

New Street Malahide

Public Consultation Feedback

New Street Public Realm
Stage One

August 2022

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Contributors

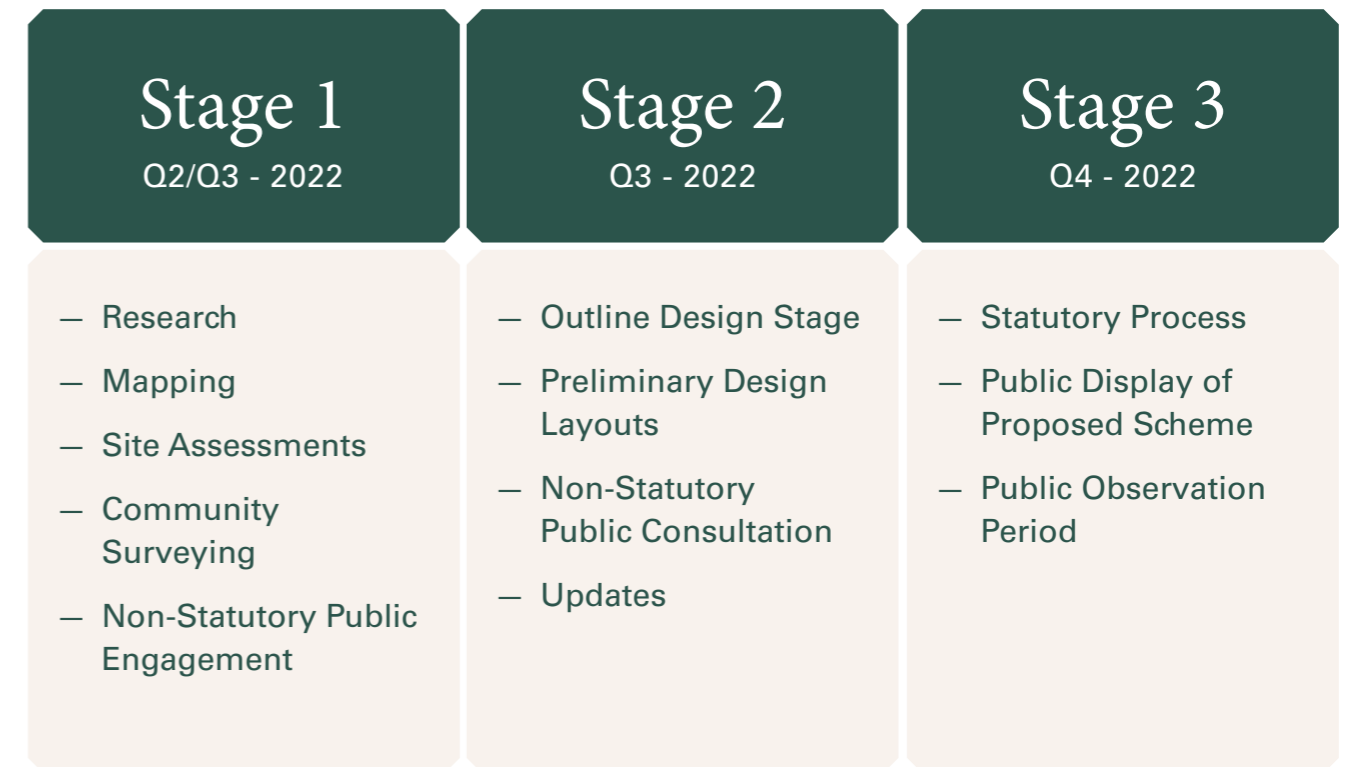
Connect the Dots
Dermot Foley Landscape Architects
National Transport Authority
Fingal County Council
Eamonn Hall

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. The project is an opportunity to prioritise, upgrade and expand the existing pedestrianised public realm infrastructure on New Street, and to deliver an improved experience for all users, while making every effort to support those with specific needs.

Fingal County Council is working with Dermot Foley Landscape Architects, 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.

The project is currently in Stage One, which includes research & mapping, site assessments, community surveying and public communications. This report is a summary of the findings shared by the community of Malahide at a design workshop held on Saturday July 9th as the final element of the first phase of the public consultation process which also included an online survey, phone and email consultations.

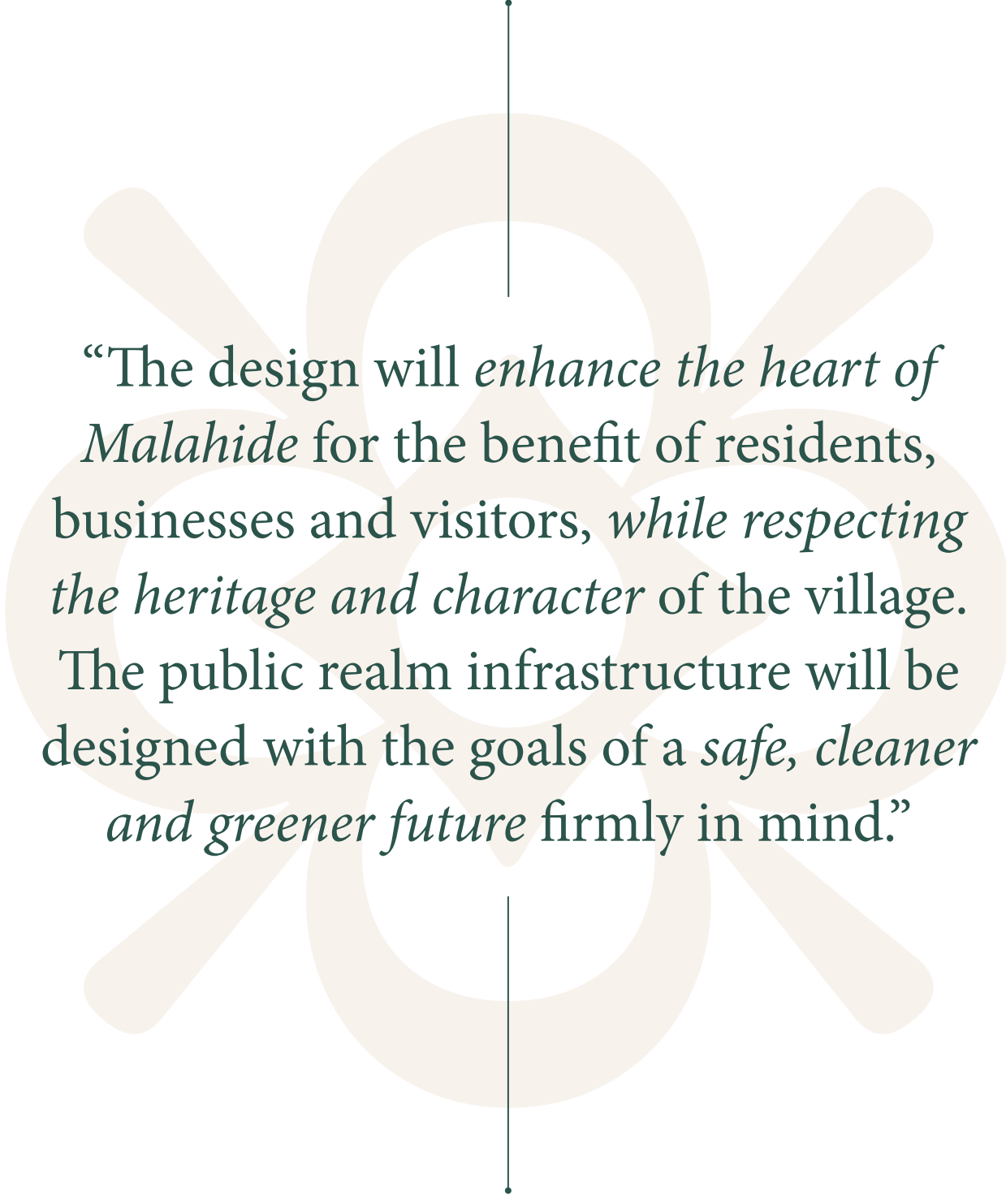


Introduction

The upcoming second and third stages will look at the preliminary design layouts and continue through to the detailed designs for statutory planning. The insights gathered during public consultations will be communicated with the design team, who will incorporate this constructive input into the preliminary design layouts, which will be presented back to the community during Stage Two.

A hands-on design workshop for adults and children was held on 9th July in Malahide Library to give the local community and visitors the opportunity to share what they wanted in the design for New Street that puts people at the heart of Malahide village; 86 participants attended. Flyers were sent out to 8,500 homes and businesses in the area; another 250 flyers were distributed on New Street on the morning of the consultation. In advance of this public consultation, local stakeholders, including residents, local business owners, the ambulance and fire service were consulted through calls and emails, as well as sharing an online survey.

Ninety-three feedback forms were submitted online & shared in-person at the design workshop by local residents and stakeholders of Malahide on the proposed New Street Public Realm project. The responses to the questions provide an indication of what people enjoy about this area, what their concerns are and what improvement can be made. The summary of the findings is presented using both charts and anonymised direct quotations from each of the questions asked.



“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.”

Section 1

Community Workshop Event and Activities

Workshop Activity One

Wayfinding: Routes

Workshop Activity One

Wayfinding: Resting Points

Workshop Activity Two

Design Features

Workshop Activity Three

Design Input Worksheets

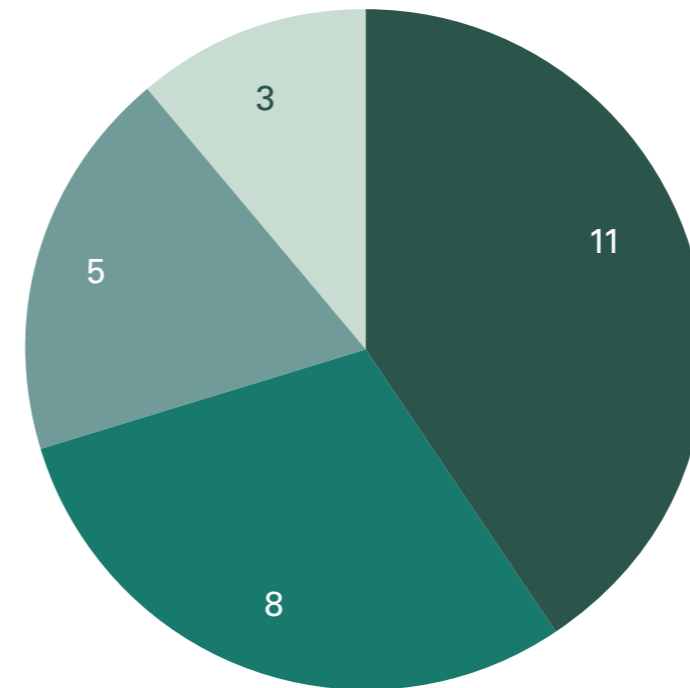
Wayfinding: Routes

As part of a wayfinding worksheet, participants were asked to map out their route and give insight into the purpose for visiting New Street.

