

New Street Malahide

# Public Consultation Feedback

## New Street Public Realm Stage Two

Date of Issue - April 2023

DFLA



Comhairle Contae  
Fhine Gall  
Fingal County  
Council



2022/OS: MMA\_057

# Contents

## Introduction

## Main Themes from Stage One Community Insights

## Preliminary Design Drawings

---

### Section 1: **Key Stakeholder Event - Feedback on the Preliminary Design Drawings**

- 1.1 Summary of Key Stakeholder Event
  - 1.2 Favourite Elements of the Preliminary Design Drawings - Key Stakeholders
  - 1.3 Elements of the Preliminary Design Drawings in Need of Improvement - Key Stakeholders
- 

### Section 2: **Public Consultation Event - Feedback on the Preliminary Design Drawings**

- 2.1 Summary of Public Consultation Event
  - 2.2 Summary of Online Feedback Form
  - 2.3 Favourite Elements of the Preliminary Design Drawings - Public Consultation
  - 2.4 Elements of the Preliminary Design Drawings in Need of Improvement - Public Consultation
- 

### Section 3: **Public Consultation Insights and Suggestions**

- 3.1 Insights, Comments and Suggestions
  - 3.2 Site Specific Suggestions
- 

### Section 4: **Online Information Sessions**

- 4.1 Disability Stakeholder Groups - Summary
- 4.2 Statutory Stakeholders - Summary

## Conclusions



## Contributors

---

Connect the Dots  
DFLA  
National Transport Authority  
Fingal County Council  
Eamonn Hall - Graphic Designer

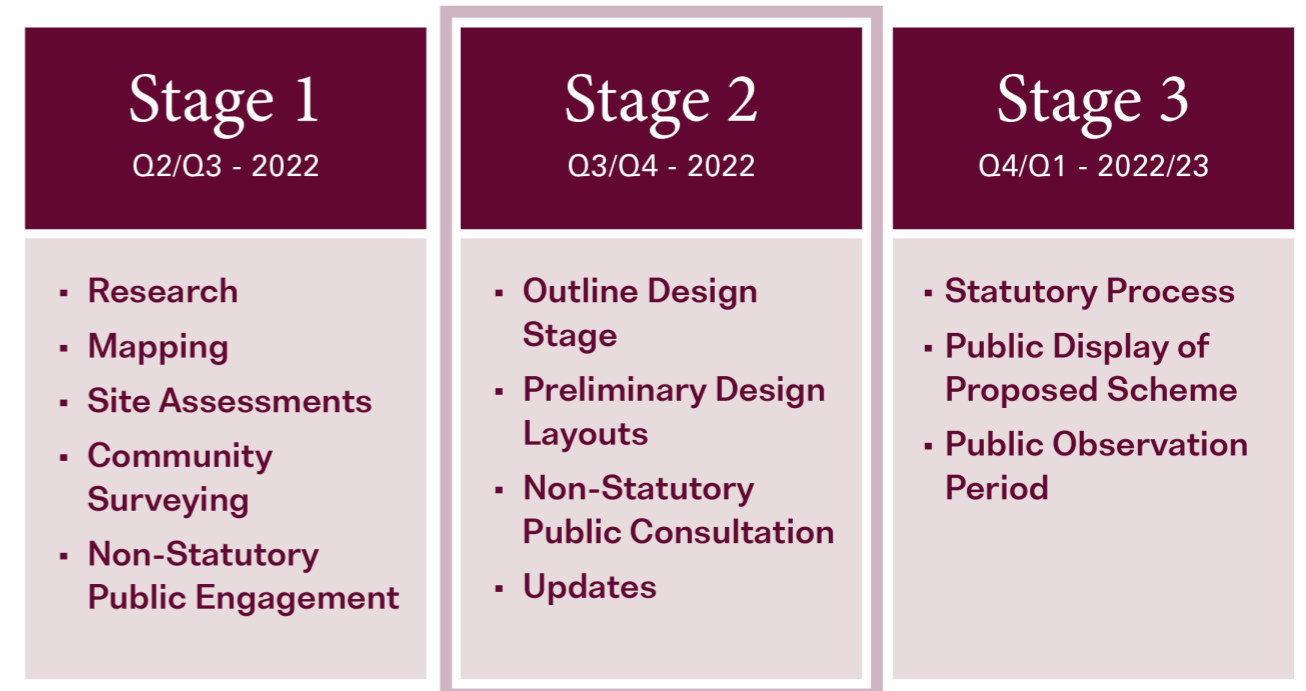
---

# Introduction

The vision for the future of New Street is a well-designed public space that meets the needs and requirements of the people of Malahide. The design will enhance the heart of Malahide for the benefit of residents, businesses and visitors, while respecting the heritage and character of the village. The public realm infrastructure will be designed with the goals of a safe, cleaner and greener future firmly in mind. These public realm improvements are an opportunity to prioritise, upgrade and expand public realm infrastructure for a pedestrianised New Street, and to deliver an improved experience for all people, while making every effort to support those with specific needs.

Fingal County Council is working with DFLA, the National Transport Authority and Connect the Dots to run a transparent and inclusive public consultation, which collects public feedback to be used meaningfully to inform and inspire the design process. The process of consultation and design will be delivered over three stages.

Stage One included research & mapping, site assessments, community surveying and public consultations. The findings shared by the public over the course of the Stage One public consultation process were collated and used by the design team to inform the preliminary design drawings which were presented to the public for feedback during Stage Two, to help refine the design further. Stage Three will see the finalised public realm design submitted as part of the statutory process.

