

# **/ Your Fingal**

## **Fingal Development Plan 2005 - 2011 /**

### **Written Statement *Appendices***



**Fingal County Council**  
Comhairle Contae Fhine Gall



# APPENDICES

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# **/ Appendix A**

**Record of Protected Structures /**

## RECORD OF PROTECTED STRUCTURES

| RPS No | Structure Name                                 | Street No | Street Address                        | Townland                        | Description   |
|--------|--|-----------|---------------------------------------|---------------------------------|---|
| 1      | Knocknagin Viaduct                             |           | off Drogheda Road                     | Knocknagin                      | Rail bridge over River Delvin, also known as Gormanstown Viaduct  |
| 2      | Knocknagin House                               |           | Drogheda Road (N1)                    | Knocknagin                      | House & Outoffices  |
| 3      | Passage Grave Cemetery                         |           | off Drogheda Road                     | Bremore                         | Group of five mounds (incl. group of cairns)  |
| 4      | Gormanstown Bridge                             |           | Gormanstown Road                      | Tobersool                       | Stone bridge over River Delvin  |
| 5      | St. Brigid's Well                              |           | Tobersool Lane                        | Tobersool                       | Holy Well   |
| 6      | St. Mary's Church (RC)                         |           | The Square                            | Commons (Balscadden)            | Roman Catholic Church, Graveyard, Enclosure & Gates   |
| 7      | Balscadden Church (in ruins) & St. Mary's Well |           | Flemingtown to Toberstown Rd          | Toberstown (Balscadden)         | Church ruins, Graveyard & Holy Well   |
| 8      | Former Thatched Dwelling                       |           | Flemingtown to Toberstown Rd          | Toberstown Commons (Balscadden) | Vernacular building with corrugated iron roof   |
| 9      | Potential Site                                 |           |                                       | Balscadden                      | Earthwork   |
| 10     | Potential Site                                 |           |                                       | Balscadden                      | Earthwork   |
| 11     | Lady Well                                      |           | Flemingtown Lane                      | Flemingtown                     | Holy Well   |
| 12     | Railway Bridge                                 |           | off Drogheda Road                     | Bremore                         | Stone rail bridge over laneway  |
| 13     | St. Molaga's Church (in ruins) & Graveyard     |           | off Drogheda Road                     | Bremore                         | Remains of nave & chancel of church with some decorative stonework                                      |
| 14     | Bremore Castle                                 |           | off Drogheda Road                     | Bremore                         | Remains of 16th century medieval stone castle   |
| 15     | Bremore Cottage                                |           | Drogheda Road                         | Bremore                         | Thatched dwelling and Out-offices   |
| 16     | Tankard Ville                                  |           | Brecan Close                          | Tankardstown (Balbriggan)       | Thatched house  |
| 17     | Martello Tower                                 |           | King Strand, off Bath Road            | Tankardstown (Balbriggan)       | 19th century circular military stone tower  |
| 18     | Bath House                                     |           | King Strand, off Bath Road            | Tankardstown (Balbriggan)       | Former stone boat house and bath house buildings  |
| 19     | Chimney of Former Hosiery Factory              |           | Seabanks, off Bath Road               | Tankardstown (Balbriggan)       | Free-standing redbrick chimney stack  |
| 20     | Fingal House (Medical Centre)                  | 2         | Drogheda Street                       | Balbriggan                      | Façade only of corner building  |
| 21     |  | 13        | Drogheda Street                       | Balbriggan                      | Two-storey corner building  |
| 22     | The Fashion Hall                               | 19        | Drogheda Street                       | Balbriggan                      | Corner building including shopfront   |
| 23     | National Irish Bank                            | 20        | Drogheda Street                       | Balbriggan                      | Bank building (Former Northern Bank)  |
| 24     | Reynolds Shop                                  | 29        | Drogheda Street                       | Balbriggan                      | Façade only including timber shopfront  |
| 25     | The Harvest Inn                                | 32 - 34   | Drogheda Street                       | Tankardstown (Balbriggan)       | Façade only of Public House   |
| 26     |  | 72        | Drogheda Street                       | Tankardstown (Balbriggan)       | Façade only of terraced house with decorative mouldings & shopfront                                     |
| 27     | Peacock House                                  | 79        | Drogheda Street                       | Tankardstown (Balbriggan)       | Two-storey house recessed from street   |
| 28     | Marian House                                   |           | Convent Lane                          | Balbriggan                      | Former convent, currently used as school building   |
| 29     | Chimney of Smyth's Factory                     |           | Convent Lane                          | Balbriggan                      | Free-standing redbrick chimney  |
| 30     | Balbriggan Railway Station                     |           | Railway Street                        | Balbriggan                      | Station building and stone outbuilding  |
| 31     | Station Masters House                          |           | Railway Street                        | Balbriggan                      | Former station master's house   |
| 32     | Former Smyth's Factory                         |           | Railway Street (both sides of street) | Balbriggan                      | Facades of former Hosiery Factory (incl. redbrick structures & buildings with commemorative medallions) |
| 33     | Former Gallen's Factory                        |           | Mill Street                           | Balbriggan                      | Former Cotton & Linen Factory   |
| 34     | Old Mill Bridge                                |           | Old Mill Road                         | Coolfores                       | Road bridge over River Delvin   |
| 35     | RNLI Boathouse                                 |           | Balbriggan Harbour                    | Balbriggan                      | Former Lifeboat House, in arch of Balbriggan Viaduct  |
| 36     | Viaduct  |           | Balbriggan Harbour                    | Balbriggan                      | Eleven-arch railway viaduct over harbour  |
| 37     | Lighthouse                                     |           | Balbriggan Harbour                    | Balbriggan                      | Tapered circular lighthouse   |
| 38     | Balbriggan Harbour                             |           |                                       | Balbriggan                      | Harbour with two limestone piers  |
| 39     |  | 30        | Clonard Street                        | Balbriggan                      | Façade only of 2-storey house (excluding garages to east)   |
| 40     |  | 11        | Bridge Street                         | Balbriggan                      | 4-storey over basement structure with decorative window mouldings                                       |
| 41     |  | 19        | Bridge Street                         | Balbriggan                      | 2-storey over basement structure with canopied shopfront  |
| 42     | Court House                                    |           | Georges Square                        | Balbriggan                      | Two-storey stone courthouse on corner site  |
| 43     | Allied Irish Bank                              | 1         | Georges Square                        | Balbriggan                      | Bank building   |
| 44     |  | 7         | Georges Square                        | Balbriggan                      | 19th century former residence, now offices  |
| 45     |  | 8         | Georges Square                        | Balbriggan                      | 19th century former residence, now offices  |

# Your Fingal - Written Statement

| RPS No | Structure Name                             | Street No | Street Address                | Townland                     | Description  |
|--------|--|-----------|-------------------------------|------------------------------|--|
| 46     | Carnegie Library                           |           | Georges Square                | Balbriggan                   | Redbrick library on corner site with turreted clock tower                  |
| 47     |  | 11        | High Street                   | Balbriggan                   | 19th century terraced house  |
| 48     | Kincora                                    | 39        | High Street                   | Balbriggan                   | Victorian Gothic Revival style house                                       |
| 49     | Bedford House                              |           | Georges St/Church Street      | Balbriggan                   | Former Vicarage/Rectory now Nursing Home                                   |
| 50     | Roscarrig                                  | 3         | Georges St/Church Street      | Balbriggan                   | 19th century semi-detached house   |
| 51     | Georgeville                                | 5         | Georges St/Church Street      | Balbriggan                   | 19th century semi-detached house   |
| 52     | St. George's Church (C of I) & Hall        |           | Georges St/Church Street      | Balbriggan                   | Gothic Revival Church of Ireland church. Detached hall within grounds      |
| 53     | Croom House                                |           | Seapoint Lane                 | Balbriggan                   | 19th century house   |
| 54     | McAvinue House                             |           | Seapoint Lane                 | Balbriggan                   | 19th century semi-detached house   |
| 55     | Seapoint House                             |           | Seapoint Lane                 | Balbriggan                   | Early 19th century house with bowed extension                              |
| 56     | Former Foresters Hall                      | 17        | Hampton Street                | Balbriggan                   | Detached house with mouldings to front elevation                           |
| 57     | St. George's National School & Schoolhouse |           | Hampton Street                | Balbriggan                   | Mid-19th century School, School Masters house & stone boundary wall        |
| 58     |  | 2         | Dublin Street                 | Balbriggan                   | Early 19th century house (excluding modern lean-to shop extension)         |
| 59     | Balbriggan Clubs Community Centre          | 23        | Dublin Street                 | Balbriggan                   | Façade only of Art Deco former cinema                                      |
| 60     |  | 39        | Dublin Street                 | Balbriggan                   | Façade only of Art Deco former garage                                      |
| 61     |  | 40        | Dublin Street                 | Balbriggan                   | Corner building at junction with Market Green & Dublin St                  |
| 62     | St. Peter & Paul's Church                  |           | Dublin Street                 | Balbriggan                   | Mid-19th century Roman Catholic Church                                     |
| 63     | Parochial House                            | 90        | Dublin Street                 | Balbriggan                   | Early 20th century Parochial House to St. Peter's & Paul's Catholic Church |
| 64     | Former Corn Mill                           |           | Vauxhall Street               | Balbriggan                   | Four storey former mill, now an apartment block                            |
| 65     | Market House                               |           | Market Green                  | Balbriggan                   | Early 19th century former market house                                     |
| 66     |  | 1         | The Bower, Fancourt           | Balbriggan                   | One of two pairs of semi-detached mid-19th century houses                  |
| 67     |  | 2         | The Bower, Fancourt           | Balbriggan                   | One of two pairs of semi-detached mid-19th century houses                  |
| 68     |  | 3         | The Bower, Fancourt           | Balbriggan                   | One of two pairs of semi-detached mid-19th century houses                  |
| 69     |  | 4         | The Bower, Fancourt           | Balbriggan                   | One of two pairs of semi-detached mid-19th century houses                  |
| 70     | Corn Mill                                  |           | Mill Lane                     | Stephenstown                 | Former Mill (in ruins)   |
| 71     | Mill Dam                                   |           | Mill Lane                     | Stephenstown                 | Part of historic mill complex  |
| 72     | Mill Race                                  |           | Mill Lane                     | Stephenstown                 | Part of historic mill complex  |
| 73     | Lady Well                                  |           |                               | Stephenstown                 | Holy Well  |
| 74     | Castle (in ruins)                          |           |                               | Stephenstown                 | Foundations of square tower house  |
| 75     | Chapel site                                |           | Folkstown Lane                | Folkstown Little             | Archaeological site  |
| 76     | Well                                       |           | Folkstown Lane                | Stephenstown                 | Possibly holy well   |
| 77     | Ring ditch                                 |           | Matt Road                     | Stephenstown                 | Earthwork  |
| 78     | Inch House                                 |           | Matt Road                     | Inch                         | 18th century House & Out-offices   |
| 79     | Potential Site                             |           | Matt Road                     | Inch                         | Earthwork  |
| 80     | Blackhall House                            |           | Dublin Road                   | Blackhall (Balrothery)       | Mid-19th century house on elevated site                                    |
| 81     | Holy Well                                  |           | Old Coach Road                | Balrothery                   | At side of house in village of Balrothery                                  |
| 82     | Mound                                      |           | Matt Road                     | Inch (Balrothery)            | Earthwork  |
| 83     | Church Tower                               |           |                               | Balrothery                   | Medieval tower of Balrothery Church  |
| 84     | Balrothery Church (Former C of I)          |           | Old Coach Road                | Balrothery                   | Church, Inscribed Stone, Graveyard Walls & Gates                           |
| 85     | Castle Tower House                         |           |                               | Glebe South (Balrothery)     | Tower House adjacent to Balrothery Church                                  |
| 86     | Standing Stone                             |           | Old Coach Road                | Rosepark (Balrothery)        | In middle of housing development in Balrothery village                     |
| 87     | Holy Well & Potential Site                 |           | Old Coach Road                | Rosepark (Balrothery)        | In middle of housing development in Balrothery                             |
| 88     | Tara House                                 |           | Old Drogheda Road             | Glebe South (Balrothery)     | Formerly Glebe House overlooking Balrothery                                |
| 89     | Ring-ditch                                 |           |                               | Gibbonsmoor (Balrothery)     | Earthwork  |
| 90     | Reservoir & Sluices                        |           | off Old Drogheda Road         | Knock (Balrothery)           | Known locally as Wavin Lake or Bowhill Lake                                |
| 91     | Hampton Hall Farm                          |           | Hampton Lane                  | Hampton Demesne              | Former outbuildings of Hampton Hall  |
| 92     | Hampton Hall                               |           | Hampton Lane, off Dublin Road | Hampton Demesne (Balbriggan) | Six-bay two-storey house, former home of Hamilton family                   |
| 93     | Ring-ditch                                 |           |                               | Hampton Demesne              | Earthwork  |