Of the 43 participants who filled in a wayfinding worksheet, 27 shared their routes with their purpose of passing through or visiting New Street and 26 shared whether they walked, cycled or drove.

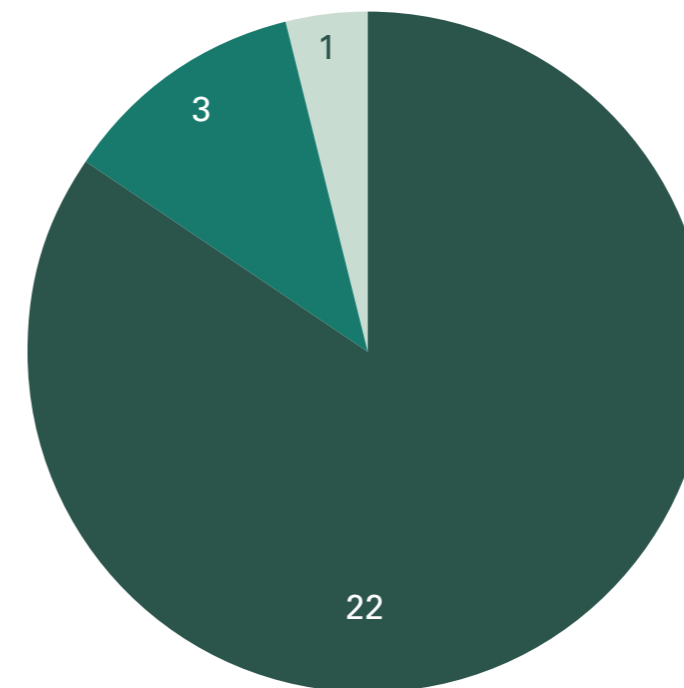


↑ Wayfinding Worksheet Example



Purpose of Passing Through or Visiting New Street

- Shopping
- Daily Walk
- Way to Work
- Walking to Marina/Green



Walk, Cycle and/or Drive

- Walks
- Walk & Cycle
- Drives

Wayfinding: Resting Points

As part of the wayfinding worksheet to better understand people's route through New Street to adjoining areas within Malahide, workshop participants were asked to mark where they liked to stop and rest along their favourite route.

The heat map shows the resting points that 16 participants shared as part of the exercise.



↑ Wayfinding Worksheet Example

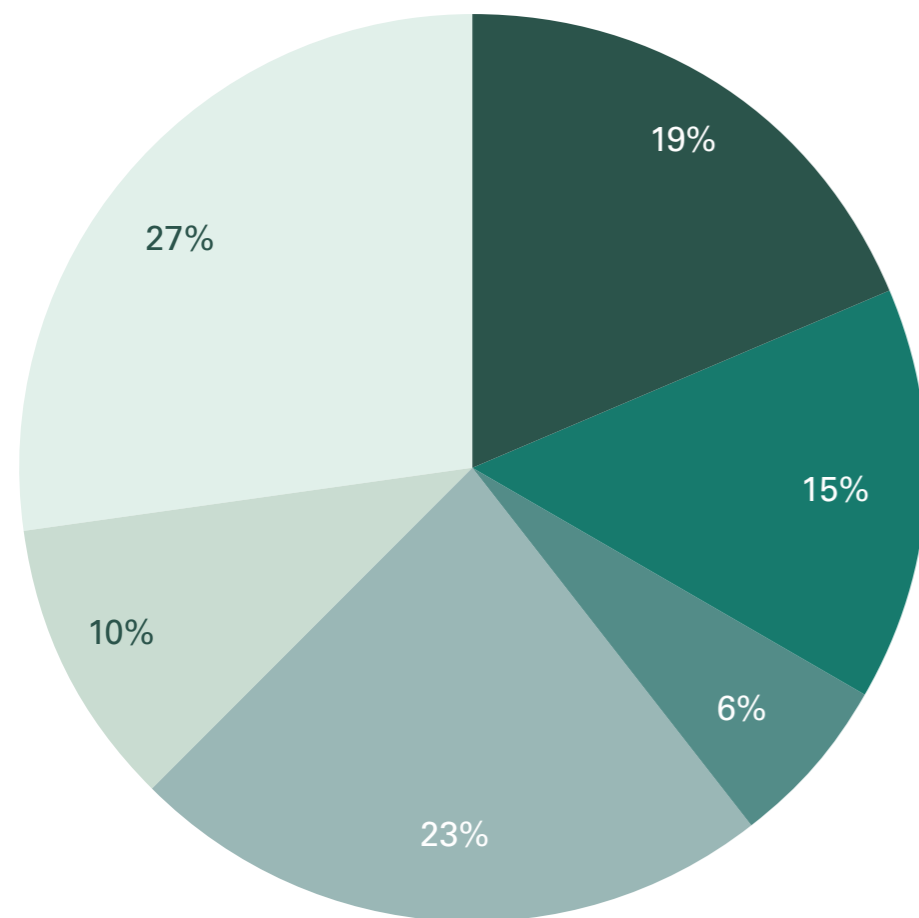


↑ Heat map of stop & rest along participant's favourite routes

Design Features: Paving

Workshop participants were asked to fill in two worksheets to describe their preference on what they would like to see and do as part of the re-development of the street. The first sheet covered Paving, Seating, Trees and Planting, while the second sheet looked at the topics of Art, Water Features, Lighting, Outdoor Event Spaces & Things To Do.

48 responses were submitted by people around what they envisioned for Paving in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



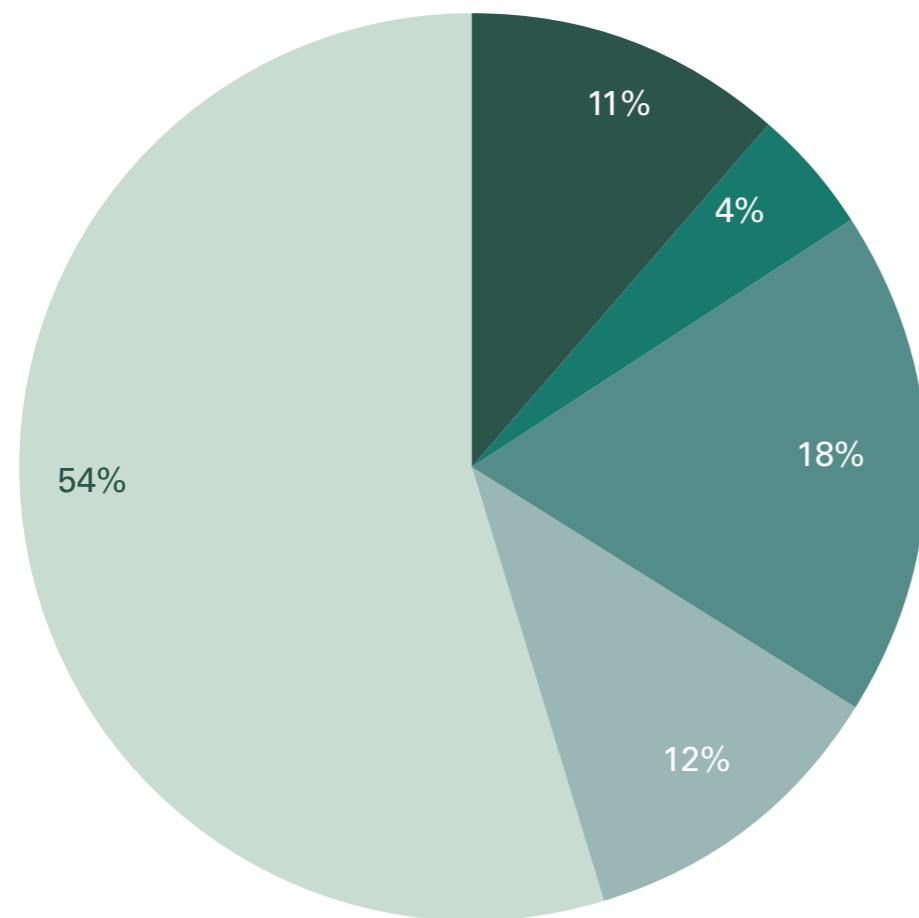
Results

- As a Pattern with Different Colours (19%)
- Playful Pattern (15%)
- In Large & Small Format (6%)
- With Symbolic Inserts (23%)
- With Historical Interpretation (10%)
- As a Rug (27%)



Design Features: Seating

44 responses were submitted by people around what they envisioned for Seating in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