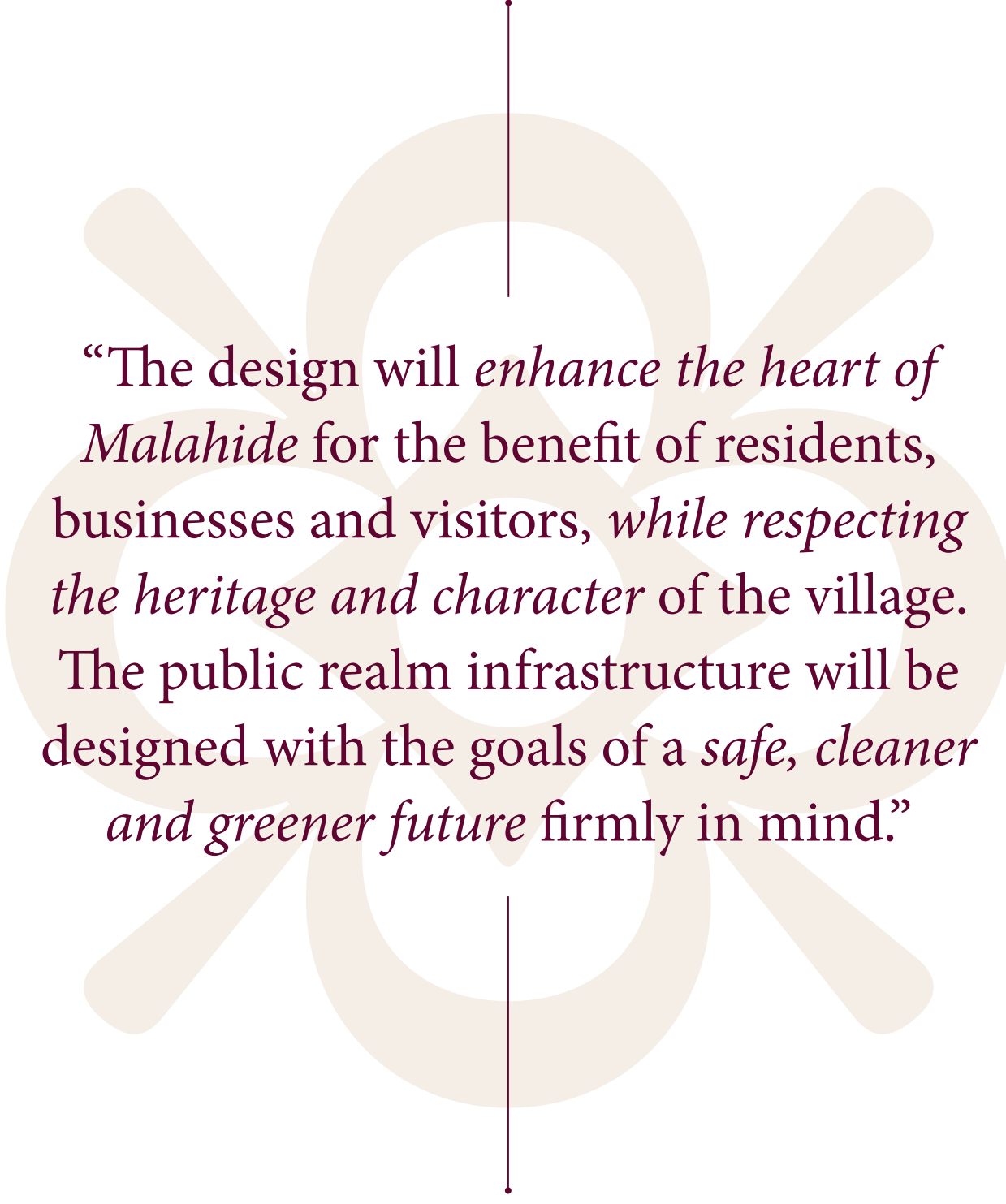


# Introduction

The Stage Two workshop for adults and children was held on 24, September 2022 in Malahide Library to give the public the opportunity to share their feedback on the preliminary design drawings for New Street Public Realm Improvements. Flyers were sent out to 8,500 homes and businesses in the area; another 250 flyers were distributed on New Street in the week leading up to this consultation workshop. In advance of this public consultation, local stakeholders, including residents, local business owners, the H.S.E. and emergency services were consulted through calls and emails.

An additional Key Stakeholder event was also held in Malahide Library for residents and business owners as well as representatives from key community groups. The preliminary design & online feedback form were made available at [fingal.ie/newstreet](http://fingal.ie/newstreet) for two weeks following the event to facilitate those who could not attend.

One hundred and twenty three feedback forms were submitted by stakeholders and local residents of Malahide (both online & in-person at the design workshop). The responses to the questions give an indication of what elements of the preliminary design drawings people liked, what they felt was missing and what improvement could be made.



“The design will *enhance the heart of Malahide* for the benefit of residents, businesses and visitors, *while respecting the heritage and character* of the village. The public realm infrastructure will be designed with the goals of a *safe, cleaner and greener future* firmly in mind.”

# Main Themes from Stage One Community Insights

The feedback from the Stage One Public Consultation was summarised into 8 main themes, which are detailed below:



## Accessibility

Ensure accessibility for those with disabilities, mobility issues, prams, buggies, older people etc.



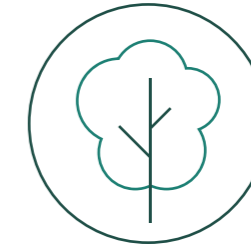
## Safety

Consider separating those on bikes from those walking. Clearly delineate vehicular access for deliveries and emergency vehicles.



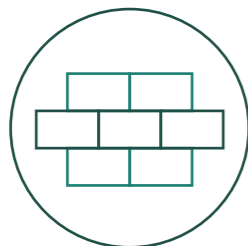
## Maintenance

Consider the long-term maintenance of materials used.



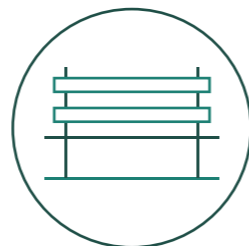
## Greening/Biodiversity

Increase planting. Select native species and plants which are easy to maintain, with roots that will not damage paving as they grow.



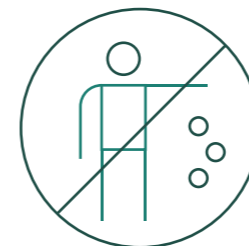
## Conservation & Heritage

Retain/reuse historic elements and materials on site. Create a design that complements the existing heritage of the street.



## Seating

Consider public, communal seating in addition to commercial outdoor dining.



## Anti-social behaviour

Use design features to minimise antisocial behaviour outside residences (noise, litter, urination, damage to property, etc).