| RPS No | Structure Name                                  | Street No | Street Address                   | Townland                   | Description  |
|--------|---|-----------|----------------------------------|----------------------------|--|
| 94     | Ardgillan House                                 |           |                                  | Ardgillan Demesne          | Castle, Ice-house, walled garden, grounds & Former Steward's House (excluding later extension) |
| 95     | Ringfort possible site                          |           |                                  | Kilsough                   | Earthwork  |
| 96     | Enclosure Site                                  |           | Groghan Lane                     | Balscadden                 | Earthwork  |
| 97     | Whitestown House                                |           | Tobertown Road                   | Whitestown (Balscadden ED) | 19th century House, outbuildings, walled enclosure, entrance gates & 2 gatelodges              |
| 98     | Ringfort  |           | Tobertown Road                   | Grange (Balscadden)        | Platform type ringfort enclosed by slight fosse  |
| 99     | Grange Mount House                              |           | Tobertown Road                   | Grange (ED Balscadden)     | 19th century House & gatelodge   |
| 100    | Ring-Ditch                                      |           | Doolagh Road                     | Doolagh                    | Earthwork  |
| 101    | Reynoldstown House                              |           | Naul Road                        | Reynoldstown               | House, Lodge, Gates & Piers  |
| 102    | Naul House                                      |           | Naul Road                        | Naul                       | Fine stone 19th century house and outbuildings   |
| 103    | Lady Well                                       |           | Balbriggan Road                  | Naul                       | Holy Well  |
| 104    | Church (in ruins) & Cross site                  |           | Drogheda Road                    | Naul                       | Remains of small chapel dated 1710 & graveyard   |
| 105    | Castle  |           | Drogheda Road                    | Naul                       | Remains of stone tower, known as "The Black Castle"  |
| 106    | Naul Bridge                                     |           | Drogheda Road                    | Naul                       | Stone road bridge over River Delvin  |
| 107    | Watermill                                       |           | Drogheda Road                    | Naul                       | Former Naul Mill complex   |
| 108    | Seamus Ennis Centre                             |           | Main Street                      | Naul                       | Curved eight-bay thatched structure  |
| 109    | Nativity of Our Lady Church (RC)                |           | off Main Street, Naul            | Westown (Naul)             | Early 19th century Roman Catholic Church   |
| 110    | Reservoir                                       |           | Lecklinstown Lane                | Hynestown                  | Man-made reservoir   |
| 111    | Dam, Weirs & Valve Tower                        |           | Moonlowe Lane, off Naul Rd       | Hynestown                  | Associated with reservoir  |
| 112    | Mounds  |           | Lecklinstown Lane                | Kitchenstown               | Group of three burial mounds   |
| 113    | Mounds  |           | Lecklinstown Lane                | Knockbrack                 | Group of mounds  |
| 114    | Ringfort possible site                          |           | Naul Road                        | Loughmain/Cabinhill        | Earthwork  |
| 115    | Mound   |           | Naul Road                        | Westown                    | Bell Barrow (burial mound) on hilltop  |
| 116    | Enclosure site                                  |           | Fourknocks Road                  | Westown                    | Earthwork  |
| 117    | Cockles Bridge                                  |           | Clonalvy Road                    | Glebe East                 | Stone road bridge over river   |
| 118    | Garristown Bridge                               |           | Ardcath Road                     | Commons Upper              | Stone road bridge over River Delvin  |
| 119    | Thatched Dwelling                               |           | Critchies Lane, off Ardcath Road | Commons Upper (Garristown) | Three-bay single-storey thatched house   |
| 120    | Ringfort  |           | off Hedge Road                   | Commons Upper              | Earthwork  |
| 121    | Church (in ruins), Graveyard & Whetstone        |           | Chapel Road / Watery Lane        | Garristown                 | Remains of 19th century church & older graveyard   |
| 122    | Church of the Assumption (RC)                   |           | Main Street                      | Garristown                 | Roman Catholic Church  |
| 123    | Carnegie Library                                |           | Main Street                      | Garristown                 | Single storey limestone library building   |
| 124    | Thatched Dwelling                               |           | Dublin Road                      | Garristown                 | Four-bay single-story thatched dwelling with galvanised extension                              |
| 125    | Windmill (in ruins)                             |           | Windmill Road/ Ashbourne Road    | Garristown                 | Remains of base of circular stone windmill, dated 1736   |
| 126    | Mound   |           | Adamstown Road                   | Garristown                 | Semi-circular mound, 1.5m high, cut by field boundary  |
| 127    | Garristown Barrow                               |           | Newtown Lane                     | Newtown (Garristown)       | Barrows are earthen burial mounds  |
| 128    | Laurel Mount                                    |           | Borranstown Road                 | Borranstown                | Nine-bay single-storey house with doric porch  |
| 129    | Ballymadun Church (in ruins) & Graveyard        |           | Ballymadun Road                  | Glebe (Garristown)         | Church with high square tower is in ruins, in graveyard graveyard enclosure                    |
| 130    | St. Joseph's Church (RC)                        |           | Ballymadun Road                  | Ballymadun                 | 19th century catholic church   |
| 131    | Ringfort and site of armorial stone             |           | Ballymadun Road                  | Ballymadun                 | Limestone plaque with coat of arms was sited on lands of property called "The Court"           |
| 132    | Enclosure site                                  |           | off Cornstown Road               | Cornstown                  | Earthwork  |
| 133    | Ringfort possible site                          |           | Fieldstown to Garristown Rd      | Wyestown                   | Earthwork  |
| 134    | Potential Site                                  |           |                                  | Palmerstown                | Earthwork  |
| 135    | Church (in ruins), Graveyard & Holy Well        |           | Fieldstown to Garristown Road    | Palmerstown                | Remains of medieval church in circular burial ground. Holy well is small pool to south         |
| 136    | Mound site                                      |           | Ashgrove Road                    | Jordanstown                | Earthwork  |
| 137    | Potential Site                                  |           | Ashgrove Road                    | Jordanstown                | Earthwork  |
| 138    | Thatched Cottage                                |           | Adamstown Cross Roads            | Adamstown                  | Four-bay single-storey thatched dwelling   |
| 139    | Burial Mound                                    |           | Knocklyon Lane                   | Adamstown                  | Earthwork in field at end of lane  |
| 140    | Ringfort Site                                   |           | Grallagh Road                    | Grallagh                   | Earthwork  |
| 141    | Grallagh Church (in ruins) & St. Michael's Well |           | Ashgrove Road                    | Grallagh                   | Church, Graveyard & Holy Well  |
| 142    | St. John's Well                                 |           | Ashgrove Road                    | Cottrelstown               | Holy Well south of Grallagh Church   |

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| RPS No | Structure Name                                 | Street No | Street Address                    | Townland                   | Description   |
|--------|--|-----------|-----------------------------------|----------------------------|---|
| 143    | Trallie House                                  |           | Naul Road                         | Grallagh                   | Five-bay two-storey 19th century house & Outbuildings                             |
| 144    | Enclosure site                                 |           | Naul Road                         | Browns Cross               | Earthwork   |
| 145    | Clonmethan Glebe                               |           | Naul Road                         | Glebe Clonmethan (Oldtown) | Early 19th century former glebe house   |
| 146    | Former St. Mary's Church of Ireland (in ruins) |           | Naul Road                         | Glebe (Clonmethan)         | Church 'Site of' (also known as Clonmethan Church) outside Oldtown                |
| 147    | Outbuildings of Wyanstown House                |           | Browns Cross - Ballyboghil Rd     | Oldtown                    | Fine stone barns and outoffices. Excluding modern house on site of original house |
| 148    | Ringfort Ballyboghil Rd                        |           | Browns Cross -                    | Leastown                   | Impressive ringfort (2m high), outer ditch has been filled in                     |
| 149    | Westpalstown Church (in ruins)                 |           | Newtown Lane                      | Westpalstown               | Church, Graveyard & Building  |
| 150    | Ringfort Site                                  |           | Drishoge Lane                     | Grange (Ballyboghil)       | Earthwork   |
| 151    | The Grange                                     |           | Drishoge Lane                     | Grange (Ballyboghil)       | Three-bay single-storey bonneted thatched dwelling with modern extensions         |
| 152    | Genista Cottage                                |           | Drishoge Lane, Ballyboghil        | Drishoge                   | Three-bay two-storey thatched dwelling with bonneted gable                        |
| 153    | Thatched Dwelling                              |           | Drishoge Lane                     | Grange (Ballyboghil)       | Five-bay single-storey thatched dwelling  |
| 154    | Church of the Assumption (RC)                  |           | Main Street                       | Ballyboghil                | 19th century catholic church  |
| 155    | Church (in ruins) & Graveyard                  |           | Main Street                       | Ballyboghil                | Remains of large medieval church & graveyard which is still in use                |
| 156    | Enclosure Site                                 |           | Naul Road                         | Ballyboghil                | Earthwork   |
| 157    | Ring Barrows                                   |           | Ballyboghil to Devines Cross Road | Broomfield                 | Group of three ring barrows (burial mounds)                                       |
| 158    | Motte possible                                 |           | Mallahow Road                     | Mallahow                   | Oval mound (4m high)  |
| 159    | St. Canice's Church (RC)                       |           | Mallahow Road                     | Damastown                  | Five-bay Roman Catholic Church with bellcote                                      |
| 160    | St. Kenny's Well                               |           | Naul Road                         | Hollywood Great            | Holy Well   |
| 161    | Church (in ruins)                              |           | Hollywood Road                    | Hollywood Great            | Church in ruins with walled graveyard which is still in use                       |
| 162    | Possible Barrow                                |           | Hollywood Road                    | Hollywood Great            | Low circular flat-topped mound (.75m high)  |
| 163    | Ring-ditch site                                |           |                                   | Walshestown                | Earthwork   |
| 164    | Ringfort possible site                         |           | Balrickard Road                   | Balrickard                 | Earthwork   |
| 165    | Ring-ditch site                                |           |                                   | Walshestown                | Earthwork   |
| 166    | Enclosure Site                                 |           |                                   | Walshestown                | Earthwork   |
| 167    | Enclosure site                                 |           |                                   | Rowans Little              | Earthwork   |
| 168    | Potential Site                                 |           |                                   | Nevitt                     | Earthwork   |
| 169    | Potential Site                                 |           |                                   | Nevitt                     | Earthwork   |
| 170    | Mound site                                     |           | off Hollywood Road                | Parnelstown                | Earthwork   |
| 171    | Cosy Cottage                                   |           | Knightstown Road                  | Johnstown                  | Three-bay single storey thatched dwelling with slated extension                   |
| 172    | Mound site                                     |           |                                   | Jordanstown                | Earthwork, possible motte   |
| 173    | Enclosure                                      |           |                                   | Jordanstown                | Earthwork   |
| 174    | Potential Site                                 |           |                                   | Rowans Big                 | Earthwork   |
| 175    | Ringfort possible site                         |           | Balrothery to Man O'War Rd        | Darcystown/Hynespark       | Earthwork   |
| 176    | Thatched Dwelling                              |           | New Lane                          | Darcystown                 | Four-bay single-storey thatched dwelling with extension                           |
| 177    | Cist   |           | Grange Road                       | Baltrasna                  | Cists are burials built with stone slabs  |
| 178    | Mound Site of                                  |           |                                   | Barnageeragh               | Earthwork   |
| 179    | Mound  |           |                                   | Barnageeragh               | Possible cairn  |
| 180    | Thatched Dwelling                              |           | Skerries Road                     | Barnageeragh               | Four-bay single-storey thatched dwelling  |
| 181    | Ringfort (Rath/Cashel)                         |           |                                   | Ardla                      | Earthwork   |
| 182    |  | 42        | Quay Street                       | Townparks (Skerries)       | Four-bay single-storey thatched dwelling  |
| 183    | Skerries Harbour                               |           |                                   | Townparks (Skerries)       | 18th century limestone pier   |
| 184    | Lifeboat Station                               |           | Harbour Road                      | Skerries                   | Original stone boathouse replaced with new lifeboat house                         |
| 185    |  | 28        | Harbour Road                      | Skerries                   | One of terrace of four two-bay two-storey houses                                  |
| 186    |  | 29        | Harbour Road                      | Skerries                   | One of terrace of four two-bay two-storey houses                                  |
| 187    |  | 30        | Harbour Road                      | Skerries                   | One of terrace of four two-bay two-storey houses                                  |
| 188    |  | 31        | Harbour Road                      | Skerries                   | One of terrace of four two-bay two-storey houses (excluding bay window)           |
| 189    | Martello Tower                                 |           | Harbour Road, Red Island          | Townparks (Skerries)       | 19th century circular military stone tower  |