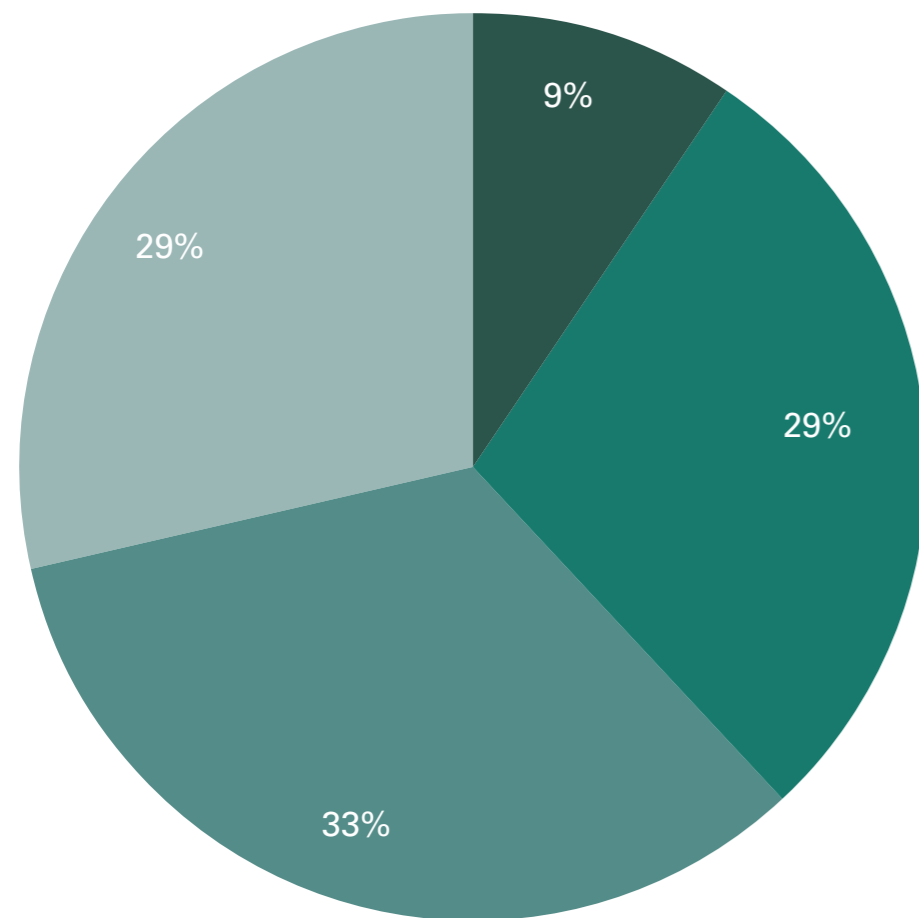
Results

- An Urban Couch (11%)
- Communal (5%)
- Informal & Movable (18%)
- Modular (11%)
- Integrated (54%)



Design Features: Trees

42 responses were submitted by people around what they envisioned for Trees in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



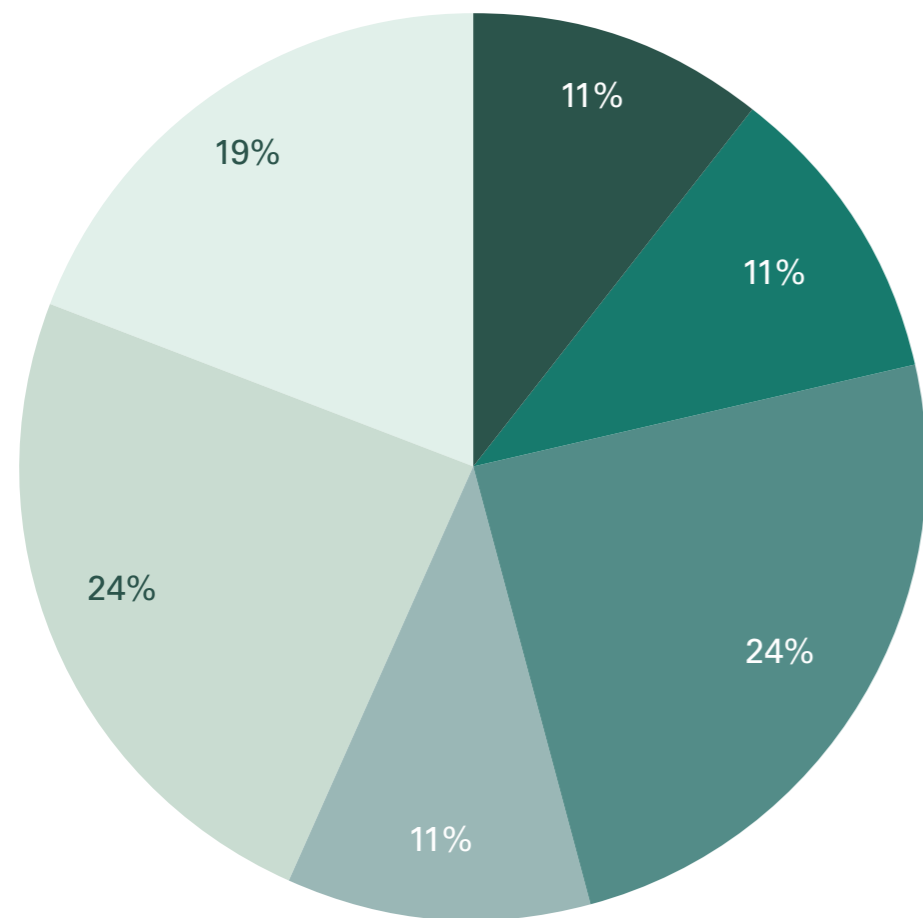
Results

- As a Focal Point (9%)
- To Create Urban Rooms (29%)
- With Seasonal Interest (33%)
- Small Trees (29%)



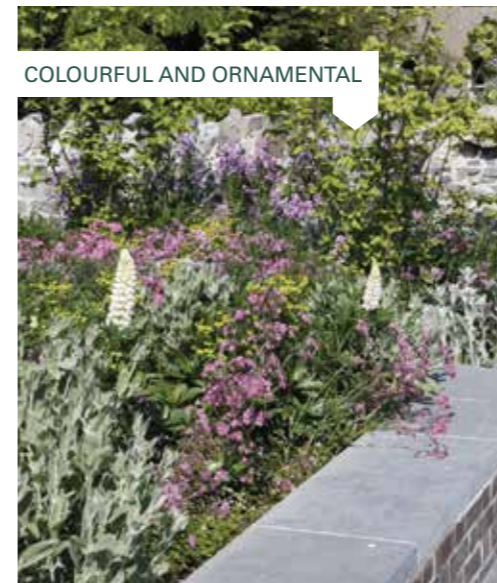
Design Features: Planting

37 responses were submitted by people around what they envisioned for Planting in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



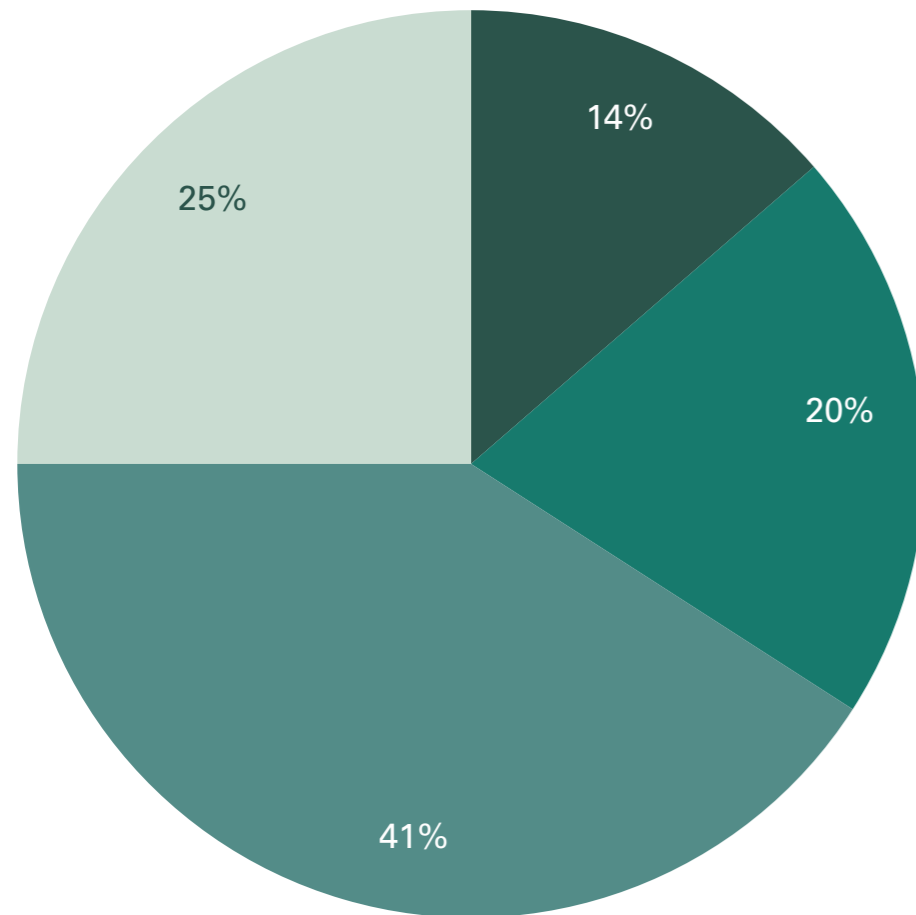
Results

- Vertical (11%)
- Informal & Soft (11%)
- Formal & Structured (24%)
- Contained (11%)
- Colourful & Ornamental (24%)
- Lush & Green (19%)



Design Features: Outdoor Event Spaces

44 responses were submitted by people around what they envisioned for Outdoor Event Spaces in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



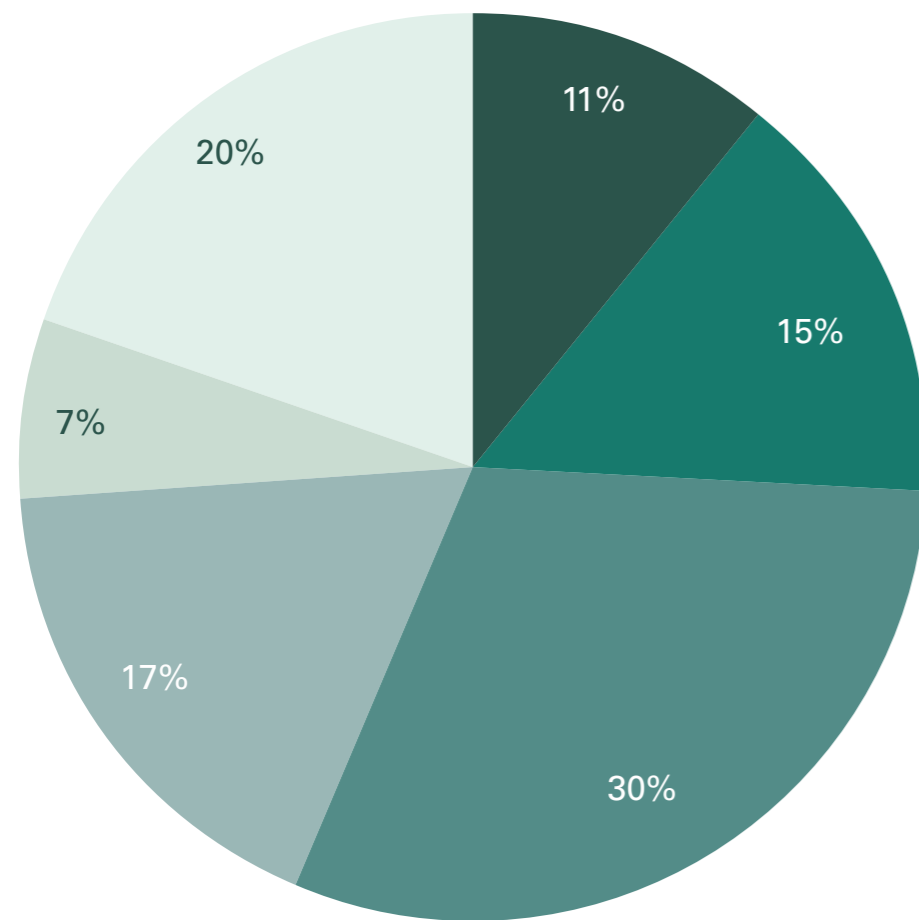
Results

- Family Wellness & Fitness (14%)
- Outdoor Cinema (20%)
- Street Performance (41%)
- Outdoor Exhibitions (25%)