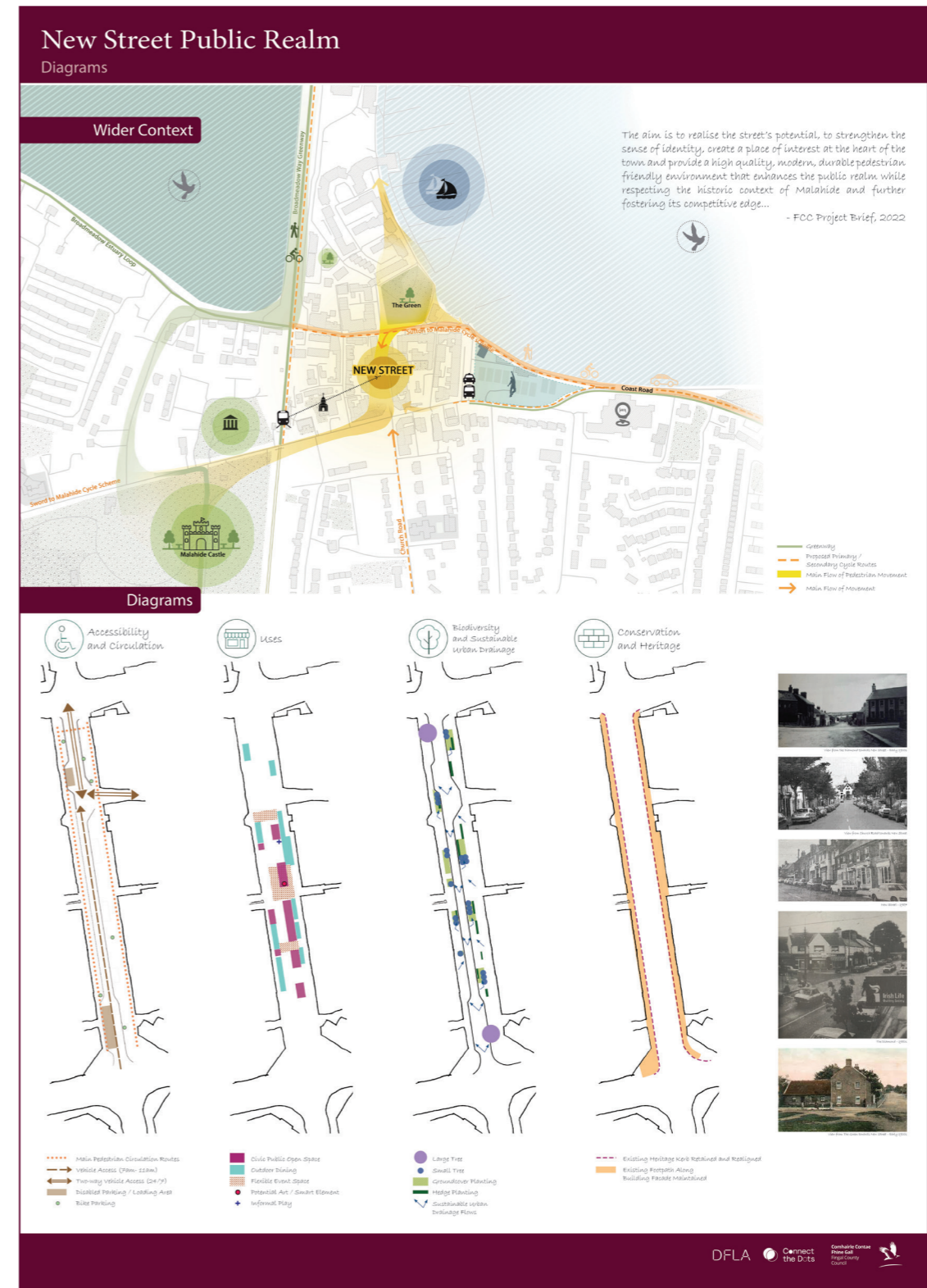


## High Quality Aesthetic

Design a cohesive furniture palette to reinforce the street's identity and character. Explore the possibility of a uniform canopy or awning style.

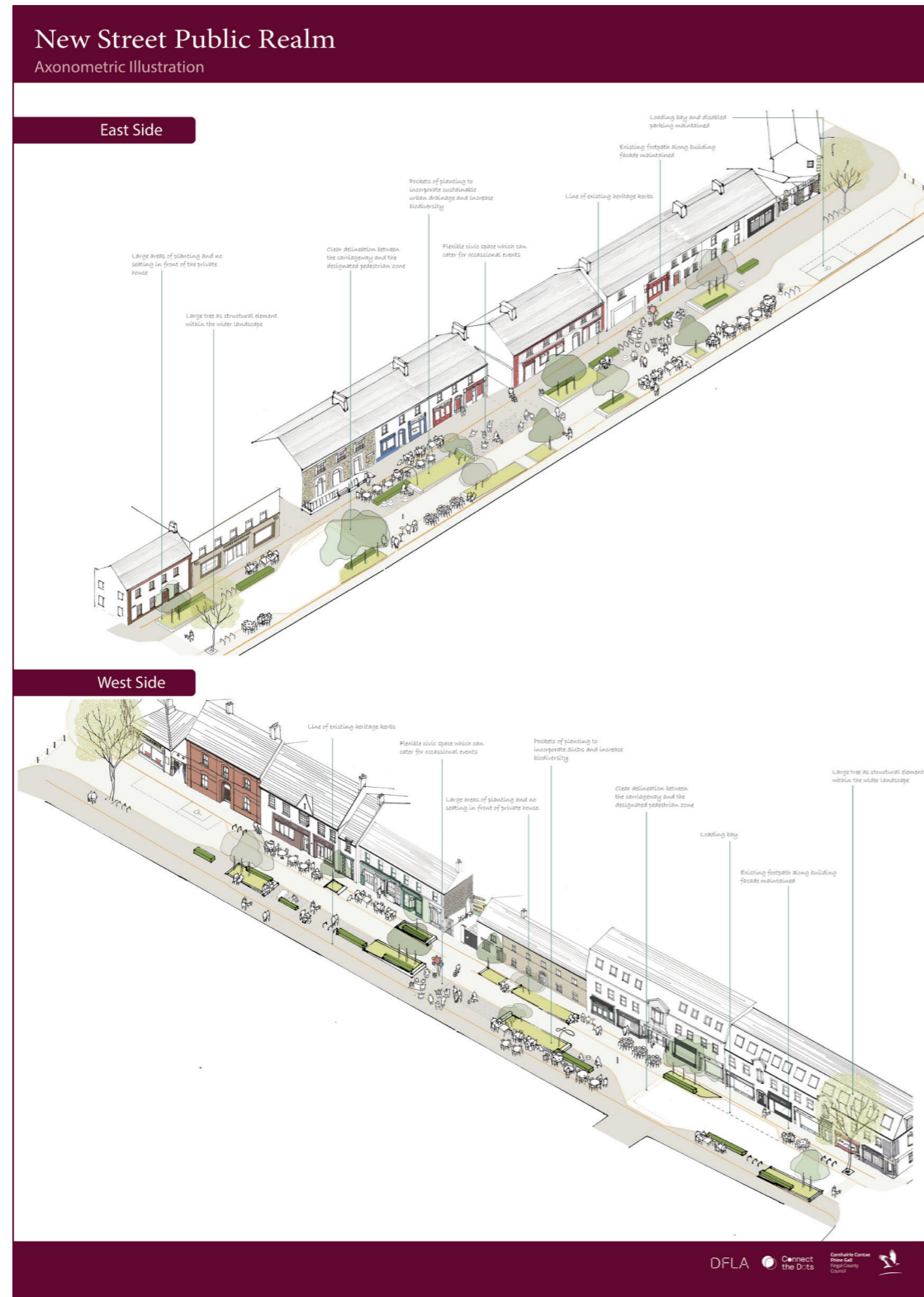


# Preliminary Design Drawings



To view these images in higher resolution [click here](#)