| RPS No | Structure Name                       | Street No | Street Address       | Townland             | Description  |
|--------|--------------------------------------|-----------|----------------------|----------------------|--|
| 190    | Slieve Donard                        | 12        | Harbour Road         | Skerries             | Two-storey house with decorative external mouldings & balcony                          |
| 191    | Skerries Railway Station             |           | Station Road         | Skerries             | Railway Station Buildings & Signal Box   |
| 192    | Station Masters House                |           | Station Road         | Skerries             | Former Station Master's House  |
| 193    | The Gladstone Inn                    | 16        | The Cross            | Skerries             | Public House with historic shopfront   |
| 194    |                                      | 19        | Thomas Hand Street   | Townparks (Skerries) | Six-bay single-storey thatched dwelling  |
| 195    |                                      | 5         | Convent Lane         | Townparks (Skerries) | Three-bay single-storey thatched dwelling  |
| 196    | Post Office                          | 11        | Strand Street        | Skerries             | Building with traditional shopfront  |
| 197    | Hamilton Monument                    |           | Strand Street        | Skerries             | Obelisk-style monument   |
| 198    | Ivetta                               | 34        | Strand Street        | Skerries             | House with decorative external plasterwork   |
| 199    | Wesleyan Methodist Church            |           | Strand Street        | Skerries             | Double-height stone church   |
| 200    | Garda Station                        | 90        | Strand Street        | Skerries             | Semi-detached two-storey four-bay former house   |
| 201    | Carnegie Library                     | 80        | Strand Street        | Skerries             | Detached limestone library building with projecting projecting tower                   |
| 202    | St. Patrick's Church (RC)            |           | Strand Street        | Skerries             | Detached early 20th century Catholic Church  |
| 203    | The Red Bank Restaurant              | 7         | Church Street        | Skerries             | Redbrick three-bay two-storey former bank with dormer attic                            |
| 204    | Nealon's Public House                | 12        | Church Street        | Skerries             | Public House with traditional timber pubfront  |
| 205    |                                      | 17        | Church Street        | Skerries             | Five-bay single-storey thatched dwelling   |
| 206    |                                      | 21        | Church Street        | Skerries             | House with traditional timber shopfront  |
| 207    | Seapark                              | 39        | Church Street        | Townparks (Skerries) | Five-bay three-storey house  |
| 208    |                                      | 65        | Church Street        | Skerries             | Two-bay two-storey house   |
| 209    | The Coast Inn                        | 66 – 67   | Church Street        | Skerries             | Two adjoining three-bay two-storey structures with traditional shopfront & pubfront    |
| 210    |                                      | 78        | Church Street        | Skerries             | Five-bay single-storey thatched dwelling   |
| 211    |                                      | 5         | New Street           | Skerries             | Three-bay single-storey terraced house with decorative external plasterwork            |
| 212    |                                      | 17        | Little Strand Street | Townparks (Skerries) | Three-bay two-storey 19th century house  |
| 213    | Ivy House                            | 42        | Holmpatrick          | Townparks (Skerries) | Three-bay two-storey 19th house with projecting timber entrance porch                  |
| 214    |                                      | 1         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 1 is one of pair of two-bay two-storey houses        |
| 215    |                                      | 2         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 2 is one of pair of two-bay two-storey houses        |
| 216    |                                      | 3         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 3 is one of three three-bay single-storey houses     |
| 217    |                                      | 4         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 4 is one of three three-bay single-storey houses     |
| 218    |                                      | 5         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 5 is one of three three-bay single-storey houses     |
| 219    |                                      | 6         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 6 is three-bay two-storey house with oriel window    |
| 220    |                                      | 7         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 7 is three-bay single-storey house                   |
| 221    |                                      | 8         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 8 is three-bay two-storey house with oriel window    |
| 222    |                                      | 9         | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 9 is three-bay single-storey house                   |
| 223    |                                      | 10        | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 10 is one of pair of two-bay two-storey houses       |
| 224    |                                      | 11        | Holmpatrick Terrace  | Skerries             | Terrace of eleven buildings - No. 11 is one of pair of two-bay two-storey houses       |
| 225    | Church (in ruins) & Graveyard        |           | Millers Lane         | Townparks (Skerries) | Ecclesiastical Remains, remains of bell tower & old graveyard                          |
| 226    | Holmpatrick Church of Ireland Church |           | Millers Lane         | Skerries             | 19th century Anglican church and graveyard   |
| 227    | Kibe Well                            |           | Mill Hill            | Townparks (Skerries) | Holy well  |
| 228    | Skerries Mill                        |           | Mill Hill            | Townparks (Skerries) | Former watermill building & complex, incl. mill race, millpond, sluice and water wheel |
| 229    | The Great Windmill                   |           | Mill Hill            | Townparks (Skerries) | Restored circular windmill, rendered with mansard roof & five sails                    |
| 230    | The Small Windmill                   |           | Mill Hill            | Townparks (Skerries) | Restored windmill, unrendered with thatched conical roof & four sails                  |
| 231    | Rail Bridge                          |           | Dublin Road          | Townparks (Skerries) | Bridge over Road   |



# Your Fingal - Written Statement

| RPS No | Structure Name                            | Street No | Street Address                         | Townland             | Description   |
|--------|---|-----------|--|----------------------|---|
| 232    | Engine House                              |           | Roadstone Skerries Quarry, Dublin Road | Milverton            | Single-storey stone building with bell-cote, linked to port-a-cabins  |
| 233    | Burial(s) Site of                         |           |  | Milverton            | Earthwork   |
| 234    | Front Lodge                               |           | Milverton Demesne, Grange Road         | Milverton            | Main Gatelodge and entrance gates & piers of Milverton Demesne  |
| 235    | Balcunnin Lodge                           |           | Milverton Demesne, Skerries Road       | Milverton            | Gatelodge and entrance gates & piers of Milverton Demesne   |
| 236    | St. Movee's Lodge                         |           | Milverton Demesne Balcunnin Road       | Milverton            | Lodge & gates of Milverton Demesne. Opposite road to Home Farm, with St. Mobhi's cemetery to south                    |
| 237    | Church Field Lodge                        |           | Milverton Demesne Balcunnin Road       | Milverton            | Lodge & gates of Milverton Demesne. One of pair of lodges near Milverton School, this is lodge on north side of gates |
| 238    | South Field Lodge                         |           | Milverton Demesne Balcunnin Road       | Milverton            | Lodge & gates of Milverton Demesne. One of pair of lodges near Milverton School, this is lodge on south side of gates |
| 239    | Stables & Outbuildings                    |           | Milverton Demesne                      | Milverton Demesne    | Quality cut stone stables and outbuildings of Milverton House   |
| 240    | St. Mobhi's Church (in ruins) & Graveyard |           | Balcunnin Road                         | Grange (Holmpatrick) | Remains of base of church & graveyard, in grounds of Milverton Demesne  |
| 241    | St. Mobhi's Well                          |           | Balcunnin Road                         | Grange (Holmpatrick) | Holy Well, in grounds of Milverton Demesne  |
| 242    | Home Farm                                 |           | St. Monica's Road                      | Killalane            | Five-bay two-storey house and fine cut stone outbuildings   |
| 243    | Lady Well                                 |           | Baldongan Road                         | Balcunnin            | Holy Well - stone structure fed by stream   |
| 244    | Courtough House & Cottage complex         |           | Courtough                              |                      | Remains of Courtough House (former Man O'War Coachhouse) plus Courtough cottage & walled enclosure                    |
| 245    | Baldongan Church (in ruins) and Tower     |           | Baldongan                              |                      | Stone remains of 15th century church, graveyard and site of castle  |
| 246    | Bridge                                    |           | Featherbed Lane                        | Ballykea             | Road bridge over railway line   |
| 247    | Lime Kiln (double)                        |           | Curkeen Hill                           | Ballykea             | Stone remains of double limekiln  |
| 248    | Lime Kiln                                 |           | off The Mine Road                      | Popeshall            | Remains of stone lime kiln  |
| 249    | 'Harbour View'                            |           | Loughshinny Harbour                    | Loughshinny          | Three-bay single-storey thatched dwelling   |
| 250    | Boathouse                                 |           | Loughshinny Harbour                    | Loughshinny          | Single-bay single-storey stone boathouse  |
| 251    | Lizzie's Cottage                          |           | Skerries Road                          | Carnhill             | L-shaped single-storey thatched dwelling & Out-offices  |
| 252    | Promontory Fort                           |           | off Skerries Road                      | Drumanagh            | Archaeological site   |
| 253    | Martello Tower                            |           | off Skerries Road                      | Drumanagh            | 19th century circular military stone tower  |
| 254    | Castle (in ruins)                         |           | Skerries Road                          | Rush Demesne         | Remains of tower house  |
| 255    | Balluster Lodge                           |           | Skerries Road                          | Rush Demesne         | House, gates & gate piers   |
| 256    | Church (in ruins) & Graveyard             |           | Skerries Road                          | Rush Demesne         | Church (in ruins) in graveyard enclosure  |
| 257    | St. Catherine's Well                      |           | Skerries Road                          | Rush Demesne         | Holy Well   |
| 258    | Portico of Kenure Park House              |           |  | Rush Demesne         | Portico, in open space at centre of housing estate  |
| 259    | Passage Tomb & Cist                       |           | off Skerries Road                      | Rush                 | Stone burial sites  |
| 260    | Kenure Church of Ireland Church           |           | Skerries Road                          | Rush                 | 19th century Church of Ireland Church   |
| 261    | Cricket clubhouse                         |           | Skerries Road                          | Rush                 | Former lodge of Kenure Park   |
| 262    | Parsonage of Kenure C of I Church         |           | Skerries Road                          | Rush                 | Parsonage & Enclosure, including Gates & Railings   |
| 263    | Thatched Dwelling                         |           | Skerries Road                          | Rush                 | Four-bay single-storey thatched dwelling with long extension to side  |
| 264    | Old Kilbush House                         |           | Kilbush Lane                           | Rush                 | Seven-bay single-storey thatched dwelling with attic storey   |
| 265    | Martello Tower                            |           | Tower Street                           | Rush                 | 19th century circular military stone tower  |
| 266    |   | 16        | Main Street                            | Rush                 | Five-bay two-storey thatched dwelling   |
| 267    |   | 14        | Main Street                            | Rush                 | Four-bay single-storey thatched dwelling adjoining post office  |
| 268    | Shamrock Cottage                          |           | Sandy Road                             | Rush                 | Four-bay single-storey thatched dwelling at junction of Sandy Rd & Main St  |
| 269    | Tigin                                     |           | Sandy Road                             | Rush                 | Two-bay single-storey thatched dwelling, near junction with Main Street   |
| 270    | Thatched Structure                        |           | Sandy Road                             | Rush                 | Three-bay single-storey former thatched shop adjacent to "Tigin" and "Shamrock Cottage"                               |
| 271    | Thatched Dwelling                         |           | Sandy Road                             | Rush                 | Three-bay single-storey thatched dwelling opposite Presbytery & Former St. Maur's Church at Chapel Green              |
| 272    | Former St. Maur's Catholic Church         |           | Chapel Green                           | Rush                 | Former 19th century Roman Catholic Church, now community centre.  |