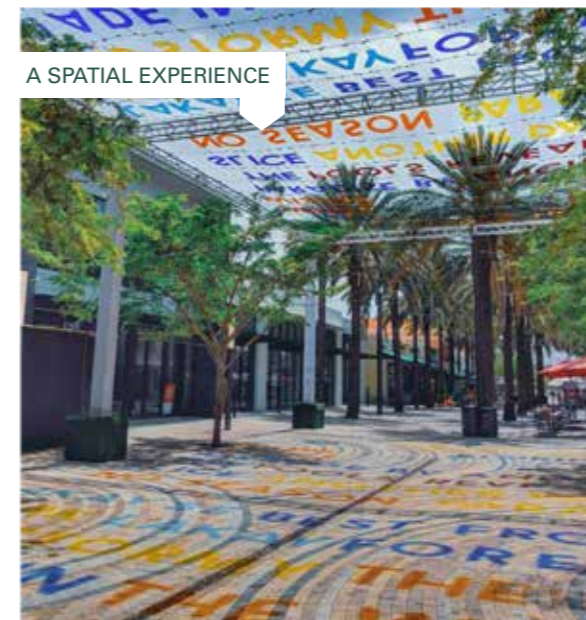
Design Features: Art

46 responses were submitted by people around what they envisioned for Art in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



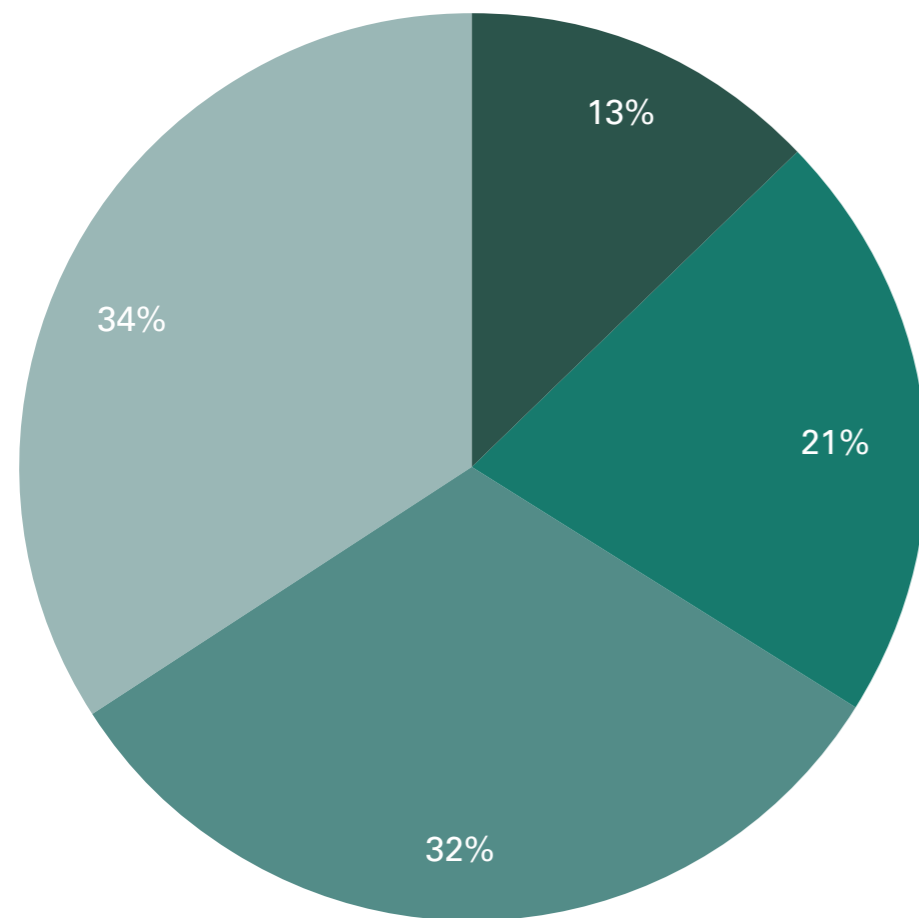
Results:

- Graphic (11%)
- Usable (15%)
- Spatial Experience (30%)
- Sculptural (17%)
- On the Ground (7%)
- Playful & Interactive (20%)



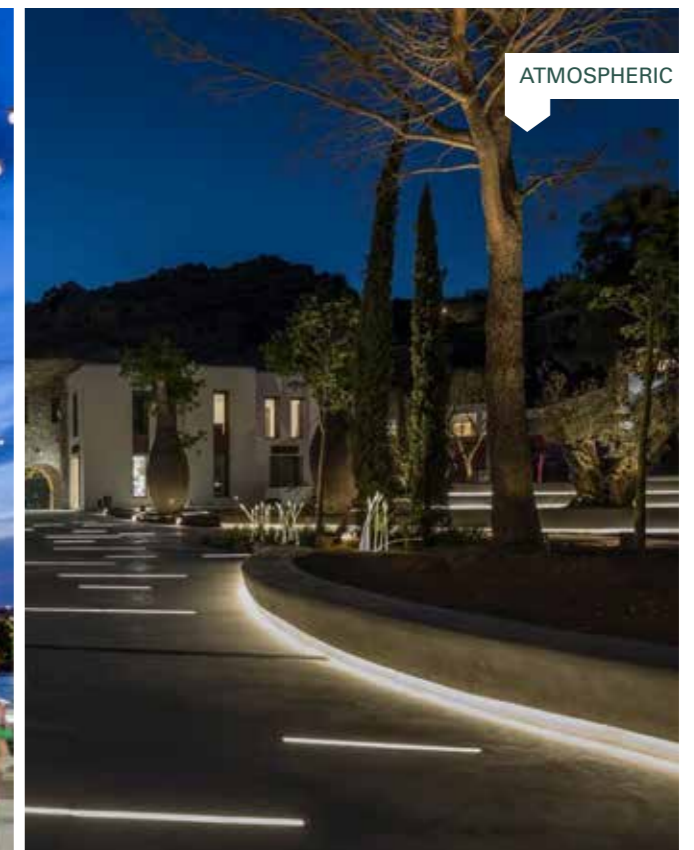
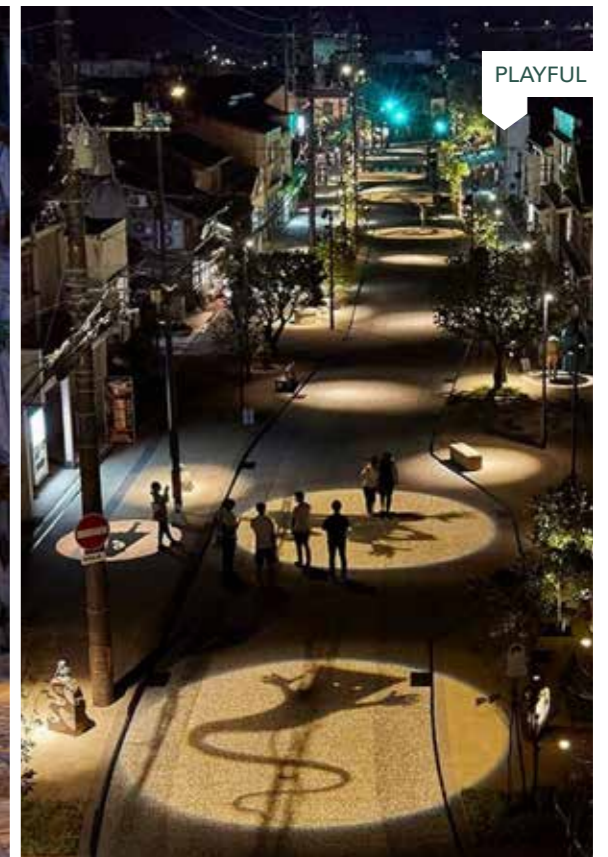
Design Features: Lighting

47 responses were submitted by people around what they envisioned for Lighting in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



Results:

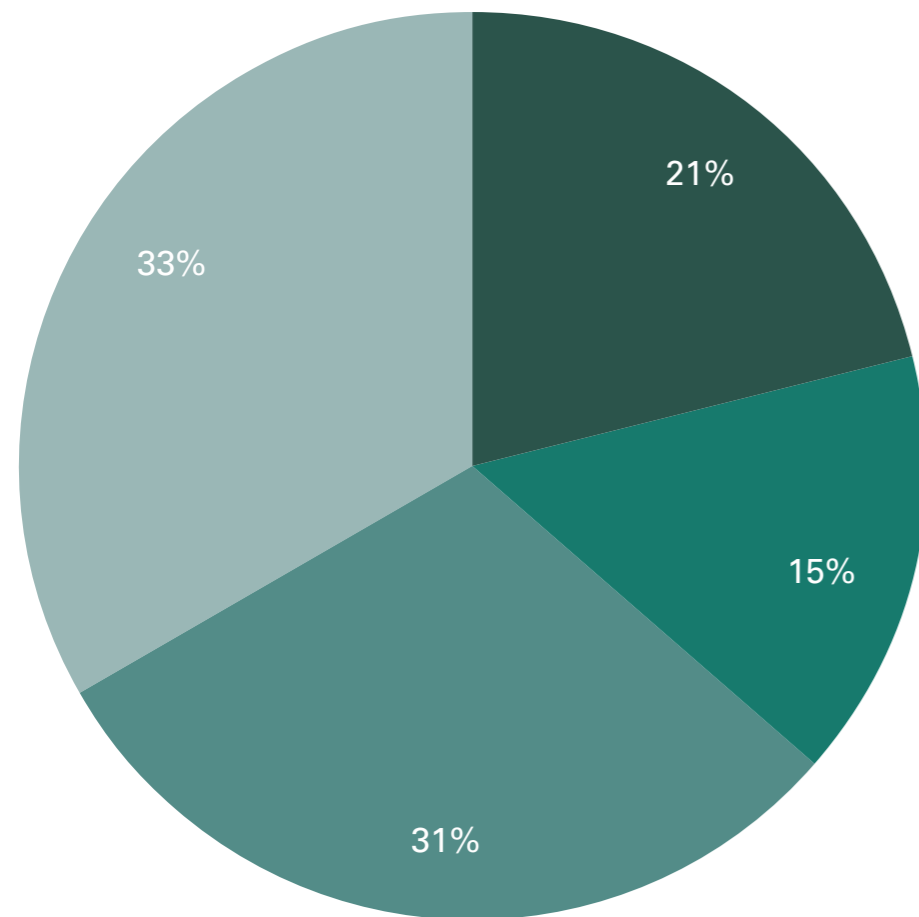
- On the Building (13%)
- Playful (21%)
- Atmospheric (32%)
- Ambient (34%)



Design Features: Water Features

33 responses were submitted by people around what they envisioned for Water Features in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.