# Preliminary Design Drawings



To view these images in higher resolution [click here](#)

# Preliminary Design Drawings



To view these images in higher resolution [click here](#)



# Key Stakeholder Event

## Feedback on the Preliminary Design Drawings

### 1.1 Summary of Key Stakeholder Event

Feedback from Key Stakeholder Event

### 1.2 Favourite Elements of the Preliminary Design Drawings

Feedback from Key Stakeholder Event

### 1.3 Elements of the Preliminary Design Drawings in Need of Improvement

# 1.1 Summary of Key Stakeholder Event

A key stakeholder consultation workshop was held on Saturday 24, September 2022 at Malahide Library from 12:00 to 1:00pm for residents and business owners as well as representatives from key community groups.

This event was an opportunity to take a first look at the preliminary design drawings and share their feedback based on site specific knowledge, experience and particular needs.

There were 23 key stakeholders in attendance and 15 feedback forms filled out, with some people preferring to discuss feedback directly with the design team.



## 1.2 Favourite Elements of the Preliminary Design Drawings - Key Stakeholders

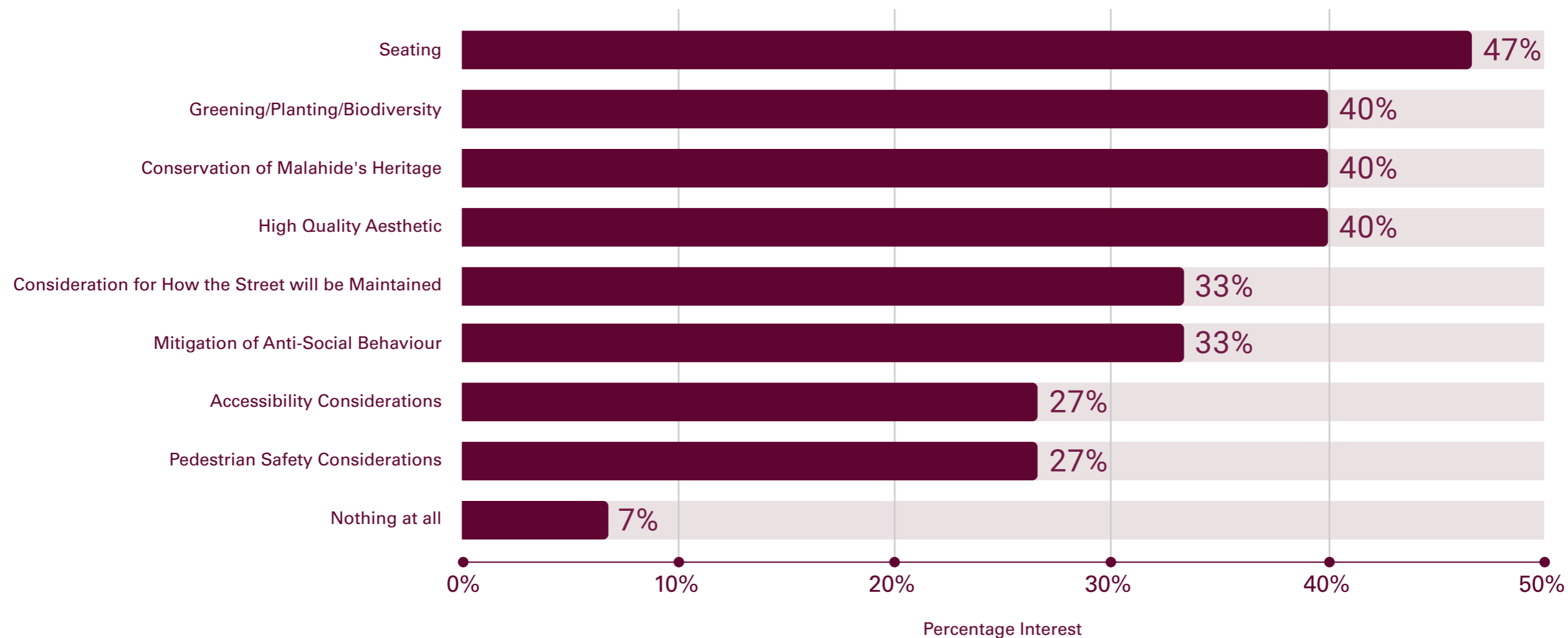
Workshop participants were asked to rate their favourite elements of the preliminary design drawings based on the 8 main themes from the Stage One public consultation in order to give a quick overview on which themes have been successfully addressed and which might need further improvement.\*

People were given the opportunity to select multiple themes. The more people who selected a theme the higher the percentage of interest and percentages are rounded to the nearest whole number. For example 7 participants out of the 15 people who gave feedback answered 'Seating' which resulted in a 47% interest.

### Key Stakeholders Favourite Elements

- Seating
- Conservation of Malahide's Heritage
- High Quality Aesthetic
- Greening/Planting/Biodiversity

*More detailed analysis can be found in Section 3 of this report*



\* Not all participants chose to offer comment on which areas required further improvement

