic Advisory Group to ascertain their requirements regarding the proposed development.

City Archaeologist:

- The developer shall retain a suitably qualified licensed-archaeologist, and shall determine the further archaeological resolution of the site.

Drainage Division:

- Further consideration of the surface water management strategy is required.

Parks and Landscape Division:

- The applicant shall consult with the Parks and Landscaping Division before finalisation of the detailed design in particular to how cycle tracks and landscaping are to be incorporated and the design.

Planning Recommendation:

- The proposer is recommended to delineate locations of proposed fencing and agree height and treatment of temporary fencing with DCC's Parks & Landscape Division.

Observations:

Third Parties:

- Tommy Broughan TD, Dail Éireann
- McGill Planning (on behalf of Cairn Homes), 45 Herbert Lane Dublin 2
- Alexander Shigin, Parkside Mews, Balgriffin, Dublin 13
- Adrian & Patricia Sharkey (Radiance) 42 Main St Belmayne, Dublin 13

The submissions mainly relate to design, traffic, parking and access issues of the proposal. Additional junctions are sought along Belmayne Avenue and to open lands south of Belmayne Main Street.

Prescribed Bodies:

- National Transport Authority

In relation to the details of the design the NTA has requested that the Local Authority consults with them regarding the location and layout of bus stops and that the links to the existing greenways and the associated crossings be fully aligned so as to minimise interactions between pedestrians and cyclists to ensure that access to and from the greenways across each junction is direct.

Planning Assessment:

The project will see the completion of Main Street linking the western North Fringe KDC with New Priory but ultimately connecting the eastern and western KDC North Fringe nodal centres. When complete, Belmayne Main Street will provide a direct link between Malahide Road and Clongriffin and will provide for sustainable modes of travel including walking facilities, cycling facilities as well as bus lane facilities along the route. The proposal also involves traffic safety improvements to Belmayne Avenue.

Funding has been approved for the completion of 'Main Street' west of New Priory to the Malahide Road under the Local Infrastructure Housing Activation Fund (LIHAF), as part of the Rebuilding Ireland programme. Additional funding has been applied for from the National Transport Authority.

EIAR Screening

The planning authority has noted the content of the report and concurs with the conclusion of the report.

Appropriate Assessment

The planning authority has noted the content of the report and concurs with the conclusion of the report.

Conclusion

The proposed project does not materially contravene the current Dublin City Development Plan. In conclusion, the Planning & Property Development department have no objections and recommend that the development proceed subject to the recommendations outlined above. It is our intention to bring this Part 8 to the City Council for approval.