| RPS No | Structure Name                                  | Street No | Street Address         | Townland                 | Description   |
|--------|---|-----------|------------------------|--------------------------|---|
| 273    | Gate Lodge of Kenure Park                       |           | Whitestown Road        | Rush Demesne             | Gateway, Piers, Railings & Lodge  |
| 274    | Well  |           | Farren's Lane          | Rush                     | Well at ford  |
| 275    | Tobar Caillin Holy Well                         |           | Bawn Road              | Rush                     | Holy Well   |
| 276    | Windmill (in ruins)                             |           | Chapel Green           | Rush                     | A stabilised ruin in open space in middle of Rush   |
| 277    | 'Millbank'                                      |           | Chapel Green           | Rush                     | L-shaped single-storey thatched dwelling  |
| 278    |   | 6         | Channel Road           | Rush                     | Thatched Dwelling   |
| 279    | St. Maur's Church (in ruins)                    |           | Whitestown Road        | Whitestown (Rush)        | Church (in ruins) & Graveyard   |
| 280    | Bridge & Sluice                                 |           | Whitestown Road        | Whitestown (Rush)        | Stone arched road bridge over mill stream   |
| 281    | St. Maur's Well                                 |           | Spout Road             | Whitestown (Rush)        | Holy Well.  |
| 282    | Whitestown Mill (former)                        |           | Whitestown Road        | Whitestown (Rush)        | Corn Mill, Sluice & Millrace  |
| 283    | Whitestown House                                |           | Whitestown Road        | Whitestown (Rush)        | Former mill owners house  |
| 284    | Knockdromin House                               |           | Rush to Lusk Road      | Beau                     | Main house, plus outbuildings, gate lodge and gates   |
| 285    | Cist  |           | Rush to Lusk Road      | Beau                     | In grounds of Knockdromin House, cist is a burial of stone slabs                            |
| 286    | Bridge  |           | Rogerstown Lane New    | Rogerstown               | Rail Bridge over road   |
| 287    | Bridge  |           | Rogerstown Lane Old    | Rogerstown               | Road Bridge over Rail   |
| 288    | Lusk & Rush Station                             |           |                        | Effelstown (Rush)        | Railway Station Buildings, Pedestrian Bridge & Signal Box                                   |
| 289    | Station Masters House                           |           | Lusk & Rush Station    | Effelstown               | Former Station Masters House  |
| 290    | Stable & Coachhouse Complex                     |           | Horestone Road         | Effelstown               | Stone stable & farm buildings   |
| 291    | Enclosure                                       |           |                        | Effelstown               | Earthwork   |
| 292    | Bridge  |           |                        | Tyrrelstown Big          | Road bridge over Rail   |
| 293    | Lusk House                                      |           | Station Road           | Racecourse Common (Lusk) | Exterior only of three-bay two-storey house   |
| 294    | Remount House                                   |           | Station Road           | Racecourse Common (Lusk) | Exterior only of redbrick two-storey house excluding garden sheds                           |
| 295    | Clay Cottage                                    |           | Dublin Road, Lusk      | Ballough (Part of)       | Four-bay single-storey thatched dwelling on road leading into Lusk village from Dublin      |
| 296    | Fingal House                                    |           | The Square/Main Street | Lusk                     | Exterior only and entrance hall of 19th century building                                    |
| 297    | Former St. Maccullin's Church of Ireland Church |           | Church Road            | Lusk                     | 19th century church structure & Graveyard   |
| 298    | Tower of St. Maccullin's C of I Church          |           | Church Road            | Lusk                     | Medieval Church Tower (incl. early Christian Round Tower & effigial tombs)                  |
| 299    | Former Lusk Post Office                         |           | Post Office Road       | Greatcommon (Lusk)       | Exterior only of former Post Office, now residence  |
| 300    | Chaplain's House                                |           | Chapel Road            | Greatcommon (Lusk)       | Exterior only of early 20th century house   |
| 301    | St. Maccullin's Church (RC)                     |           | Chapel Road            | Chapel Road              | Lusk Church, Graveyard, Enclosure & Gates   |
| 302    | Former Lusk National School                     |           | Chapel Road            | Greatcommon (Lusk)       | Exterior only of 19th century former school   |
| 303    | Lusk Community Hall                             |           | The Green              | Greatcommon (Lusk)       | Former Carnegie Library built 1908  |
| 304    | Site of Monastic Complex                        |           | The Green              | Regles (Lusk)            | Covered by greenhouses to rear of buildings on The Green                                    |
| 305    | Mound   |           | Quickpeny Lane         | Regles (Lusk)            | Earthwork   |
| 306    | Rose Cottage                                    |           | Skerries Road          | Greatcommon              | Five-bay single-storey thatched dwelling on Skerries to Lusk Rd                             |
| 307    | Enclosure Site                                  |           | Lusk to Skerries Road  | Collinstown              | Earthwork   |
| 308    | Castle site                                     |           | Lusk to Skerries Road  | Collinstown              | Archaeological site   |
| 309    | Glebe House                                     |           | Ministers Road         | Lusk                     | Former Glebe House & Out-offices  |
| 310    | Mound   |           |                        | Ballough                 | Earthwork   |
| 311    | Thatched Dwelling                               |           | Drogheda Road, Lusk    | Corduff (part of)        | Detached four-bay single-storey thatched dwelling in gated vernacular complex               |
| 312    | Thatched Dwelling                               |           | Drogheda Road, Lusk    | Corduff Hall             | Four-bay single-storey semi-detached thatched dwelling                                      |
| 313    | Corduff House                                   |           | Drogheda Road (N1)     | Corduff                  | House, Outbuildings, Entrance Gates & Piers, & cast-iron wall-mounted post-box in gate pier |
| 314    | Thatched Dwelling                               |           | School Lane, Lusk      | Corduff (Hackett)        | Four-bay single-storey thatched dwelling  |
| 315    | Thatched Dwelling                               |           | Drogheda Road, Lusk    | Corduff (Hackett)        | Three-bay single-storey thatched dwelling in village of Corduff                             |
| 316    | St. Catherine's Well                            |           |                        | Staffordstown            | Holy Well 'site of'   |
| 317    | Bridetree Well                                  |           |                        | Bridetree                | Site of Holy Well   |
| 318    | Mound & Long Cist                               |           |                        | Balleally West           | Earthwork   |
| 319    | Earthwork                                       |           |                        | Newtowncorduff           | Earthwork   |

# Your Fingal - Written Statement

| RPS No | Structure Name                           | Street No | Street Address             | Townland                  | Description  |
|--------|--|-----------|----------------------------|---------------------------|--|
| 320    | Burial                                   |           |                            | Coldwinters               | Earthwork  |
| 321    | Lady's Well & St. Bridget's Well         |           | Ballyboghil Road           | Gracedieu                 | Site of Holy Wells (2) & Mound. Associated with Gracedieu Nunnery  |
| 322    | Nunnery (in ruins)                       |           | Ballyboghil Road           | Gracedieu                 | Remains of monastic site (Priory of St. Mary) and two Grave-slabs  |
| 323    | St. Bridget's Well                       |           | off Baldurgan Lane         | Baldurgan                 | Holy Well in a field.  |
| 324    | Mound                                    |           | Naul Road                  | Belinstown/Skidoo         | Earthwork  |
| 325    | Fieldstown House                         |           | Fieldstown to Oldtown Road | Fieldstown                | 18th century country house & stone outbuildings  |
| 326    | St. Catherine's Church (in ruins)        |           | Fieldstown to Oldtown Road | Fieldstown                | Trace above grounds of ecclesiastical remains, church, graveyard & enclosure   |
| 327    | St. Catherine's Well                     |           | Fieldstown to Oldtown Road | Fieldstown                | Holy Well  |
| 328    | Ringfort                                 |           | Fieldstown to Swords Road  | Newbarn                   | Earthwork  |
| 329    | Mound                                    |           | Fieldstown to Swords Road  | Newbarn                   | Earthwork  |
| 330    | Rowlestown House                         |           | Rowlestown Village         | Rowlestown                | House, Out-offices, Gates & Piers  |
| 331    | Detached House & former thatched cottage |           | Rowlestown Village         | Rowlestown West           | Three-bay two-storey house, plus stable yard, single-storey former thatched cottage and outbuilding just south of Rowlestown House |
| 332    | St. Brigid's Church (RC)                 |           | Rowlestown Village         | Rowlestown East           | 19th century Catholic Church   |
| 333    | Rowlestown Bridge                        |           | Rowlestown Village         | Rowlestown East           | Stone road bridge over Broadmeadow River   |
| 334    | Corn Mill Complex & House                |           | Rowlestown Village         | Killossery                | Mill complex in ruins & former thatched dwelling   |
| 335    | Killossery Church (in ruins)             |           | Rowlestown Village         | Killossery                | Ecclesiastical remains, church, font, graveyard & enclosure  |
| 336    | Lispopple Bridge                         |           |                            | Lispopple                 | Road Bridge over Broadmeadow River   |
| 337    | Roganstown House                         |           | Naul Road                  | Roganstown                | House, out-offices, lodge & gates  |
| 338    | Rathbeale Hall                           |           | Rathbeale Road             | Rathbeal (Swords)         | Main house plus outbuildings & gatelodges (x2)   |
| 339    | Newton House                             |           | Balheary Road              | Newtown                   | Five-bay three-storey over basement former house (now in use as offices) & out-buildings   |
| 340    | Balheary Bridge                          |           | River Ward Park            | Balheary (Swords)         | Stone bridge over Broadmeadow River  |
| 341    | Lissenhall Bridge                        |           | Estuary Road               | Lissenhall (Swords)       | Stone bridge over Broadmeadow River  |
| 342    | Lissen Hall                              |           | off Estuary Road           | Lissenhall Great (Swords) | House, Out-offices & entrance gates  |
| 343    | Ringfort site possible                   |           |                            | Lissenhall Great          | Earthwork  |
| 344    | Thatched Dwelling                        |           | Rathbeale Road             | Commons West (Swords)     | Three-bay single-storey thatched dwelling with high boundary wall  |
| 345    | Scotchstone Bridge                       |           | Balheary Road              | Balheary Demesne (Swords) | Fine stone road bridge over River Ward   |
| 346    | Carnegie Library                         |           | North Street, Swords       | Townparks (Swords)        | Three-bay two-storey yellow and red brick library building with projecting central canted bay                                      |
| 347    |  | 44        | North Street               | Townparks (Swords)        | One of pair of semi-detached former Residences of New Borough Female School  |
| 348    |  | 42        | North Street               | Townparks (Swords)        | One of pair of semi-detached former Residences of New Borough Female School  |
| 349    | Former New Borough Female School         |           | rear of 44 North Street    | Townparks (Swords)        | Thirteen-bay single-storey former School building to rear of No. 44 North Street   |
| 350    | Court House                              |           | North Street               | Townparks (Swords)        | Mid-19th century stone courthouse building   |
| 351    | Swords Castle                            |           | Main Street                | Townparks (Swords)        | Remains of Episcopal Manor, terminates north end of Main St in town park   |
| 352    | Mill Bridge                              |           | Bridge Street              | Townparks (Swords)        | Stone single arched bridge carrying road over River Ward   |
| 353    | Accord                                   |           | Seatown Road               | Townparks (Swords)        | Former Residence New Borough Male School   |
| 354    | Swords Youth & Resource Centre           |           | Seatown Road               | Townparks (Swords)        | Six-bay two-storey former New Borough Male School  |
| 355    | Earthwork Unclassified                   |           | Seatown Road               | Seatown West (Swords)     | Earthwork  |
| 356    | St. Columcille's Church (RC)             |           | Chapel Lane                | Swords Demesne            | Catholic Church, font, graveyard   |
| 357    | Old Borough School                       |           | Main Street                | Swords Demesne            | Nine-bay two-storey former national school   |
| 358    | Parochial House                          |           | Seatown Road               | Swords Demesne            | Three-bay two-storey redbrick parochial house  |
| 359    | The Old School House Restaurant          |           | Church Road                | Swords Demesne            | Three-bay two-storey Tudor style former school house   |
| 360    | St. Columba's Church (C of I)            |           | Church Road                | Swords Glebe (Swords)     | 19th century church plus ecclesiastical remains, Round Tower, Graveyard, Whetstone, Cross, Sheela-na-gig                           |