# 1.3 Elements of the Preliminary Design Drawings *in Need of Improvement* - Key Stakeholders

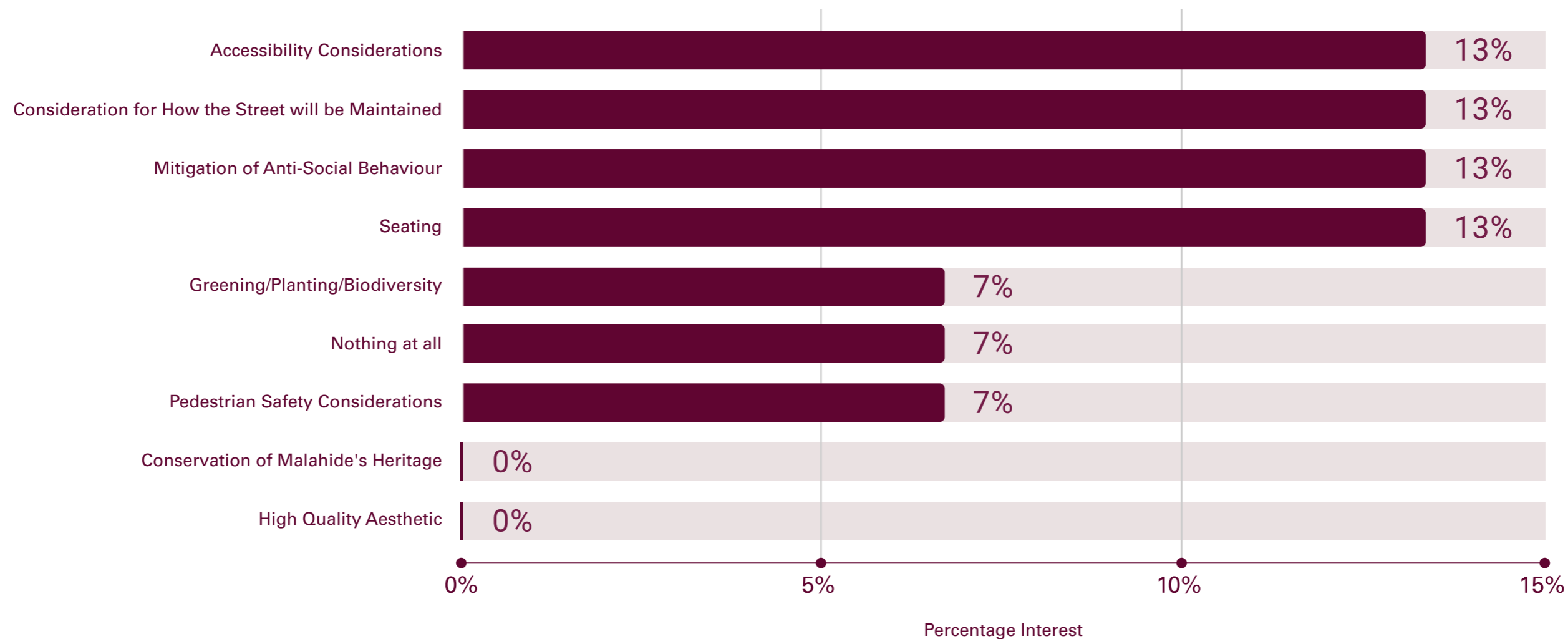
Workshop participants were asked whether there were elements of the preliminary design drawings in need of improvement, based on the 8 main themes from the Stage One public consultation in order to give a quick overview on which themes have been successfully addressed and which might need further improvement.

People were given the opportunity to select multiple themes. The more people who selected a theme the higher the percentage of interest and percentages are rounded to the nearest whole number. For example 2 participants out of the 15 people who gave feedback answered 'Mitigation of Anti Social Behaviour' which resulted in a 13% interest.

## Key Stakeholders Main Elements in Need of Improvement

- Accessibility Considerations
- Consideration for how the street will be maintained
- Mitigation of Anti Social Behaviour
- Seating

*More detailed analysis can be found in Section 3 of this report*



# Public Consultation Event

## Feedback on the Preliminary Design Drawings

2.1 Summary of Public Consultation Event

2.2 Summary of Online Feedback Form

Feedback from Public Consultation Event and Online Feedback Form

2.3 Favourite Elements of the Preliminary Design Drawings

Feedback from Public Consultation Event and Online Feedback Form

2.4 Elements of the Preliminary Design Drawings in Need of Improvement

## 2.1 Summary of Public Consultation Event

A public consultation workshop was also held on Saturday 24, September 2022 at Malahide Library from 1:45 to 4:45pm for the wider public. Over 8500 invites went out to the greater Malahide community including local national and secondary schools and other community groups. Posters were also distributed to local clubs and visitor attractions and the event was advertised on social media..

This event was an opportunity for the general public to take a first look at the preliminary design drawings and share their feedback based on site specific knowledge, experience and particular needs.

There were 103 participants present on the day of the event. Of those, 61 submitted a feedback form on the day, with some people preferring to discuss feedback directly with the design team or to fill out the online form following attendance of the in-person event (see below).



## 2.2 Summary of Online Feedback Form

To coincide with the public consultation on Saturday 24, September 2022, the preliminary design drawings for the New Street Public Realm Improvements were also presented on Fingal County Council's website, [fingal.ie/newstreet](http://fingal.ie/newstreet).

It was accompanied by an online Stage Two Feedback Form, so people who couldn't attend the Stage Two in-person workshop could also participate. The online feedback was open for over two weeks and closed on Monday, 10 October 2022 at 1pm.

There were 47 online submissions in total, the findings from which were combined with the 61 feedback forms received during the event. The combined data from those 108 submissions has been summarised on the following pages.



## 2.3 Favourite Elements of the Preliminary Design Drawings - Public Consultation

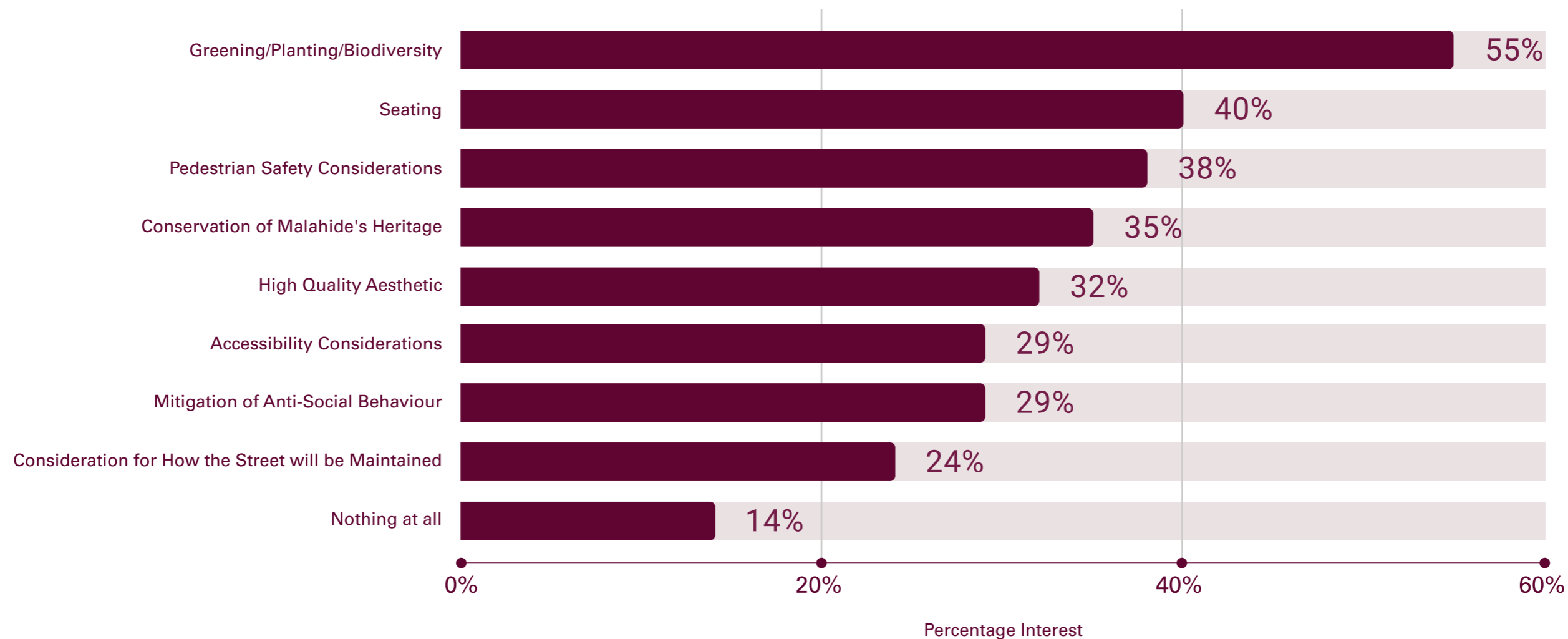
Workshop participants were asked to rate their favourite elements of the preliminary design drawings based on the 8 main themes from the Stage One public consultation in order to give a quick overview on which themes have been successfully addressed and which might need further improvement.