3 participants suggested The Green would be a better location for a Water Feature.



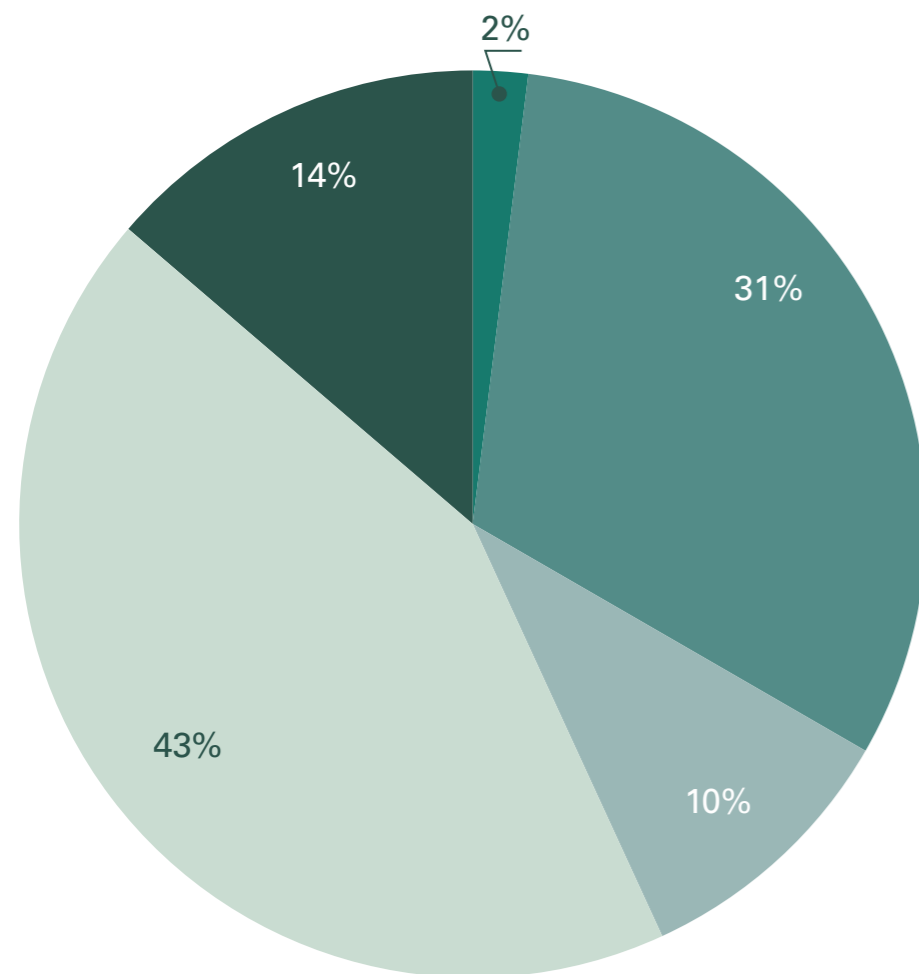
Results:

- Continuous Element (21%)
- Active & Engaging (15%)
- Calm & Reflective (31%)
- Prefer None (33%)



Design Features: Things To Do

51 responses were submitted by people around what they envisioned for Things To Do in the New Street Public Realm project. The worksheet images are presented on the right of this page with people's preferences shown below.



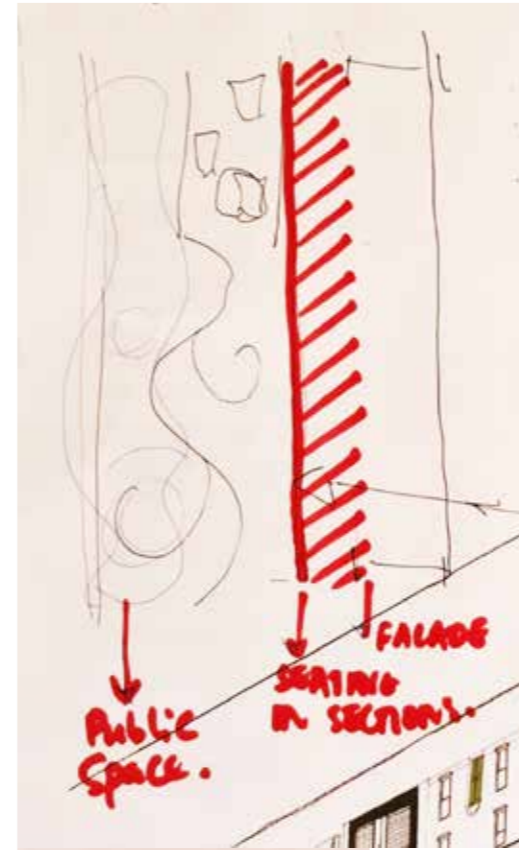
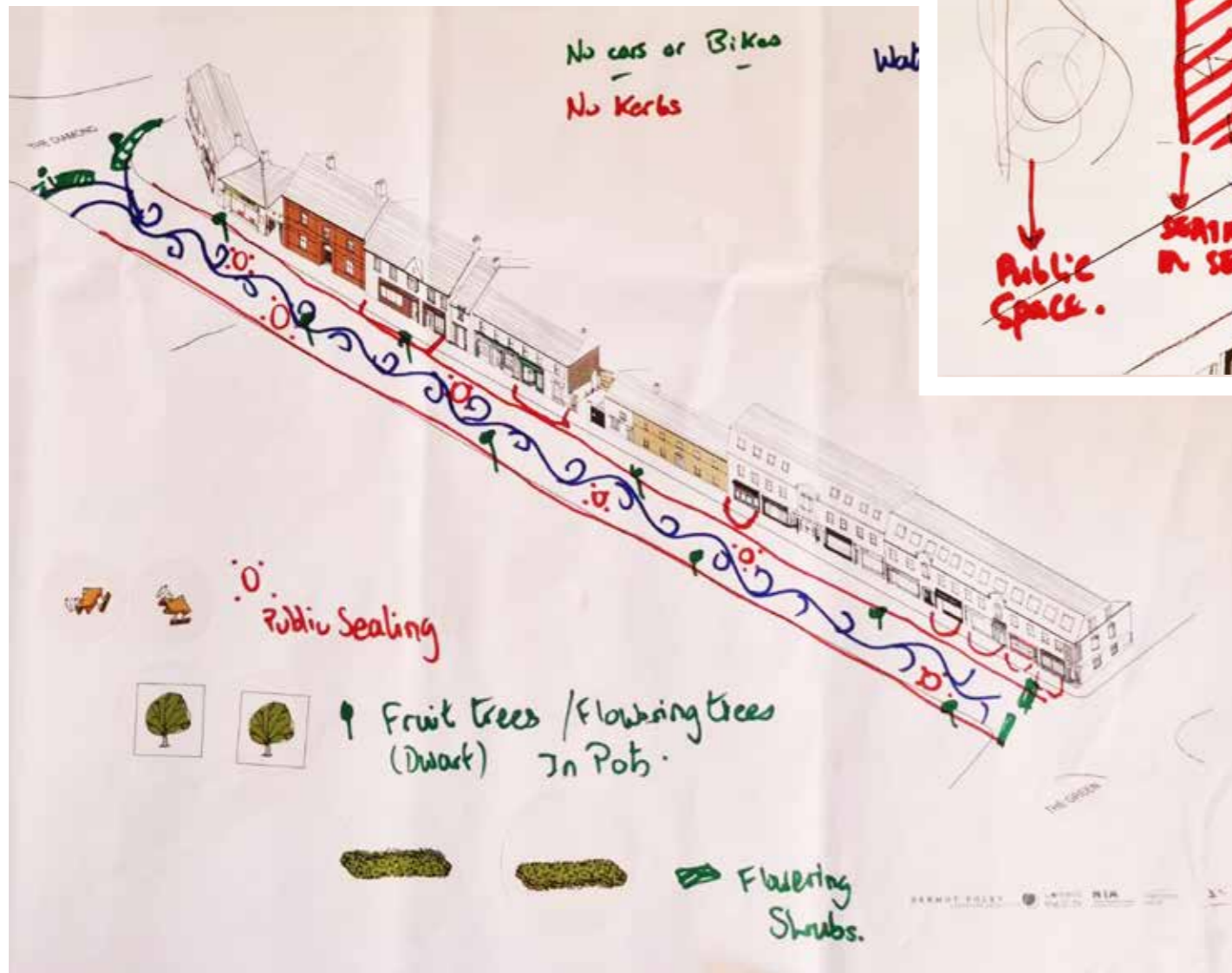
Results

- Relax (14%)
- Have Fun & Be Active (2%)
- Shop at the Local Market (31%)
- Engage with a Street Performer (10%)
- Meet Friends Outside (43%)



Design Input Worksheets

As part of the workshop held in the Malahide Library, participants were also given the opportunity to talk to members of the design team and share their ideas about what the new design for New Street could look like.