| RPS No | Structure Name                           | Street No | Street Address                         | Townland              | Description   |
|--------|--|-----------|--|-----------------------|---|
| 361    | Sexton's House                           |           | Church Road                            | Swords Glebe          | Three-bay single-storey ashlar limestone Tudor style house  |
| 362    | Old Vicarage                             |           | Church Road                            | Swords Glebe          | Three-bay two-storey former vicarage  |
| 363    | Mill ponds, Millrace & Sluice System     |           | River Ward, off Brackenstown Rd        | Brackenstown (Swords) | Brackenstown Mill site located along River Ward valley  |
| 364    | Brackenstown House                       |           | Naul Road                              | Brackenstown          | Seven-bay two-storey house plus gates, lodge & gardens  |
| 365    | Motte                                    |           | Brackenstown Road                      | Brazil (Swords)       | Large mound at edge of ravine on north bank of River Ward   |
| 366    | Old Knocksedan Post House                |           | Naul Road                              | Brazil                | Three-bay two-storey house with seven-bay two-storey wing. Cast-iron wall-mounted post-box in end wall                        |
| 367    | Knocksedan Bridge                        |           | Naul Road                              | Knocksedan/Brazil     | Large single arch stone bridge over river with footpaths at each side   |
| 368    | Mound                                    |           | Naul Road                              | Knocksedan            | Earthwork   |
| 369    | Knocksedan House                         |           | Naul Road                              | Knocksedan            | Three-bay three-storey 18th century house, Out-offices  |
| 370    | Glasmore Abbey & St. Cronan's Well       |           | Lioscian Estate, St. Cronan's Ave      | Mooretown (Swords)    | Abbey and Well. Church in ruins. Fenced off in open space of Lioscian housing estate  |
| 371    | St. Werburgh's Well                      |           | Airside Business Park, Lakeshore Drive | Crowcastle (Swords)   | Holy Well - A small well enclosed by a low stone wall in a wet drain  |
| 372    | National Irish Bank                      | 47        | Main Street                            | Brazil (Swords)       | Five-bay single-storey ashlar granite bank building   |
| 373    | Murrays Bridge                           |           | Balheary Road                          | Balheary (Swords)     | Stone Bridge  |
| 374    | Church of the Immaculate Conception (RC) |           | Balheary Road                          | Balheary              | 19th century gable-fronted catholic church  |
| 375    | Cemetery                                 |           | Naul Road                              | Brackenstown          | Old graveyard   |
| 376    | Leas House                               |           | Leas Cross                             | Leas                  | Five-bay two-storey house   |
| 377    | Dwelling Site                            |           | off Rathbeale Road                     | Rathbeal              | Earthwork   |
| 378    | Fortifications possible                  |           | off Rathbeale Road                     | Rathbeal (Swords)     | Earthwork   |
| 379    | Seatown House                            |           | Estuary Road                           | Seatown East (Swords) | House, out-offices and tower house/castle remains, over looking Malahide Estuary  |
| 380    | Thatched Dwelling                        |           | Sea Road                               | Malahide              | Four-bay single-storey thatched dwelling  |
| 381    | Thatched Dwelling                        |           | Bissett Strand                         | Malahide              | Five-bay single-storey thatched dwelling  |
| 382    | Lime Kiln (in ruins)                     |           | off Dublin Road                        | Malahide Demesne      | Remains of square stone lime kiln within grounds of Malahide Castle, west of castle building                                  |
| 383    | Malahide Castle                          |           | Dublin Road                            | Malahide Demesne      | Castle, gatelodges (x4), stone outbuildings, entrance gates & piers   |
| 384    | Malahide Abbey (in ruins)                |           | off Dublin Road                        | Malahide Demesne      | Church in ruins, Graveyard and Sheela-na-gig within grounds of Malahide Castle  |
| 385    | Casino                                   |           | Dublin Road                            | Malahide              | Large thatched dwelling in garden ornee style   |
| 386    | Milestone                                |           | Dublin Road                            | Malahide              | Cast-iron milestone in granite setting in boundary wall of thatched house 'Casino'  |
| 387    | Station Master's House                   |           | Dublin Road                            | Malahide              | Redbrick former station masters house   |
| 388    | Malahide Railway Station                 |           | Dublin Road                            | Malahide              | Railway Station, Signal Box, Pedestrian Bridge & Entrance   |
| 389    | St. Sylvester's Church (RC)              |           | Dublin Road                            | Malahide              | 19th century Catholic Church, on site of earlier church & mound   |
| 390    | St. Sylvester's Well                     |           | Old Street                             | Malahide              | Holy Well - enclosed circular stone structure with conical roof   |
| 391    |  | 1         | Castle Terrace, Dublin Road            | Malahide              | Terrace of seven three-storey 19th century houses incl. gates & front railings  |
| 392    |  | 2         | Castle Terrace, Dublin Road            | Malahide              | Terrace of seven three-storey 19th century houses incl. gates & front railings  |
| 393    |  | 3         | Castle Terrace, Dublin Road            | Malahide              | Terrace of seven three-storey 19th century houses incl. gates & front railings  |
| 394    |  | 4         | Castle Terrace, Dublin Road            | Malahide              | Terrace of seven three-storey 19th century houses incl. gates & front railings  |
| 395    |  | 5         | Castle Terrace, Dublin Road            | Malahide              | Terrace of seven three-storey 19th century houses incl. gates & front railings  |
| 396    |  | 6         | Castle Terrace, Dublin Road            | Malahide              | Terrace of seven three-storey 19th century houses incl. gates & front railings  |
| 397    |  | 7         | Castle Terrace, Dublin Road            | Malahide              | Terrace of seven three-storey 19th century houses incl. gates & front railings  |
| 398    |  | 1         | Killeen Terrace, Dublin Road           | Malahide              | Terrace of four three-bay three-storey 19th century houses incl. gates & front railings recessed from street by common garden |

# Your Fingal - Written Statement

| RPS No | Structure Name           | Street No | Street Address                | Townland             | Description  |
|--------|--------------------------|-----------|-------------------------------|----------------------|--|
| 399    |                          | 2         | Killeen Terrace, Dublin Road  | Malahide             | Terrace of four three-bay three-storey 19th century houses incl. gates & front railings recessed from street by common garden        |
| 400    |                          | 3         | Killeen Terrace, Dublin Road  | Malahide             | Terrace of four three-bay three-storey 19th century houses incl. gates & front railings recessed from street by common garden        |
| 401    |                          | 4         | Killeen Terrace, Dublin Road  | Malahide             | Terrace of four three-bay three-storey 19th century houses incl. gates & front railings recessed from street by common garden        |
| 402    |                          | 1         | Windsor Terrace, Church Road  | Malahide             | Group of six semi-detached three-bay three-storey 19th century houses incl. railings & gates   |
| 403    |                          | 2         | Windsor Terrace, Church Road  | Malahide             | Group of six semi-detached three-bay three-storey 19th century houses incl. railings & gates   |
| 404    |                          | 3         | Windsor Terrace, Church Road  | Malahide             | Group of six semi-detached three-bay three-storey 19th century houses incl. railings & gates   |
| 405    |                          | 4         | Windsor Terrace, Church Road  | Malahide             | Group of six semi-detached three-bay three-storey 19th century houses incl. railings & gates   |
| 406    |                          | 5         | Windsor Terrace, Church Road  | Malahide             | Group of six semi-detached three-bay three-storey 19th century houses incl. railings & gates   |
| 407    |                          | 6         | Windsor Terrace, Church Road  | Malahide             | Group of six semi-detached three-bay three-storey 19th century houses incl. railings & gates   |
| 408    | Carnegie Library         |           | The Mall                      | Malahide             | Redbrick Library with dutch-billy gable incl. front railings & gates   |
| 409    | Garda Station            | 1 & 2     | St. James's Terrace           | Malahide             | Group of twelve terraced houses - No1 & 2 are interlinked semi-detached two-bay two-storey former houses now in use as garda station |
| 410    |                          | 3         | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 3 is two-bay two-storey house   |
| 411    |                          | 4         | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 4 is two-bay three-storey house   |
| 412    |                          | 5         | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 5 is two-bay three-storey house   |
| 413    |                          | 6         | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 6 is two-bay three-storey house   |
| 414    |                          | 7         | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 7 is two-bay three-storey house   |
| 415    |                          | 8         | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 8 is two-bay three-storey house   |
| 416    |                          | 9         | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 9 is two-bay three-storey house   |
| 417    |                          | 10        | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 10 is two-bay two-storey house  |
| 418    |                          | 11        | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 11 is two-bay two-storey house  |
| 419    |                          | 12        | St. James's Terrace           | Malahide             | Group of twelve mid 19th century terraced houses - No. 12 is two-bay two-storey house  |
| 420    | Malahide Railway Viaduct |           | Malahide Estuary              | Malahide             | Railway viaduct across Broadmeadow Estuary   |
| 421    | Hicks Tower              |           | Coast Road                    | Robswalls (Malahide) | Former Martello Tower adapted for residential use  |
| 422    | Robswalls Castle         |           | Coast Road                    | Robswalls (Malahide) | Five-bay two-storey house connected to 15th century stone tower house  |
| 423    | Railway Bridge           |           | The Strand                    | Malahide             | Stone rail bridge over road  |
| 424    | Rosca                    |           | Dublin Road                   | Malahide             | One of pair of semi-detached two-storey two-bay redbrick houses  |
| 425    | Sonass                   |           | Dublin Road                   | Malahide             | One of pair of semi-detached two-storey two-bay redbrick houses  |
| 426    | Presbyterian Church      |           | Dublin Road                   | Malahide             | Mid-20th century Presbyterian Church with steeply pitch roof with flared eaves and copper clad spire                                 |
| 427    | St. Sylvester's GAA Club | 2         | Church Street                 | Malahide             | End of terrace five-bay two-storey house with doric entrance porch   |
| 428    |                          | 1         | Carlisle Terrace, Church Road | Malahide             | One of terrace of four pairs of semi-detached redbrick houses built in 1859  |
| 429    |                          | 2         | Carlisle Terrace, Church Road | Malahide             | One of terrace of four pairs of semi-detached redbrick houses built in 1859  |
| 430    |                          | 3         | Carlisle Terrace, Church Road | Malahide             | One of terrace of four pairs of semi-detached redbrick houses built in 1859  |
| 431    |                          | 4         | Carlisle Terrace, Church Road | Malahide             | One of terrace of four pairs of semi-detached redbrick houses built in 1859  |

| RPS No | Structure Name                                       | Street No | Street Address                   | Townland                | Description   |
|--------|--|-----------|----------------------------------|-------------------------|---|
| 432    |  | 5         | Carlisle Terrace,<br>Church Road | Malahide                | One of terrace of four pairs of semi-detached redbrick houses built in 1859                                 |
| 433    |  | 6         | Carlisle Terrace,<br>Church Road | Malahide                | One of terrace of four pairs of semi-detached redbrick houses built in 1859                                 |
| 434    |  | 7         | Carlisle Terrace,<br>Church Road | Malahide                | One of terrace of four pairs of semi-detached redbrick houses built in 1859                                 |
| 435    |  | 8         | Carlisle Terrace,<br>Church Road | Malahide                | One of terrace of four pairs of semi-detached redbrick houses built in 1859                                 |
| 436    | Tir na nOg   |           | Church Road                      | Malahide                | Large redbrick late 19th century house  |
| 437    | St. Andrew's Church<br>(C of I)                      |           | Church Road                      | Malahide                | Early 19th century Church of Ireland church   |
| 438    | Roseneath  |           | Church Road                      | Malahide                | Large Tudor-Revival style early 20th century house  |
| 439    | St. Andrew's National<br>School                      |           | Church Street                    | Malahide                | Three-bay two-storey school house dated 1824  |
| 440    | Seamount House &<br>Gatelodge                        |           | Seamount Road                    | Malahide                | Tudor Revival style house and gatelodge   |
| 441    | Muldowney House                                      |           | Coast Road                       | Robswalls (Malahide)    | Three-bay two-storey 19th century house, home of artist Nathaniel Hone                                      |
| 442    | Earthwork 'Site of'                                  |           |                                  | Malahide Demesne        | Earthwork In grounds of Malahide Castle   |
| 443    | Settlement   |           | Elner Court                      | Robswalls (Portmarnock) | Earthwork   |
| 444    | St. Patrick's Well                                   |           | off Coast Road                   | Robswalls (Malahide)    | Holy Well   |
| 445    | Motte & Bailey                                       |           | Blackwood Lane                   | Sainthelens (Malahide)  | Anglo-Norman earthwork of former castle and settlement site, in field north of Wheatfield House             |
| 446    | Wheatfield   |           | Blackwood Lane                   | Sainthelens (Malahide)  | House, yard & out-offices, previously known as "St. Helen's"  |
| 447    | Milestone  |           | Dublin Road                      | Auburn (Malahide)       | Free-standing cast-iron milestone in granite setting at footpath near entrance to Little Auburn House       |
| 448    | Auburn House   |           | Dublin Road                      | Auburn (Malahide)       | House, Out-Offices & Pigeon Loft  |
| 449    | Thatched Dwelling                                    |           | Dublin Road                      | Streamstown             | Thatched structure in grounds of Mabestown House - demolished   |
| 450    | Mound  |           | Streamstown Lane                 | Auburn                  | Earthwork   |
| 451    | Lime Kiln  |           | Feltrim Quarry,<br>Feltrim Road  | Feltrim Hill            | Remains of stone limekiln   |
| 452    | Abbeville House                                      |           | Malahide Road                    | Abbeville               | Nine-bay two-storey 18th century house & outbuildings   |
| 453    | Milestone  |           | Malahide Road                    | Abbeville               | Cast-iron milestone in granite setting in boundary wall of Abbeville House                                  |
| 454    | St. Nicholas' Catholic<br>Church                     |           | Malahide Road                    | Kinsaley                | 19th century catholic church, tower & school building   |
| 455    | Church (in ruins)<br>& Graveyard                     |           | Chapel Road                      | Kinsaley                | Remains of church   |
| 456    | Kinsaley Hall  |           | Chapel Road                      | Kinsaley                | Three-bay two-storey house, out-offices, lodge & gates  |
| 457    | St. Marnock's Church                                 |           | Drumnigh Road                    | Portmarnock             | Former Presbyterian Church & graveyard, now disused   |
| 458    | Emsworth   |           | Malahide Road                    | Bohammer                | Five-bay two-storey house, designed by James Gandon & Out-offices   |
| 459    | St. Doolaghs Church &<br>Well & St. Catherine's Well |           | Malahide Road                    | Saint Doolaghs          | Ecclesiastical Remains, Church, Graveyard, Cross and Holy Well (x2)   |
| 460    | St. Doolaghs Park                                    |           | Malahide Road                    | Saintdoolaghs           | Five-bay two-storey 19th century house & gates  |
| 461    | Gatelodge of St<br>Doolaghs Park                     |           | Malahide Road                    | Saintdoolaghs           | Former Gatelodge to St Doolaghs Park, now in separate ownership   |
| 462    | Milestone  |           | Malahide Road                    | Saintdoolaghs           | Cast-iron milestone in entrance wall to Lime Hill House   |
| 463    | Belcamp Hall   |           | Belcamp College,<br>N32 Road     | Belcamp                 | "Belcamp College" school complex (incl. House, Chapel, Washington Monument, bridge, ballcourt, & ice-house) |
| 464    | Kinsaley House                                       |           | Chapel Road                      | Kinsaley                | Five-bay two-storey 18th century house with farmyard complex  |
| 465    | Ringfort possible                                    |           | off Malahide Road                | Kinsaley                | Earthwork   |
| 467    | Ring-ditch possible site                             |           |                                  | Saintdoolaghs           | Earthwork site  |
| 468    | Wellfield House                                      |           | Malahide Road                    | St. Doolaghs            | Five-bay two-storey house with belvedere  |
| 469    | Balgriffin Park Church                               |           | off Balgriffin Road              | Balgriffin Park         | Ecclesiastical Remains, Church Site, Grave slab fragment  |
| 470    | Potential Site                                       |           |                                  | Drumnigh                | Earthwork   |
| 471    | Hazelbrook House                                     |           | Drumnigh                         | Hazelbrook              | Large 18th century country house  |