People were given the opportunity to select multiple themes. The more people who selected a theme the higher the percentage of interest and percentages are rounded to the nearest whole number. For example 59 participants out of the 108 people who gave feedback answered 'Greening/Planting/Biodiversity' which resulted in a 55% interest.

### General Public Favourite Elements

- Greening/Planting/Biodiversity
- Seating
- Pedestrian Safety Considerations
- Conservation of Malahide's Heritage

*More detailed analysis can be found in Section 3 of this report*



## 2.4 Elements of the Preliminary Design Drawings *in Need of Improvement* - Public Consultation

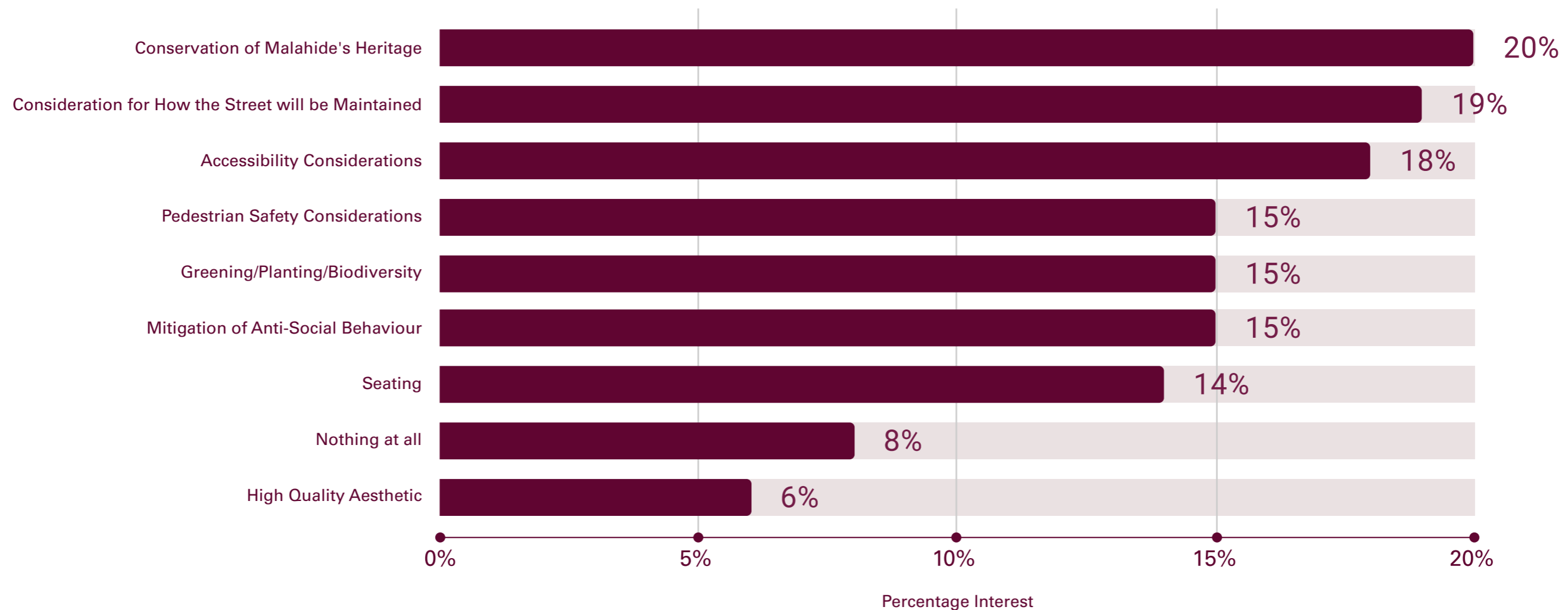
Workshop participants were asked whether there were elements of the preliminary design drawings in need of improvement, based on the 8 main themes from the Stage One public consultation in order to give a quick overview on which themes have been successfully addressed and which might need further improvement.

People were given the opportunity to select multiple themes. The more people who selected a theme the higher the percentage of interest and percentages are rounded to the nearest whole number. For example 22 participants out of the 108 people who gave feedback answered 'Conservation of Malahide's Heritage' which resulted in a 20% interest.

### Wider Communities Main Elements in Need of Improvement

- Conservation of Malahide's Heritage
- Consideration for how the street will be maintained
- Accessibility Considerations

*More detailed analysis can be found in Section 3 of this report*





# Public Consultation Insights, Comments and Suggestions

3.1 Insights, Comments and Suggestions

3.2 Site Specific Suggestions

## 3.1 Main Concerns & Suggestions

---

### Accessibility Considerations

- Footpath was noted as being too narrow in places (1.8m) which was flagged as being not wheelchair/pram inaccessible in busy times.
- It was noted that people who are visually impaired should be able to easily navigate around seating areas, and that their location, on the outside of the path, might compromise this.

---

### Pedestrian Safety Considerations

- The drawings were described as depicting a safe, social space.
- More bike parking at either end of the street was requested.
- Signage for bikes to dismount was requested.
- A children's play area or family area was noted as missing or was requested by people.
- There were concerns about hot food and drinks being brought across the footpath to the tables, which are located on the outside of the path.