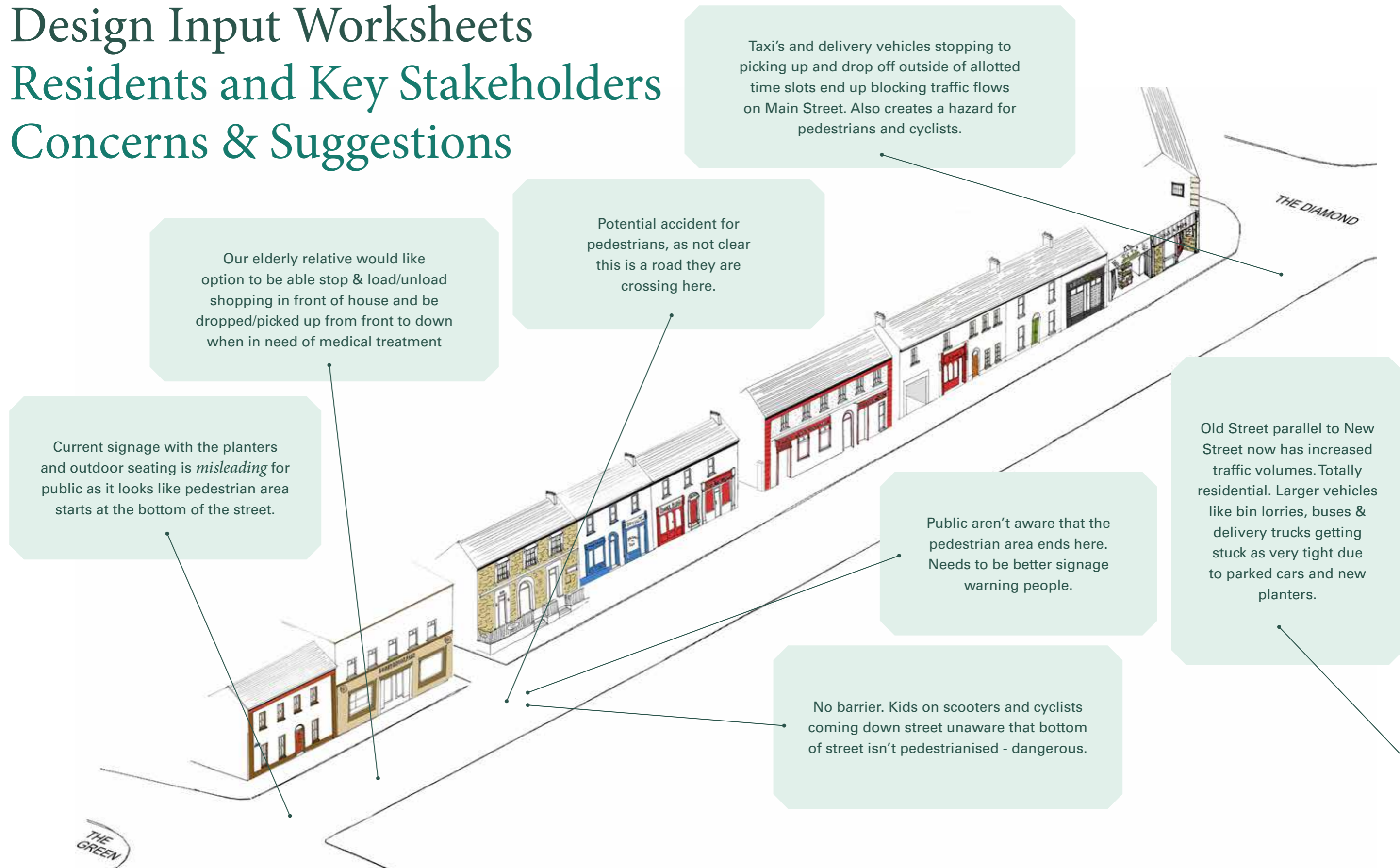


↑ Worksheet examples with design ideas for New Street Public Realm from the design workshop

Design Input Worksheets

Residents and Key Stakeholders

Concerns & Suggestions



Community Survey Results

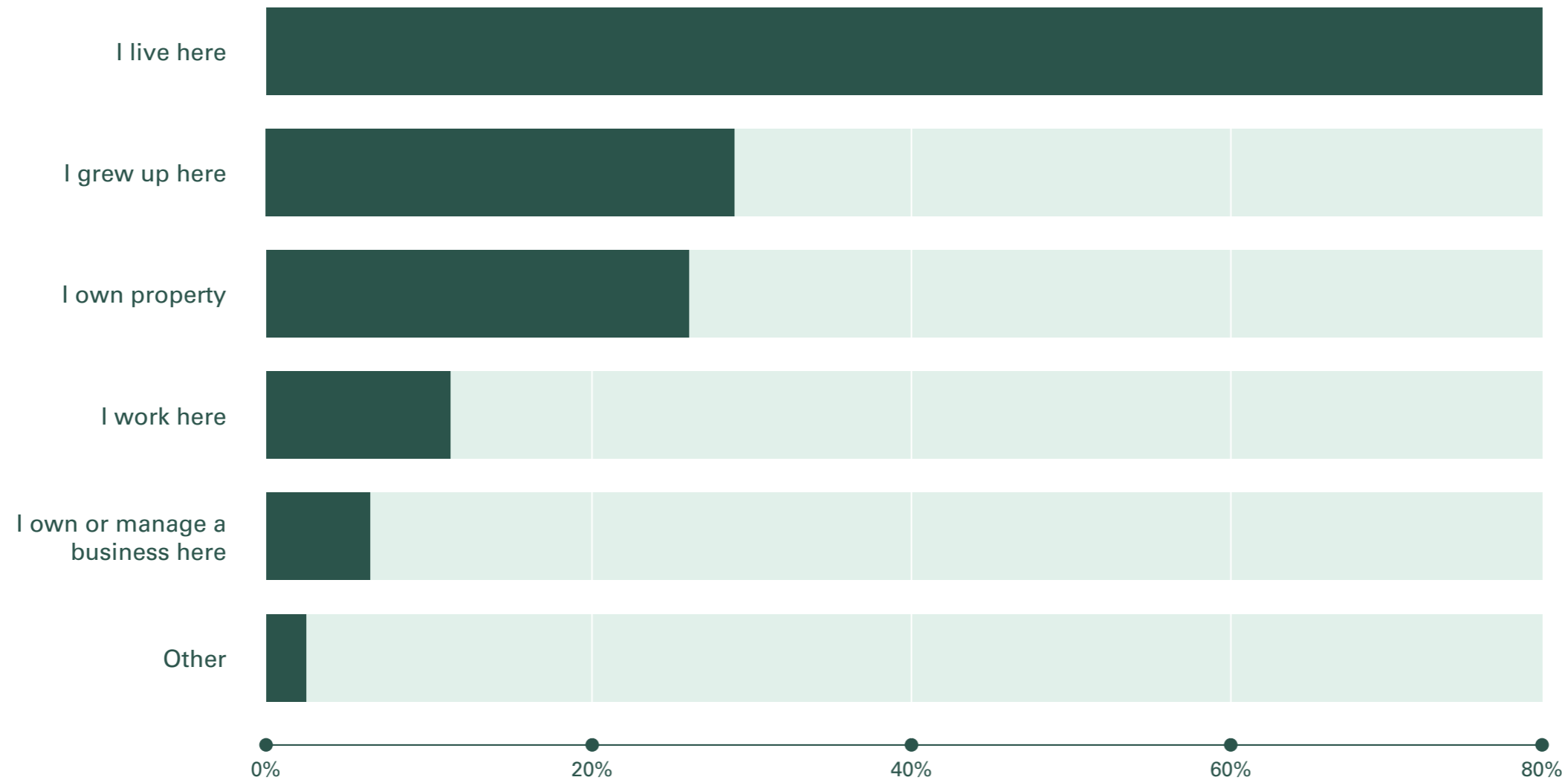
What we asked:

1. What is your relationship to the area?
2. What are your hopes for the New Street Public Realm Project?
3. What considerations specific to New Street should be taken into account within the new scheme?
4. What do you love about New Street?

Question

What is your relationship to the area?

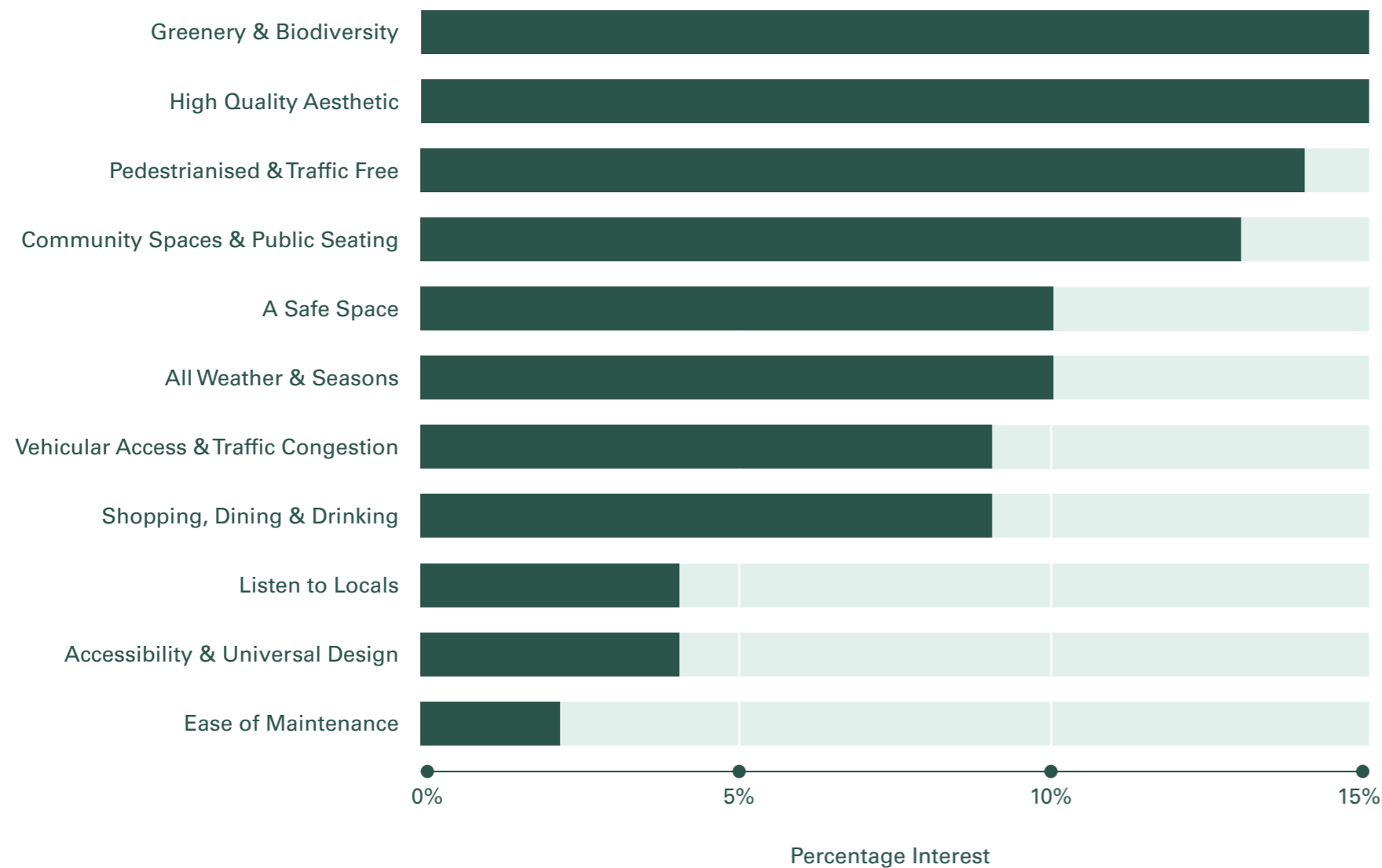
The chart below indicates respondents' relationship to Malahide Village.