# Your Fingal - Written Statement

| RPS No | Structure Name                      | Street No | Street Address                | Townland                      | Description  |
|--------|-------------------------------------|-----------|-------------------------------|-------------------------------|--|
| 472    | Ringfort Site                       |           | Drumnigh Road                 | Grange Malahide               | Earthwork  |
| 473    | Ringfort Site                       |           | Drumnigh Road                 | Grange Malahide               | Earthwork  |
| 474    | Ringfort Site                       |           | The Hill                      | Broomfield/Grange (Malahide)  | Earthwork  |
| 475    | Mound                               |           | Station Road                  | Portmarnock                   | Earthwork  |
| 476    | Martello Tower                      |           | Strand Road                   | Carrickhill (Portmarnock)     | Former Martello Tower adapted for residential use  |
| 477    | Ring-ditch possible site            |           | Strand Road                   | Burrow Malahide (Portmarnock) | Earthwork  |
| 478    | Church (in ruins)                   |           | Strand Road                   | Burrow Malahide (Portmarnock) | Ecclesiastical Remains, Church, Holy Well, site of Ogham Stone                                     |
| 479    | Thatched Dwelling                   |           | Strand Road, Portmarnock      | Burrow Malahide               | L-shaped single-storey thatched dwelling (formerly two, now linked together)                       |
| 480    | Prospect Point                      |           | Hutchinsons Strand            | Seapoint East (Swords)        | House & Stables, overlooking Malahide estuary  |
| 481    | Bridge near Newport House           |           | Ballymadrough Road            | Ballymadrough                 | Disused double-arched random rubble stone bridge at end of Ballymadrough Road                      |
| 482    | Gates of Seafield House             |           | Ballymadrough Road            | Ballymadrough                 | Gates & Gate piers. Originally entrance gates to Seafield House, now in separate ownership         |
| 483    | Seafield House                      |           | Kilcrea Road                  | Ballymadrough                 | House, incl. interior, stableyard, outoffices & gatelodge  |
| 484    | Church (in ruins) & Graveyard       |           | Ballymadrough Road            | Ballymadrough                 | Oval raised area enclosed by wall, rectangular sunken area indicates site of church                |
| 485    | Ring-ditch                          |           | off N1 Road                   | Lissenhall Little (Swords)    | Earthwork  |
| 486    | Ringfort possible site              |           | N1 Road                       | Lissenhall Little             | Earthwork  |
| 487    | Castle site & Enclosure             |           | Batter Lane, off N1 Road      | Belinstown                    | Archaeological complex possibly including Belinstown Castle  |
| 488    | Enclosure                           |           | Batter Lane, off N1 Road      | Belinstown                    | Earthwork  |
| 489    | Lanestown North                     |           | Cobbes Back Road              | Lanestown                     | Five-bay two-storey house  |
| 490    | Sluice                              |           |                               | Balleally West                | On stream north of Rogerstown estuary  |
| 491    | Sluice                              |           |                               | Turvey                        | On stream feeding into Rogerstown estuary  |
| 492    | Turvey House                        |           | Turvey Avenue                 | Turvey                        | Site of demolished of late 17th century house  |
| 493    | Lanestown Castle (in ruins)         |           | Grounds of Newbridge House    | Newbridge Demesne             | Remains of square tower house  |
| 494    | Newbridge House                     |           | Lissenhall to Donabate Road   | Newbridge Demesne             | Main house plus outbuildings, walled gardens, gates & gate piers                                   |
| 495    | Former Lodge to Newbridge House     |           | Newbridge Ave, off The Square | Newbridge Demesne             | Three-bay single-storey house, at gates on west edge of Newbridge Demesnes                         |
| 496    | Motte possible                      |           | off Kilcrea Road              | Ballymadrough                 | Mound in field to west of Kilcrea Road   |
| 497    | Ringfort possible site              |           | off Portrane Road             | Lanestown                     | Earthwork  |
| 498    | Ringfort possible site              |           | Kilcrea Road                  | Kilcrea                       | Earthwork  |
| 499    | Church (in ruins) & Graveyard       |           | Kilcrea Road                  | Kilcrea                       | Remains of small single chamber church   |
| 500    | Kilcrea House                       |           | Kilcrea Road                  | Kilcrea                       | House & Outoffices   |
| 501    | Tidal Mill Possible                 |           | off Kilcrea Road              | Kilcrea                       | Stone remains of mill marked on Rocque map of 1756   |
| 502    | Railway Bridge                      |           | Corballis Road                | Kilcrea                       | Stone rail bridge over road  |
| 503    | Earthwork site                      |           | Corballis Road                | Corballis                     | Earthwork  |
| 504    | Corballis House                     |           | Corballis Road                | Corballis                     | House & Outoffices   |
| 505    | Vernacular House & Former Forge     |           | Lissenhall to Donabate Road   | Donabate                      | House, forge, wheel shoeing-stone & stone trough   |
| 506    | The Cottage                         |           | The Square                    | Donabate                      | Five-bay two-storey 19th century house   |
| 507    | Waterpump                           |           | The Square                    | Donabate                      | Cast-iron pump of rounded profile  |
| 508    | St. Patrick's Church (C of I)       |           | The Square                    | Donabate                      | 18th century Church of Ireland Church, remains of square pre-1700 tower, memorial slab & graveyard |
| 509    | Smyth's Public House                |           | Donabate Village              | Donabate                      | House, Barns & Out-offices   |
| 510    | Station Masters House               |           | Donabate Village              | Beaverstown (Donabate)        | Former Station Masters House   |
| 511    | Donabate Railway Station            |           | Donabate Village              | Beaverstown (Donabate)        | Railway Station, Signal Box & Pedestrian Bridge  |
| 512    | St. Patrick's Church (RC)           |           | Main Street                   | Donabate                      | Redbrick 19th century catholic church  |
| 513    | An Dun (Formerly Warington's House) |           | Main Street                   | Ballalease West (Donabate)    | Four-bay two-storey stone house including walls & pump, adjacent to St. Patrick's Church           |
| 514    | The Cottage                         |           | Ballisk Street                | Ballisk Common (Donabate)     | Three-bay single-storey thatched dwelling  |
| 515    | Beaverstown House                   |           | Beaverstown Road              | Beaverstown (Donabate)        | House, Barn, Out-offices & Yard  |
| 516    | Beaverstown Viaduct                 |           | Rogerstown Estuary            | Beaverstown (Donabate)        | Eleven-arched railway viaduct over estuary   |
| 517    | Harbour possible                    |           | Beaverstown Rod               | Beaverstown (Donabate)        | Archaeological site  |

| RPS No | Structure Name                             | Street No | Street Address                   | Townland              | Description   |
|--------|--|-----------|----------------------------------|-----------------------|---|
| 518    | Windmill (in ruins)                        |           | off Beaverstown Road             | Rahillion (Donabate)  | Remains of base of circular stone windmill  |
| 519    | Chapel site                                |           | Burrow Lane                      | Burrow Portraine      | Archaeological site   |
| 520    | St. Machubd's Well                         |           | Burrow Lane                      | Burrow Portraine      | Holy Well - Now in rear garden of recently renovated house  |
| 521    | Stella's Tower (Portraine Castle in ruins) |           |                                  | Portraine             | Remains of medieval stone structure   |
| 522    | St. Catherine's Church (in ruins)          |           | Portrane Village                 | Portraine             | Ecclesiastical Remains, Church, Graveyard & Bullaun   |
| 523    | The Farm                                   |           | Portrane to Donabate Road        | Portraine Demesne     | Vernacular building complex   |
| 524    |  | 35        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 525    |  | 36        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 526    |  | 37        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 527    |  | 38        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 528    |  | 39        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 529    |  | 40        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 530    |  | 41        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 531    |  | 42        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 532    |  | 43        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 533    |  | 44        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 534    |  | 45        | Red Square                       | Portraine             | Three-bay single-storey redbrick terraced cottages, formerly staffing quarters of St. Ita's Hospital                          |
| 536    | St. Ita's Hospital Complex                 |           |                                  | Portraine Demesne     | Extensive 19th century mental hospital complex (of around 100 structures including 2 chapels)                                 |
| 537    | Round Tower (Memorial)                     |           | St. Ita's Hospital Complex       | Portraine             | 19th century memorial in grounds of St. Ita's Hospital  |
| 538    | Church & St. Kenny's Well                  |           | in grounds of St. Ita's Hospital | Portraine Demesne     | Site of Church & Holy Well  |
| 539    | Priest's Chamber                           |           | in grounds of St. Ita's Hospital | Quay (Portraine)      | Feature in grounds of St. Ita's   |
| 540    | Chink Well                                 |           | in grounds of St. Ita's Hospital | Quay (Portraine)      | A well in a cave on the seashore which is covered by high tide  |
| 541    | Burial                                     |           | Quay Road                        | Quay (Portraine)      | Archaeological site   |
| 542    | "Tower House"                              |           | Quay Road                        | Quay (Portraine)      | Former Martello Tower adapted to residential use  |
| 543    | Martello Tower                             |           | Balcarrick Road                  | Balcarrick (Donabate) | 19th century circular military stone tower  |
| 544    | St. Peter and Paul's Church (RC)           |           | Strand Road                      | Baldoyle              | 19th century Church & single-storey structures adjoining (former Boy's & Girl's National Schools)                             |
| 545    | Thatched House                             | 1         | Main Street                      | Baldoyle              | Three-bay single-storey thatched dwelling   |
| 546    | Sutton Railway Station                     |           | Station Road                     | Sutton                | Railway Station, Signal Box and cast-iron wall-mounted post-box in station wall   |
| 547    | Station Master's House                     |           | Station Road                     | Sutton                | Former Station Masters House  |
| 548    | Milestone                                  |           | Dublin Road                      | Kilbarrack Lower      | Cast-iron milestone in granite setting in boundary wall of No. 28 Dublin Road   |
| 549    | Kilbarrack Church & Graveyard              |           | Dublin Road                      | Kilbarrack Lower      | Church is in ruins but walled graveyard has been extended and is still in use   |
| 550    | Milestone                                  |           | Dublin Road                      | Burrow (Sutton)       | Cast-iron milestone in granite setting in boundary wall of 'Ominica', No. 127 Dublin Road                                     |
| 551    | Corr Castle                                |           | Howth Road                       | Howth Demesne         | Remains of 16th century castle of St. Lawrence family in open space at centre of apartment development                        |
| 552    | Mound                                      |           | Claremount Road                  | Quarry (Sutton)       | Mound forms part of landscaped garden of residence (3m high)  |
| 553    | Milestone                                  |           | Howth Road                       | Quarry (Howth)        | Cast-iron milestone in granite setting in boundary wall of railway line at Howth Rd near overbridge leading to Claremont Road |
| 554    | The Manse (Presbyterian)                   |           | Howth Road                       | Burrow (Howth)        | Detached three-bay two-storey Tudor-Gothic style house, associated with Presbyterian Church                                   |