---

### Conservation of Malahide's Heritage

- People appreciated the granite kerbs and felt it was important that they were retained and maintained.
- However, participants also felt that more consideration should be given to other elements of Malahide's heritage.
- Signage, shopfronts, furniture and child friendly spaces were all noted as being important to Malahide's heritage.
- Signage or paving features to mark the history and heritage of New Street was requested.

### Consideration for How the Street will be Maintained

- Seating must be maintainable, also no slats in the seating was requested.
- Planting must be maintainable, there were suggestions for evergreen or trees suited to dry weather.
- Public toilets should be considered in the design.
- More bins or an integrated waste disposal system.
- How and who will maintain the street?

---

### Mitigation of Anti Social Behaviour

- Concerns were raised in relation to the raised beds in front of residences.
- Public toilets were requested.
- More bins or an integrated waste disposal system in the design was requested, Lisbon and Barcelona were given as good examples of this.

---

### Seating

- Participants liked the proposed seating
- Participants liked the mix of public and commercial seating
- More public seating was requested.
- Small tables/ledges were requested at public seating areas.

---

## Greening/Planting/Biodiversity

- Greening was many participants' favourite element
- More greenery was requested, specifically to bookend the street.
- Some participants raised concerns about losing mature trees, while others raised issues with existing tree roots damaging sewage pipes and paving. Leaves being washed down to the bottom of the street and blocking drains.
- The raised beds in front of residences was a cause for concern, as an opportunity to sit/loiter. However some people liked the idea of planting beds creating a barrier to deter people from loitering/sitting right in front of residences provided this function is provided for in their design.
- A small water feature/birdbath/pool was requested for biodiversity reasons .

---

## High Quality Aesthetic

- Overall participants were satisfied with the aesthetic quality presented.
- There were frequent requests for a common design code to be established for the street.
- More art was requested.
- The addition of a sculpture, specifically one climbable for children, was requested.
- Participants felt that the proposed layout of the street is too linear and still feels like a road.

## Other Comments

- Overall the space depicted in the drawings was seen as a welcoming, safe, social space.
- Build up of taxis at the top of the street was mentioned, some adding that the taxi's u-turning at The Diamond was dangerous and the rank needed to be better designed to make it safer for other users.
- The lack of family or kids space/area came up both in terms of use and attractability of the street and was also flagged as a key element of Malahide's culture and heritage.
- Participants reported that eating/drinking feels prioritised - there were requests for more civic and performance spaces, more art and sculpture and a kids and family space.
- Concerns were raised about the winter value of the proposed space.
- A shelter to be included in the design was requested.
- Further, there were other comments raised during the consultations, such as comments in relation to requests to unpedestrianise the street and traffic issues at a number of locations in the wider Malahide area.

## 3.2 Site Specific Suggestions

Below are more specific comments and suggestions made by the community:

**“The disabled spaces are shared with loading. Due to the volume of businesses on this street, there will never be any disabled spaces available.”**

**“I’m glad to see the clear delineation of the new pedestrian section at the end of the street but hope the design will ensure this is equally clear to pedestrians who are blind or visually impaired”**

**“The proposed green area with trees is proposed for an area outside Gibney’s pub. However, Gibney’s deliveries of keys, wallets, and shirts, minerals all delivered on 30-foot trucks five days a week would interfere with this”**

**“Outside dining needs to be defined physically and more effectively confined to those physical defined areas to prevent trespassers into the walk space which can often prove challenging for certain people in the community. eg. visually impaired”**

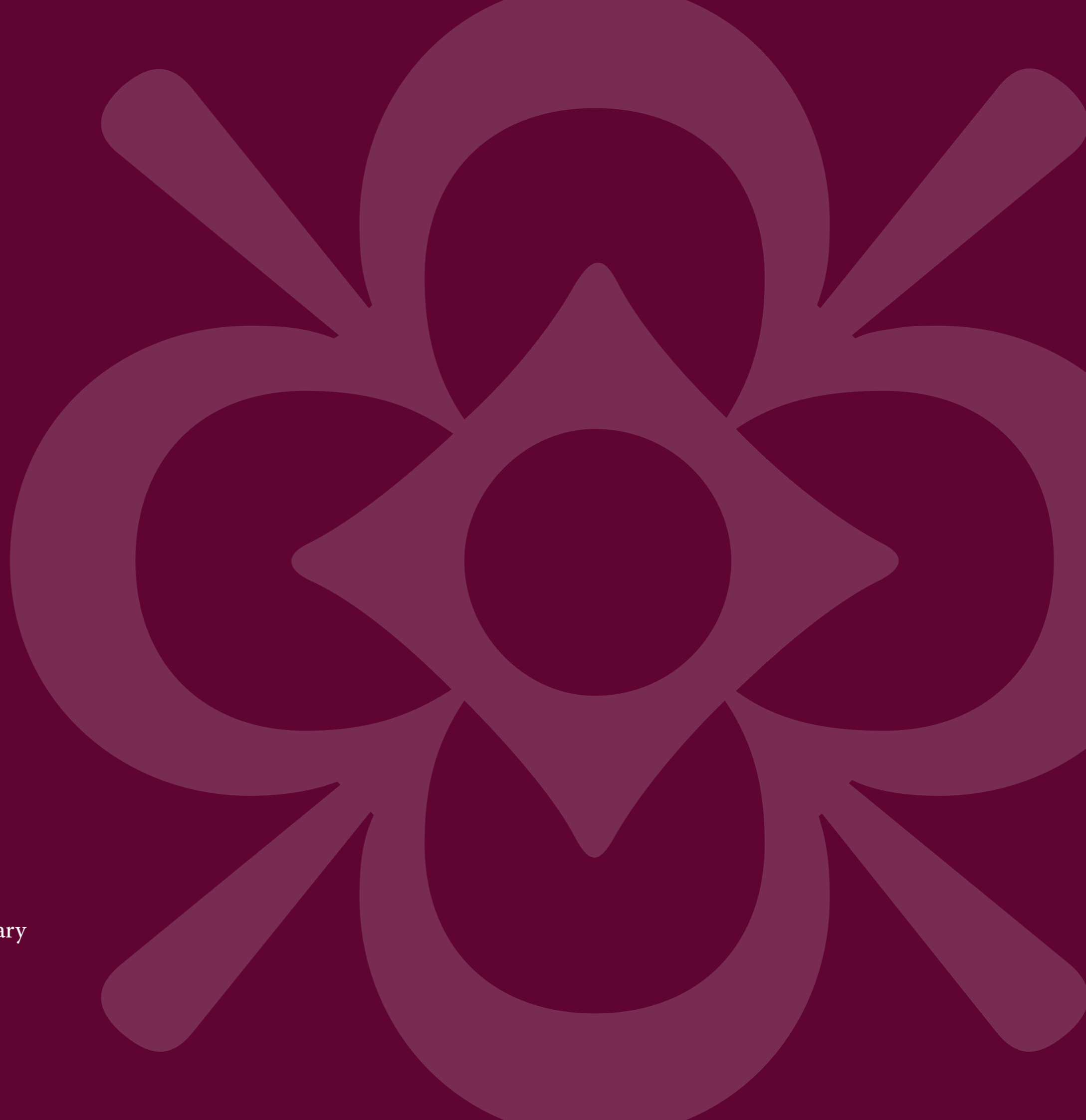
**“With regards to the bus issues, if the pillar on James Terrace was to be pushed back then the bus would be able to turn around meaning there would not be any need to go down Old Street.”**