Question

What are your hopes for the New Street Public Realm Project?

Participants were asked to what they hoped for in the new design of the New Street Public Realm. These are the main themes that emerged.



Quotes from Participants

‘A safe place for families and children. I love the on-street dining, but I would hate it if it just became an extension for the pubs.’



‘A space that can be enjoyed all year round with ample seating to encourage a neighbourhood meeting place like seen throughout Europe with village “squares”. Lots of greenery.’



‘A safe pedestrian focused environment that allows people to walk safely along or to be able to sit without having to purchase from the various bars and restaurants.’

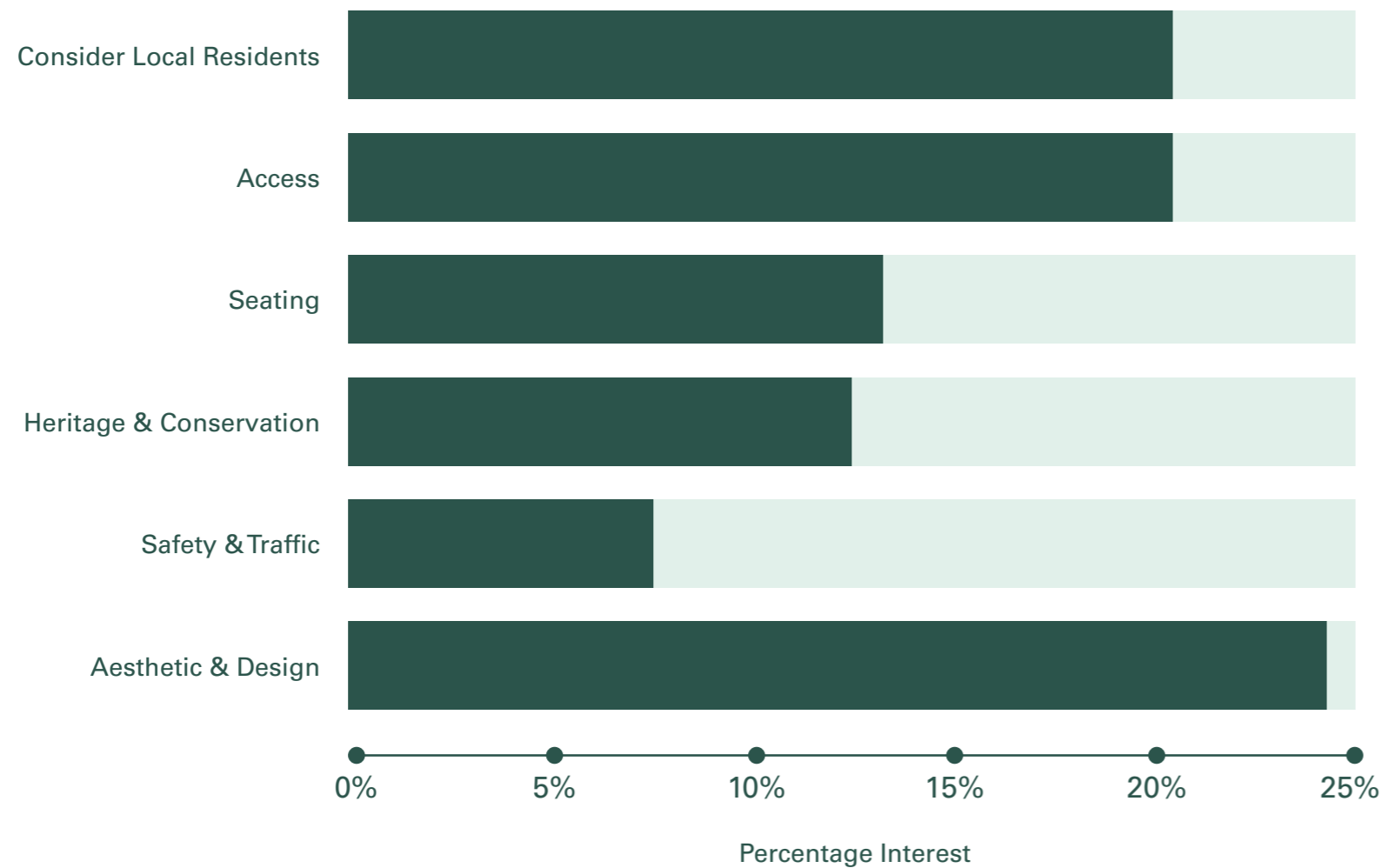


‘Open and transparent consultation which delivers an outcome which works for the local community.’



Question

What considerations specific to New Street should be taken into account within the new scheme?



Quotes from Participants

‘More seating and some type of covering like a canopy, as we get so much rain.’



‘This is a trading street where people live, with shops as well as pubs & restaurants. The street should not be taken over with chairs that stay empty 9 months of the year.’



‘Access to people’s homes and the health centre - although I don’t believe the health centre is fit for purpose (not wheelchair / buggy friendly), so in an ideal world the HSE would relocate.’



‘The ultimate shape & vision for the street will be important. It needs to reflect the reality that Malahide is a small town & not Temple Bar.’

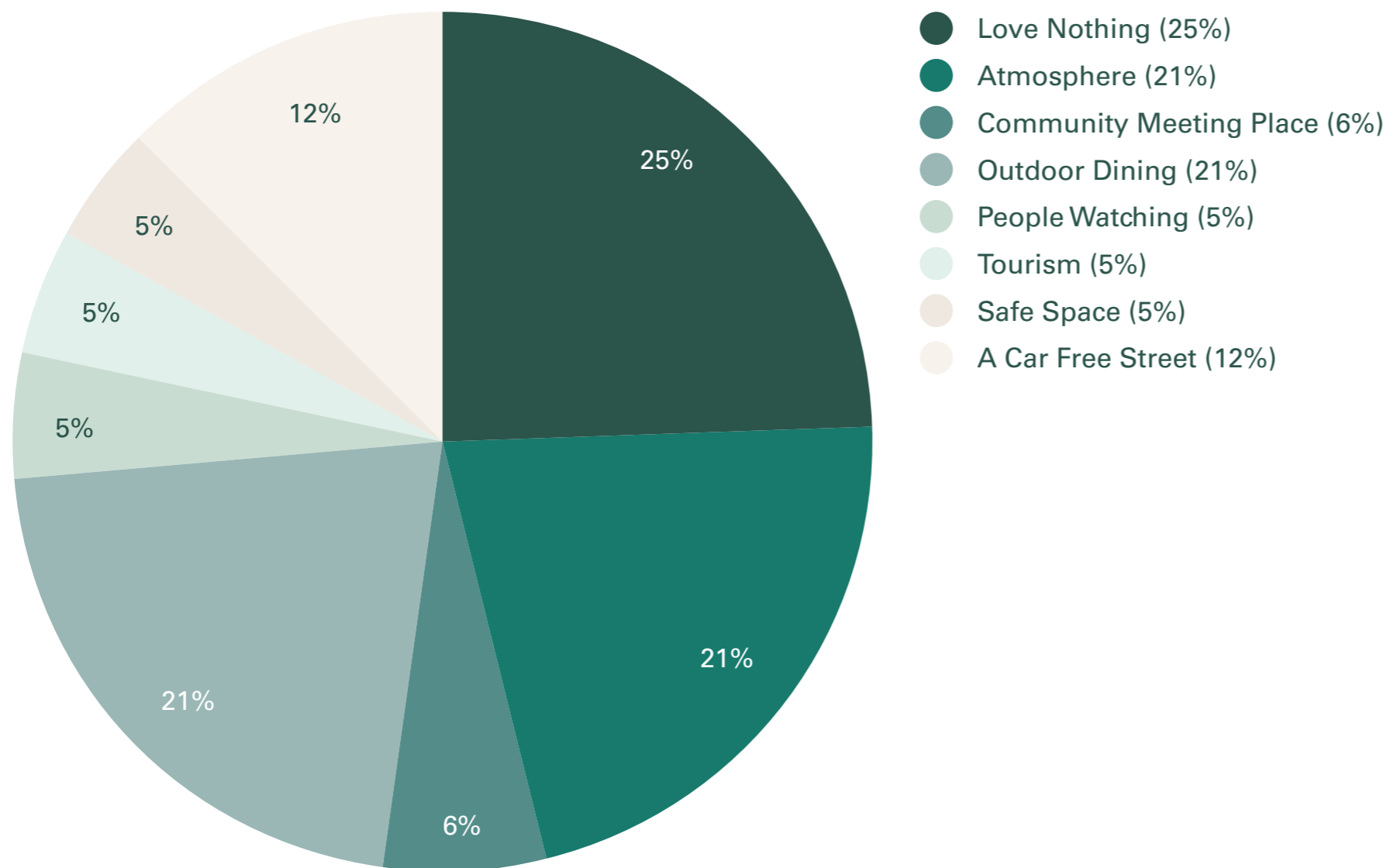


‘Again consideration for local residents. The Public Realm Strategy that was due to be implemented would have worked for all parties involved.’