# Your Fingal - Written Statement

| RPS No | Structure Name                             | Street No | Street Address                       | Townland        | Description   |
|--------|--|-----------|--------------------------------------|-----------------|---|
| 555    | Presbyterian Church                        |           | Howth Road                           | Howth           | Late 19th century Presbyterian Church with castellated tower  |
| 556    | Howth Castle                               |           |                                      | Howth Demesne   | Castle, Wings, Tower, Stables, Gates, and Chapel Grounds  |
| 557    | Church (ruin)                              |           | Grounds of Howth Castle              | Howth Demesne   | Chapel ruins in grounds of and close to Howth Castle  |
| 558    | Station Masters House                      |           | Harbour Road                         | Howth           | Former Station Masters House  |
| 559    | Howth Station                              |           | Harbour Road                         | Howth Demesne   | Railway Station, Signal Box   |
| 560    | Former Mariner's Hall                      |           | West Pier                            | Howth           | Five-bay Howth stone structure, former church   |
| 561    | Milestone                                  |           | Harbour Road                         | Howth           | Cast-iron milestone in granite setting set into front wall of St. Lawrence Quay apartments            |
| 562    | Former Lifeboat Station                    |           | West Pier                            | Howth Demesne   | Single-bay gable-fronted boathouse with slipway to rear   |
| 563    | Former Coastguard Station                  |           | West Pier                            | Howth Demesne   | Two-bay two-storey structure with oriel window near end of pier                                       |
| 564    | Former Harbour Master's Office             |           | West Pier                            | Howth           | Five-bay two-storey structure at end of pier  |
| 565    | Lighthouse                                 |           | East Pier                            | Howth           | 19th century three-storey granite ashlar lighthouse with two-storey lighthouse keepers house attached |
| 566    | Burial Mound site                          |           | Harbour Road                         | Howth           | Earthwork   |
| 567    | Former Courthouse                          |           | Harbour Road                         | Howth           | Four-bay single-storey former courthouse  |
| 568    | St. Mary's Abbey (in ruins)                |           | Abbey Street                         | Howth           | Church in ruins, incl. belfry and graveyard   |
| 569    | Howth College                              |           | Abbey Street                         | Howth           | Stone walls of pre-1700 building  |
| 570    | Martello Tower                             |           | off Abbey Street                     | Howth           | 19th century circular military stone tower overlooking Howth Harbour, accessed from Abbey Street.     |
| 571    | Renaissance House                          |           | Church Street                        | Howth           | Former Roman Catholic Chapel, now in use as offices   |
| 572    |  | 14        | Main Street                          | Howth           | One of pair of redbrick gable-fronted Edwardian houses with traditional timber shops on ground floor  |
| 573    |  | 15        | Main Street                          | Howth           | One of pair of redbrick gable-fronted Edwardian houses with traditional timber shops on ground floor  |
| 574    |  | 20        | Main Street                          | Howth           | External front façade only of three-bay single-storey vernacular house.                               |
| 575    | St. Fintan's Church (in ruins) & Graveyard |           | Carrickbrack Road                    | Sutton South    | Remains of church & graveyard   |
| 576    | St. Fintan's Well                          |           | "Iniscara", Carrickbrack Rd          | Sutton South    | Holy Well   |
| 577    | "Sutton South"                             | 13        | Carrickbrack Road                    | Sutton South    | Early 20th century structure, reputed to be designed by Frank Gibney                                  |
| 578    | Sutton Castle                              |           | Shielmartin Road                     | Sutton South    | Four-storey Victorian Tudor-style house & gates   |
| 579    | Martello Tower                             |           | off Shielmartin Road                 | Sutton South    | Former Martello Tower adapted to residence  |
| 580    | Drumleck Castle                            |           | Ceanchor Road                        | Censure (Howth) | Site of Castle in grounds of Drumleck House   |
| 581    | Passage Grave Cairn                        |           | Shielmartin                          | Sutton South    | Cairn. Located within Howth Castle Demesne, south of Deerpark Hotel.                                  |
| 582    | Portal Tomb                                |           | Deerpark Golf Course, Howth Castle   | Howth Demesne   | Known as 'Aideen's Grave', in grounds of Deer Park Golf Course, Howth Castle                          |
| 583    | Tumulus at Dunhill                         |           | Howth Head                           | Howth Demesne   | Cairn & Disc-Barrow - stone burial mounds   |
| 584    | Cairn at Blackheath                        |           | Howth Head, off Windgate Road        | Howth Demesne   | Stone burial mound on Howth Head, in grounds of Howth Castle  |
| 585    | The Great & Little Baily Promontory Fort   |           | off Thormanby Road                   | Howth           | Promontory Fort, Cashel & Midden - major archaeological complex                                       |
| 586    | Old Baily Lighthouse Keeper's Cottages     |           | The Bailey                           | Howth           | Pair of semi-detached three-bay single-storey lighthouse keepers houses with dormer attics            |
| 587    | The Baily Lighthouse                       |           | off Thormanby Road                   | Howth           | Coastguard station comprising of Lighthouse, Out offices and Tank.                                    |
| 588    | St. Nessan's Church                        |           |                                      | Ireland's Eye   | Remains of medieval church  |
| 589    | Martello Tower                             |           |                                      | Ireland's Eye   | 19th century circular military stone tower  |
| 590    | Cemetery                                   |           | Sutton RFC, Station Road             | Burrow Howth    | Archaeological site   |
| 591    | Site of Burial Mound                       |           | Dublin Road                          | Sutton          | Earthwork   |
| 592    | Sutton Methodist Church                    |           | junction of Howth Road & Church Road | Burrow (Howth)  | Limestone Methodist church with corner spire  |
| 593    | Eskeragh                                   | 18        | Burrow Road                          | Burrow (Howth)  | Tudor Revival style red brick house   |
| 594    | St. Mary's Church (C of I)                 |           | Howth Road                           | Howth Demesne   | Gothic-style 19th century Church of Ireland church with spire   |
| 595    | Howth Harbour                              |           |                                      | Howth           | 19th century granite piers and seawalls   |
| 596    | Howth Garda Station                        |           | Howth Terrace                        | Howth           | Three-bay three-storey over basement former house, now used as garda station                          |

| RPS No | Structure Name                           | Street No   | Street Address                           | Townland               | Description   |
|--------|--|-------------|--|------------------------|---|
| 597    | Church of the Assumption (RC)            | Main Street |  | Howth                  | Late 19th century Roman Catholic church with bell tower   |
| 598    | Kilrock House & Lodge                    |             | Kilrock Road                             | Howth                  | Late 19th century three-bay two-storey redbrick house and gatelodge                                   |
| 599    | The Tansey                               |             | Ceanchor Road                            | Censure (Howth)        | 18th century gentleman's residence  |
| 600    | Drumleck                                 |             | Ceanchor Road                            | Censure (Howth)        | 19th century Jameson house  |
| 601    | Ringfort                                 |             | off Clonshaugh Road                      | Middletown             | Earthwork   |
| 602    | Holy Well                                |             | off Swords Road                          | Toberbunny             | Holy well site  |
| 603    | Thatched Dwelling                        |             | Swords Road                              | Dardistown             | L-shaped single-storey thatched dwelling on east side of road   |
| 604    | Thatched Dwelling                        |             | Swords Road                              | Collinstown            | Three-bay single-storey thatched dwelling, on west side of road, with extension to north end          |
| 605    | Mound                                    |             | off Clonshaugh Road                      | Cloghran (Swords)      | Earthwork   |
| 606    | Former Cloghran Stud Farm                |             | Stockhole Lane                           | Swords Glebe (part of) | Main house (former Glebe House) & entrance gates, excluding stable complex                            |
| 607    | Lady Well                                |             | Stockhole Lane                           | Cloghran (Coolock)     | Site of Holy Well, in field to south of Lane.   |
| 608    | Holy Well                                |             | off Stockhole Lane, Cloghran             | Swords Glebe (part of) | Enclosed stone well at base of steps under tree in field  |
| 609    | Cloghran Church (in ruins) & Graveyard   |             | Stockhole Lane                           | Cloghran (Swords)      | Site of 18th century church now demolished on site of earlier church. Enclosed graveyard              |
| 610    | Ringfort site                            |             | Naul Road                                | Cloghran (Swords)      | Earthwork site  |
| 611    | Castlemoate House                        |             | Swords Road                              | Cloghran (Swords)      | Five-bay two-storey house, out-offices & gates  |
| 612    | 1937 Terminal Building                   |             | Dublin Airport                           | Collinstown            | Original terminal building in International Modernist Style   |
| 613    | Corballis House                          |             | Dublin Airport                           | Corballis              | Seven-bay two-storey 19th century house, in grounds of Dublin Airport, on roundabout before terminals |
| 614    | Ringfort site                            |             | St. Margaret's Road                      | Balcurriss             | Earthwork   |
| 615    | Meakstown Castle                         |             | St. Margaret's Road                      | Meakstown              | Site of Castle opposite Meakstown House   |
| 616    | Dubber Castle                            |             | Dubber Lane                              | Dubber                 | Site of Castle  |
| 617    | Dubber House                             |             | Dubber Lane                              | Dubber                 | House on archaeological site  |
| 618    | Field System possible site               |             | off St. Margaret's Road                  | Silloge                | Earthwork   |
| 619    | Ringfort (Rath/Cashel) Enclosure(s) site |             |  | Newtown (Finglas)      | Earthwork   |
| 620    | Ringfort possible site                   |             |  | Newtown (Finglas)      | Earthwork   |
| 621    | Enclosure                                |             | R122 Road                                | Dubber                 | Earthwork   |
| 622    | Enclosure                                |             | off Ashbourne Road                       | Coldwinter             | Earthwork   |
| 623    | Dunsoghly Castle                         |             | off N2 (Ashbourne) Road                  | Dunsoghly              | 15th century Tower House with its original timber roof  |
| 624    | St. Bridget's Well                       |             | St. Margaret's Village                   | St. Margaret's         | Holy Well located west of Catholic Church   |
| 625    | St. Margaret's Church (RC)               |             | Main Street                              | St. Margarets          | 19th century Catholic Church  |
| 626    | St. Margaret's Church (in ruins)         |             | St. Margaret's Village                   | St. Margaret's         | Ecclesiastical remains, church, architectural fragments, graveyard & church site                      |
| 627    | Kilreesk Bridge                          |             |  | Kilreesk               | Bridge over stream on road from St. Margarets to Kilsallaghan   |
| 628    | Windmill (in ruins)                      |             | R122 Road                                | Millhead               | Now a circular tower ruin in field, north east of St. Margaret's                                      |
| 629    | Ringfort site                            |             | Naul Road                                | Forrest Great          | Earthwork   |
| 630    | Chapel site & burial ground              |             | Killeek Lane                             | Forrest Great          | Ecclesiastical remains  |
| 631    | Dwelling                                 |             | Cooks Road                               | Forrest Great          | Possible archaeological feature   |
| 632    | Ringfort site                            |             | Killeek Lane                             | Killeek                | Earthwork situated on elevated position.  |
| 633    | Killeek Church (in ruins) & graveyard    |             | Killeek Lane                             | Killeek                | Ecclesiastical Remains, graveyard still in use  |
| 634    | Killeek Bridge                           |             | Killeek to Brazil Road                   | Killeek                | Road bridge over stream   |
| 635    | Ringfort (Rath/Cashel)                   |             | Killeek Lane                             | Killeek                | Earthwork   |
| 636    | Thatched Dwelling                        |             | Toberburr Road                           | Killeek                | Six-bay single-storey thatched dwelling   |
| 637    | Mound                                    |             | Shallon Road                             | Shallon                | Earthwork   |
| 638    | Fulacht Fiadh possible                   |             | St. Margaret's Golf Club, Toberburr Road | Toberburr              | Earthwork, Fulacht Fiadh denotes a cooking place  |
| 639    | Owens Bridge                             |             | Toberburr Road                           | Toberburr              | Bridge & Ford   |
| 640    | Enclosure & graveyard                    |             |  | Common                 | Earthwork   |
| 641    | Chapelmidway Church                      |             | Fieldstown - Skephubbe Rd                | Corrstown              | Church (ruins) in graveyard enclosure. Graveyard still in use   |
| 642    | Enclosure(s)                             |             |  | Newpark                | Earthwork   |