**“The historical story of New Street should be told through high quality signage (single sign or multiple) or plaques set into the ground. Malahide historical society can help”**

# Online Information Sessions

4.1 Disability Stakeholder Groups - Summary

4.2 Statutory Stakeholders - Summary



## 4.1 Disability Stakeholder Groups Online Information Session - Summary

An online information session for Disability Stakeholder Groups (DSGs) was conducted as part of the non-statutory consultations on Tuesday, 18 October 2022. On the day members of the multidisciplinary design team led by DFLA presented the design proposals to members from the National Council for the Blind of Ireland (NCBI) and Voice of Vision Impairment (VVI). Most of the feedback received at the Information Session came from the Disabled People Organisation (DPO) - VVI. Irish Guide Dogs for the Blind (IGDB) also sent in a list of questions in advance and gave some feedback post-event by phone.

---

### Summary of Feedback

- Participants appreciated that the footpath will remain at building line rather than outside the seating, allowing the visually impaired to follow the building line down with a long cane.
- Dished kerbs were noted as the preferable tactile indicator for visually impaired users.
- While there was a preference for dished kerbs, if well designed & specified, differential surfacing zones at junctions can also be an effective solution where dished kerbs are not possible.
- Not all visually impaired people can pick up textured paving blisters, and can be put at risk if they fail to identify the last one before entering areas with vehicular access, particularly at table top crossings.
- Dished Kerbs were preferred at top of New Street (The Diamond) and the bottom at Strand Street as well as at entrance to Ross Cottages.
- Clear signage for cyclists to dismount at both ends of New Street was requested by participants.
- Minimum head clearance height of 2.3m for base of signs, flower baskets, overhang from trees etc. was requested by participants.
- As Ireland's representative organisation for visually impaired people, VVI requested that they are consulted and actively involved as part of the design process from an early stage.

## 4.2 Statutory Stakeholders\*\* Online Information Session - Summary

An online information session for Statutory Stakeholders\*\* was conducted as part of the non-statutory consultations on Thursday, 27 October 2022. On the day members of the multidisciplinary design team led by DFLA presented the design proposals to members from the Health Service Executive (H.S.E.), Dublin Fire Brigade, Dublin Bus, H.S.E. Ambulance Service, An Garda Síochána and the National Transport Authority (NTA).

---

### Summary of Feedback

- Most participants expressed a preference for flexible bollards that allow emergency vehicles access while stopping other motorists. Fob operated retractable bollards were deemed an impractical solution for most stakeholders.
- It was noted that emergency vehicles need 3.6m clear available width as well as location and accessibility of hydrants, lockers, operating vehicles & equipment. Dublin Fire Brigade recently obtained larger vehicles with turntable ladders, it was requested that these are considered in the proposed design.
- Ease of access for service users with accessibility & mobility issues attending H.S.E. Health Center was deemed important.
- Ensure users with mobility issues arriving via bus, taxi or car are facilitated.
- Need to maintain access for residents at the bottom of New Street and Ross Cottages.
- Participants commented on the flow of traffic/traffic patterns in Malahide in peak times, stating that New Street needs to be accessible to emergency vehicles and take into account Gardai being able to effectively respond to public order incidents and emergencies.
- It was suggested that the use of CCTV could be considered in the proposed designs. However, AGS issued concerns around this suggestion stating that it can be a long and complicated process to get CCTV approved and installed. There are privacy challenges with CCTV to also be considered.

\*\* In this circumstance Statutory Stakeholder refers to representatives from semi state or state bodies, such as those listed above, who are often invited to submit feedback in public realm improvement processes of this nature and does not refer to the full statutory consultation process which will be undertaken in the next phase of the public realm improvements.

# ❁ Conclusions

This second phase of consultation with the public and key stakeholders, saw a 20% increase in engagement on Stage One. 103 people participated in the Stage Two event. There was also an increase in the public submitting their feedback with an increase of 33% from 93 submissions during Stage One up to 123 feedback forms submitted during Stage Two.

From the 8 main themes that emerged from the Stage One public consultation, people identified Greening/Planting/Biodiversity and Seating as their favourite elements within the preliminary designs presented, with the treatment of the Conservation of Malahide's Heritage and a High Quality Aesthetic of design elements also being featured as favourite elements of the design. Accessibility, and how the street will be maintained were the main areas to consider for improvement within the design. While the Conservation of Malahide's Heritage was one of people's favourite parts of the design there were a number of people who felt it could also be improved.

As in Stage One, many were positive about the increased public space on New Street and the reduction of traffic. Some participants, especially residents, had concerns about safety, privacy, access and parking. The majority of participants were passionate and knowledgeable. Generally positive feedback was received, with some concerns raised by a small group of individuals.





# ✿ Conclusions

Most local residents and businesses were open to sharing ideas and concerns in a constructive manner. Many noted that they felt they were left out of previous measures implemented on New Street. While people would have liked more notice, the majority of those were thankful for being contacted to give their feedback.

Maintaining the footpath at the building line rather than outside the seating, along both sides of New Street, allows the visually & physically impaired to follow the building line down the street. The treatment of junctions between the pedestrian and vehicular zones is critical for safe wayfinding. There is a preference from disability groups for dished kerbs where-ever possible and different paving treatment as a potential alternative.

Ease of access for emergency vehicles is a priority. Safety considerations are also very important as is ensuring those with mobility issues are able to access New Street especially the H.S.E. Health Center.

Responses to both the Stage One and Two non-statutory public consultations have provided insightful feedback, which has directly contributed to the overall design. The design is being finalised before the final stage of the process, Stage Three. Stage Three will be a statutory process which will include further public consultation.



Updates can be found  
on the website link below:  
[www.fingal.ie/newstreet](http://www.fingal.ie/newstreet)