Question

What do you love about New Street?



Quotes from Participants

‘It’s so central to Malahide, a great social space for all that can only get better through thoughtful and joint up development.’



‘I’ve spent far more time than before pedestrianisation, as there’s more room to mix and socialise. The food and drink open air dining has been wonderful, and it’s our preferred way from the top to the bottom of the village. Prior to pedestrianisation, I’d have walked down Old Street or Townyard Lane for preference, as New Street was full of idling cars and trucks.’



‘The openness, being able to people watch as you sit having a drink or food, the simplicity of just benches and tables having such an amazing benefit to people. It doesn’t need to be ridiculously over-thought design, simple has worked best in countless cities and towns worldwide.’



Community Insights and Suggestions for the Design Team

What we asked:

1. Residents and Key Stakeholders Concerns & Suggestions.
2. Themes from Community Insights.
3. Suggestions for Preliminary Designs.
4. Public's thoughts on changes to New Street so far.

Main Themes from Community Insights



Accessibility

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



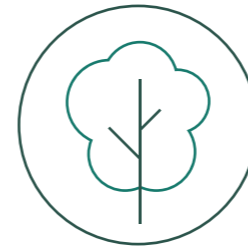
Safety

Consider separating cycle lanes from areas of pedestrian and vehicular movement. Clearly delineate vehicular access for deliveries and emergency vehicles.



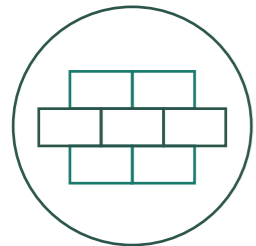
Maintenance

Consider the long-term maintenance of materials used.



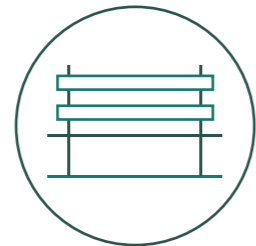
Greening/Biodiversity

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



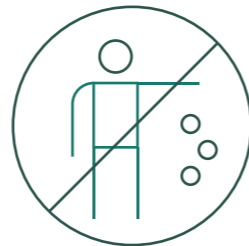
Conservation & Heritage

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, damaged property, etc).



High Quality Aesthetic

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

Key Stakeholder Insights & Comments

- Traffic Management - new plan to take into account any dangerous junctions, pinch points or high volumes of traffic that have been created by the pedestrianisation of New Street.
- Pubs seem to have taken over - New Street has become an open air pub - more consideration should be given in the design to the well-being of residents/small businesses/community spaces.
- Data on air quality, traffic flows, footfall, etc on New Street & adjoining streets.
- Almost a 5% incline on New Street - Where is the precedent of another pedestrianisation that works on an incline like this?

Residents and Key Stakeholders Concerns & Suggestions

Disruption

- Noise - mostly from outdoor drinking areas, especially late in the evening/night. There is also noise from busking in the public area.
- Anti-social behaviour - In addition to the above, there were displays of antisocial behaviour (urinating, vomiting & defecating) on the street, in doorways & down laneways. Public loitering is most prominent after pubs close.
- Littering - food wrappers, coffee cups left on window sills, on the street, etc.
- Loss of privacy & amenity - Public using new outdoor drinking/eating areas in close proximity to the front of the existing residential houses/gardens.
- Additional traffic volumes are causing issues on surrounding streets. This is especially seen on Old Street, where buses, lorries and vehicles towing boats can be present. This causes delays due to pinch points from parked cars and 2-3 existing planters on Old Street.

Retail

- Any new design should elevate existing independent retailers and encourages those coming to Malahide to shop local - it should not just be exclusive for the pubs.

Planting & Drainage

- Any trees removed are replaced with similarly suitable species and maturity. How can new trees be selected and/or planted to prevent their roots pushing up the paving in the future, and then getting patched with tarmac?
- Storm water run-off: current drainage system can't cope and this results in flash flooding. Drains should fall into a protected natural area.

Residents and Key Stakeholders Concerns & Suggestions

Access & Safety

- Parking - Residents & businesses clearly stated they had the right to their car parking spaces, with many stating they had received confirmation in writing from council. There are continued concerns that access to parking spaces will remain.
- Emergency vehicles 24hr access - concerned that restricted access, including locked bollards, could slow response time and in turn have serious consequences for patients/casualties with life-threatening illnesses or injuries.
- Residents' access to their front door is restricted, concerns about the distance needed to walk to load/unload a car, especially for aging residents with health & mobility issues. Also harder to receive deliveries to the door & get tradespeople to quote for work when they can't park nearby.
- Access to Buildings (HSE) - in particular access to baby clinics (buggies) and users with impaired mobility due to injury, access for deliveries to buildings and access for staff carrying heavy equipment.
- Issue at the bottom of the street with the delineation of pedestrian vs vehicular access - confusion could lead to an accident.
- Signage for vehicular access to Ross's Cottages. Safety is a concern, as it is currently unclear to users.
- No cycling - cyclists need to dismount.
- Taxi rank at top of street helped quickly clear-out people leaving the pubs, so they went home & reduced anti-social behaviour.
- Explore retaining one-way or two-way traffic flows.

Suggestions

- Design Team should come down to see how the street is currently being used.
- Design Team should be aware of previous feedback submitted to An Bord Pleanála.
- Some thought Townyard Lane was a more suitable candidate for pedestrianisation.
- No meaningful consultation with residents - residents need to be brought along at all stages of the design process.
- Inform the design process through best practices, such as using KPI from LEDA Criteria for Successful Public Realm Schemes (see Appendix E).

Suggestions for Preliminary Designs



- Listen to the local community & residents.
- Comfortable communal seating.
- All year round outdoor areas.
- Attractive awnings & windbreakers.
- Smooth level cobbles or paving.
- Consider needs of elderly, blind & partially sighted & hearing.
- Tasteful Lighting.
- Public realm must be of a high standard.
- Ensure a premium look by all outlets, agreeing to a minimum level of quality & finish of material & style palette. An option would be to make all outlets have exactly the same furniture.

- Honour the aesthetics agreed in Public Realm Strategy, the Shop Front Guide and the Malahide Historic Core ACA.
- Ensure installation & monitoring of the promised CCTV.
- Through careful layout and lighting, prevent the creation of concealed unsafe areas at night.
- Have space for weekly farmer's markets.
- All weather performance space.
- Encourage cycling - provide bike parking areas.
- Design with all seasons flexibility to prevent large areas taken up with empty dining seating in winter.

Quotes from Participants

‘The ‘Malahide’ green livery the council used for the pedestrianisation of New Street is really good - looks consistent with that used at Malahide castle. It’s a nice visual way of linking New Street to the other parts of Malahide, like the Castle and Village Green.’

‡

‘Widen the existing footpaths taking out the car spaces (ex for disabled) allowing tables & chairs & also allowing people to move freely along the footpaths without dodging waiters & chairs. Still allow some flow of traffic even one way.’

‡

‘A safe place for families and children. I love the on-street dining, but I would hate it if it just became an extension for the pubs. With back problems, it means I need a smooth surface for walking, so a level path, not cobblestone style. Greenery with trees & flowers, and areas for children to sit and relax with their friends.’

‡

‘While this effort is way overdue, many thanks for getting it going. Don’t rush - do it right.’

‡

‘Future focused design...functional with plants that don’t need significant care, as these rarely are properly looked after and end up looking tatty. A space that has a flow and encourages a neighbourhood feel.’



Public's thoughts on changes to New Street so far:

'I don't like the changes it has brought to our village. It *causes traffic congestion* on the East side of the Malahide. On occasions, I have to divert through Portmarnock instead of going through the village. We now *avoid shopping* in the village because of *traffic congestion*. The James Terrace / Main Street junction is dangerous, and *it's an accident waiting to happen*. Traffic illegally entering the yellow box on Main Street from James Terrace is continuous.'

'Lots of benefits, *comfortable walking space*, etc. Drawbacks include street surface, lack of dining options on street'

'Traffic is *chaotic* due to the closure of Grove Road during school drop off and pick up times. *Rat runs* have been created on all other routes, especially on Old Street. The *pubs have dominated* pedestrian zoning.'

'It has caused a lot of chaos in the village with buses going down Old Street, no taxi rank, *confusion* at the bottom of the road where cars still have access, and near misses with pedestrians not expecting cars. I think a couple of businesses, particularly the pubs, have benefited.'

'Outdoor dining, space to walk'

'It looks *terrible* 9 months of the year when it's empty'

'During the week it's fine but the village has become a *restricted area* over the weekends for many locals.'

'No cars!'

'The village is a *much better place* to visit.'

'*Very unsafe exit from Marina*. Terrible traffic throughout the village. *Dirty streets*. Scouts unable to launch boats easily.'

'Nice in the summer, but *will be miserable in winter*, as no proper permanent structures.'

'The *freedom to walk around without fear* of traffic. *Love outdoor dining*. Love would to see it used for some *markets or craft fairs*'

Conclusions

There was a good level of engagement in the Stage One public consultation. While many were positive about the increased public space on New Street, 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 significant concerns raised by a small group of individuals. The main topics that came up from the feedback included the existing clutter on the street, ensuring flexibility of use and consideration of the street in its wider network and context.

Most residents were open to sharing ideas and concerns in a constructive manner. Many expressed concern about how they felt they were left out of the initial trial pedestrianisation phase, or their concerns were not addressed, and had trouble trusting it as a result. As parts of New Street have had various levels of pedestrianisation and vehicular access, people also used this experience as reference for what they liked and disliked for any future public realm designs.

Responses to this initial public consultation have provided insightful feedback, which will directly contribute to the overall project design. The community consultation will continue as the design develops into Stage Two and Three, with another in-person public consultation, online survey and potentially an outdoor exhibition.



Let us know
what *you* think



If you haven't already filled in a feedback form, we encourage those of you that live, work or visit New Street to contribute and help shape the design by sharing your thoughts and ideas through the online form by scanning the QR code.

Updates on the project can be found on the website link below:

www.fingal.ie/newstreet