# Your Fingal - Written Statement

| RPS No | Structure Name                           | Street No | Street Address                           | Townland                   | Description  |
|--------|--|-----------|--|----------------------------|--|
| 643    | Corrstown House                          |           | Corrstown Lane                           | Corrstown                  | House, out-offices, gates & piers, now in grounds of golf course                           |
| 644    | Freedagh Mound                           |           | Fieldstown to Kisallaghan Rd             | Corrstown                  | Motte possible   |
| 645    | Potential Site                           |           |  | Kilcoskan                  | Earthwork  |
| 646    | Potential Site                           |           |  | Westerweave                | Earthwork  |
| 647    | Mount Ambrose House                      |           | Leas Road                                | Montambrose Little         | Six-bay two-storey house, out-offices, gates & piers                                       |
| 648    | Mound site                               |           | off Leas Road                            | Surgalstown South          | Earthwork  |
| 649    | Settlement deserted                      |           |  | Surgalstown South          | Earthwork  |
| 650    | Ruins of Mountstuart House               |           |  | Mountstuart                | Remains of house & dwellings site (low earthworks)   |
| 651    | Ringfort possible site                   |           | off Rowans Road                          | Rowans Big                 | Earthwork  |
| 652    | Inscribed Stone(s)                       |           | Old Drogheda Road                        | Courtough                  | Archaeological feature   |
| 653    | St. David's Church (C of I)              |           | Fieldstown Road                          | Castlefarm                 | Church of Ireland church, plus site of earlier church & Graveyard                          |
| 654    | Kilsallaghan Castle                      |           | Fieldstown Road                          | Castlefarm                 | Remains of castle ruins  |
| 655    | Kilsallaghan Motte                       |           | Fieldstown Road                          | Castlefarm                 | Earthwork mound  |
| 656    | Kilsallaghan Cross                       |           |  | Kilsallaghan               | Site of cross  |
| 657    | Kilsallaghan Glebe                       |           |  | Glebe (Kisallaghan)        | House & gates, Former Glebe House  |
| 658    | Thorntown Lodge                          |           | Thorntown Lane                           | Dunmucky                   | House & out-offices  |
| 659    | Ringfort (Rath/Cashel)                   |           |  | Dunmucky                   | Platform type ringfort, surrounded by deep ditch   |
| 660    | Church & Graveyard (in ruins)            |           | Ward Road                                | Ward Lower                 | Church in ruins  |
| 661    | Church Well                              |           | Ward Road                                | Ward Lower                 | Holy Well in field adjoining Ward Lower Church   |
| 662    | Kilshane Moat                            |           | N2 (Ashbourne) Road                      | Kilshane                   | Possible Motte site  |
| 663    | Kilshane Church (in ruins) & Holy Well   |           | off N2 (Ashbourne) Road                  | Kilshane                   | Ecclesiastical remains, church possible, graveyard, holy well                              |
| 664    | St. Thomas Church (C of I)               |           | Rathoath Road                            | Hollystown                 | Church of Ireland Church and Graveyard   |
| 665    | Hollywoodrath House                      |           | Rathoath Road                            | Hollywood                  | Seven-bay two-storey house plus lodge, gates & gate piers                                  |
| 666    | Mound                                    |           | Hollystown Golfcourse, Rathoath Rd       | Hollystown                 | Earthwork  |
| 667    | Earthwork "site of"                      |           |  | Kilmartin                  | Earthwork  |
| 668    | Kilmartin Church (in ruins)              |           | Kilmartin Lane                           | Kilmartin                  | Ecclesiastical remains, church, ecclesiastical enclosure                                   |
| 669    | Enclosure Site                           |           |  | Kilmartin                  | Earthwork  |
| 670    | Mulhuddart Church (in ruins) & Graveyard |           | Church Road                              | Buzzardstown               | Church in ruins & graveyard still in use   |
| 671    | Lady's Well                              |           | Church Road                              | Tyrrelstown                | Enclosed Holy Well in vaulted structure  |
| 672    | Mulhuddart Bridge                        |           | Church Road                              | Parslickstown (Mulhuddart) | Stone arched road bridge over Tolka River  |
| 673    | Tyrrelstown House                        |           | Powerstown Road                          | Tyrrelstown                | Five-bay two-storey house & Out-offices  |
| 674    | Cloghran Church (in ruins) & Graveyard   |           | Rathoath Road                            | Cloghran (Castleknock)     | Church in ruins within graveyard   |
| 675    | Enclosure(s) Site                        |           | Rathoath Road                            | Cloghran                   | Enclosures & souterrain possible.  |
| 676    | Field System Site                        |           |  | Goddamendy                 | Earthwork  |
| 677    | Earthwork Unclassified                   |           |  | Ballycoolen                | Earthwork  |
| 678    | Mound                                    |           | Blanchardstown Ind. Park, Snugborough Rd | Corduff                    | Circular earthen mound incorporated into carpark to form traffic island                    |
| 679    | Mound                                    |           | off Warrenstown Green                    | Corduff                    | Comprises a circular round-topped mound (2m high). Notated 'Moat' on OS Map                |
| 680    | Ringfort possible                        |           | Old Corduff Road                         | Corduff                    | Remains of platform ringfort (3m high) in grounds of Corduff House, to south west of house |
| 681    | Castle 'Site of'                         |           | Ballycoolin Road                         | Cappoge                    | Archaeological site  |
| 682    | Ringfort                                 |           | Cappagh Road                             | Cappoge                    | "Tumulus" - circular mound in field opposite Cappagh Orthopaedic Hospital                  |
| 683    | Abbotstown House                         |           | Snugborough Road                         | Sheephill                  | Five-bay two-storey house with six-bay wing, now Veterinary Research Lab                   |
| 684    | Church (in ruins) & Graveyard            |           | Snugborough Road                         | Abbotstown                 | Remains of small church & burial ground  |
| 685    | Mound                                    |           | Dunsink Lane                             | Dunsink                    | Impressive mound in a field  |
| 686    | Elm Green                                |           | Dunsink Lane                             | Dunsink                    | Five-bay two-storey over basement 19th century house, now clubhouse of Elmgreen Golfcourse |
| 687    | Observatory House                        |           | Dunsink Observatory, Dunsink Lane        | Dunsink                    | Late 18th century house plus outbuildings  |

| RPS No | Structure Name                              | Street No | Street Address                       | Townland                          | Description   |
|--------|---|-----------|--------------------------------------|-----------------------------------|---|
| 688    | South Dome                                  |           | Dunsink Observatory,<br>Dunsink Lane | Dunsink                           | Rotunda with copper dome housing telescope  |
| 689    | Cemetery                                    |           | River Road                           | Castleknock                       | Archaeological site   |
| 690    | Ashton House                                |           | Ashtown Road                         | Ashtown                           | Victorian Italianate house, out-offices, lodge & gates  |
| 691    | Mill  |           | Ashtown Road                         | Ashtown                           | Former mill on bank of Royal Canal at Ashtown   |
| 692    | Mill Pond                                   |           | Ashtown Road                         | Ashtown                           | Associated with Former Polish Mill at Ashtown   |
| 693    | Longford Bridge                             |           | Royal Canal,<br>Ashtown Road         | Ashtown                           | Stone single-arched bridge over Royal Canal at Ashtown Railway Station.                             |
| 694    | Ranelagh Bridge                             |           | Royal Canal                          | Blanchardstown                    | Stone arched bridge over Royal Canal, just before M50 on closed off section of road                 |
| 695    | Talbot Bridge                               |           | Royal Canal, Old<br>Navan Rd         | Blanchardstown                    | Stone arched bridge over Royal Canal. Also known as Old Bridge                                      |
| 696    | Granard Bridge                              |           | Royal Canal,<br>Castleknock Rd       | Blanchardstown                    | Stone arched bridge over Royal Canal  |
| 697    | Kirkpatrick Bridge                          |           | Royal Canal,<br>Coolmine Road        | Diswellstown                      | Stone arched bridge over Royal Canal  |
| 698    | Kennan Bridge                               |           | Royal Canal,<br>Porterstown Rd       | Porterstown/Clonsilla             | Bridge over Royal Canal   |
| 699    | Keeper's Cottage                            |           | Porterstown Road                     | Clonsilla                         | Rail Keeper's Cottage at rail crossing  |
| 700    | Former Clonsilla School                     |           | Porterstown Road                     | Clonsilla                         | Three-storey former school building   |
| 701    | Coolmine Church (in ruins)                  |           | Blanchardstown Road                  | Coolmine                          | Ecclesiastical remains, church site & graveyard   |
| 702    | Phibblestown House                          |           | Hansfield Road                       | Castaheany                        | Three-bay two-storey over basement house and walled garden  |
| 703    | St. Brigid's Church (RC)                    |           | Church Avenue                        | Blanchardstown                    | 19th century Catholic Church excluding recent extension   |
| 704    | Allandale                                   |           | Hansfield Road                       | Clonsilla                         | 19th century three-bay single-storey over basement house and entrance gates (excludes outbuildings) |
| 705    | St. Mary's Church (C of I)                  |           | Clonsilla Road                       | Clonsilla                         | Church of Ireland Church and archaeological site of earlier church                                  |
| 706    | Callaghan Bridge                            |           | Royal Canal, Clonsilla<br>Road       | Clonsilla                         | Bridge over Royal Canal   |
| 707    | Clonsilla Signal House<br>& Overbridge      |           | Clonsilla Road                       | Clonsilla                         | Station demolished and replaced by modern structure. Original bridge & signal box remain            |
| 708    | Ring Barrows possible                       |           | Clonsilla Road                       | Kellystown                        | 3 conjoined enclosures beside railway line at Green Mount house.                                    |
| 709    | The Courtyard, Beech<br>Park House          |           | Luttrellstown Road                   | Clonsilla                         | Former outbuildings of Beech Park House   |
| 710    | Beech Park House                            |           | Luttrellstown Road                   | Clonsilla                         | House, lodge & gates  |
| 711    | Packenham Bridge                            |           | Royal Canal,<br>Barberstown Lane     | Barnhill                          | Stone single arched road bridge over the Royal Canal at Barberstown railway crossing.               |
| 712    | Barnhill Bridge                             |           | Barnhill to Lucan Road               | Barnhill                          | Stone arched bridge with single arch over disused Dublin to Navan railway line                      |
| 713    | Collins Bridge                              |           | Royal Canal, Barnhill<br>Cross Roads | St. Catherine's Park<br>(Leixlip) | Bridge over Royal Canal   |
| 714    | St. Catherine's Wells                       |           | The Avenue                           | St. Catherine's Park<br>(Leixlip) | Holy Well - Two small adjoining low grotto stone lined holy wells                                   |
| 715    | Lodge & entrance of St.<br>Catherine's Park |           | The Avenue                           | St. Catherine's Park<br>(Leixlip) | Lodge, castellated gateway & wing walls   |
| 716    | Church (in ruins)                           |           | The Avenue                           | St. Catherine's Park<br>(Leixlip) | Ruined rubble stone church  |
| 717    | Westmanstown Park<br>House                  |           | Barnhill to Lucan Road               | Westmanstown                      | Three-bay two-storey over basement house  |
| 718    | Glenwood                                    |           | Barnhill Cross Roads                 | Coldblow (Lucan)                  | House, out-offices & gates  |
| 719    | Hillsboro House                             |           | Barnhill Cross Roads                 | Laraghcon (Lucan)                 | House and outbuildings  |
| 720    | Coldblow Bridge<br>(remains)                |           | off Barnhill Cross Roads             | Coldblow (Lucan)                  | Bridge & piers of old bridge, in grounds of "Bleach Green" house                                    |
| 721    | Sunday Well                                 |           | Barnhill Cross Road                  | Laraghcon                         | Holy Well   |
| 722    | Castle "Site of "                           |           | Lucan Road                           | Laraghcon (Lucan)                 | Archaeological site   |
| 723    | Luttrellstown Castle                        |           | Luttrellstown Road                   | Woodlands                         | Main building plus outbuildings, gatelodges, follies, gates & gate piers                            |
| 724    | Weir  |           | At Anna Liffey Mill,<br>Lower Rd     | Woodlands                         | Weir in River Liffey  |
| 725    | Mill House                                  |           | Anna Liffey Mills,<br>Lower Road     | Woodlands                         | Former Mill Owners House  |
| 726    | Anna Liffey Mill                            |           | Lower Road                           | Woodlands                         | Former Flour Mill (incl. turbines)  |
| 727    | Home Villa                                  |           | Porterstown Road                     | Kellystown                        | Four-bay two-storey 19th century former presbytery  |

# Your Fingal - Written Statement

| RPS No | Structure Name                         | Street No | Street Address                      | Townland                          | Description   |
|--------|--|-----------|-------------------------------------|-----------------------------------|---|
| 728    | Annfield                               |           | Luttrellstown Road                  | Annfield                          | Five-bay two-storey over basement 18th century house  |
| 729    | St. Mochta's Church (RC)               |           | Luttrellstown Road                  | Porterstown                       | Gothic style Roman Catholic Church  |
| 730    | Ring ditch                             |           | Luttrellstown Road                  | Porterstown                       | Earthwork beside St. Mochta's Church  |
| 731    | Diswellstown House                     |           | Luttrellstown Road                  | Diswellstown                      | House, outbuildings, gate piers & gates   |
| 732    | Habitation Site                        |           |                                     | Diswellstown                      | Earthwork   |
| 733    | Mound                                  |           | off Lower Road, Strawberry Beds     | Astagob                           | Possible ringfort, in SE corner of level arable field (1.75m high)                                |
| 734    | Weir                                   |           | At Wren's Nest, Strawberry Beds     | Astagob                           | Weir in Liffey opposite The Wren's Nest   |
| 735    | The Wren's Nest                        |           | Lower Road, Strawberry Beds         | Astagob                           | Three-bay two-storey 19th century house now Public House (excluding late 20th century extensions) |
| 736    | Summertown House                       |           | Sommerton Road                      | Diswellstown                      | House, outbuildings, walled garden, lodge, boundary railings & gates.                             |
| 737    | Oatlands                               |           | Luttrellstown Road                  | Diswellstown                      | House, lodge, out-offices & gates   |
| 738    | Rag Well                               |           | Luttrellstown Road                  | Diswellstown                      | Holy Well slabbed over at road junction. The rear wall is inscribed with the words 'Ragwell'      |
| 739    |  | 1         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 740    |  | 2         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 741    |  | 3         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 742    |  | 4         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 743    |  | 5         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 744    |  | 6         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 745    |  | 7         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 746    |  | 8         | Sandpits Cottages, Luttrellstown Rd | Castleknock                       | Terrace of single-storey, three-bay cottages  |
| 747    | Knockmaroon House                      |           | College Road                        | Castleknock                       | House, stable residences, stables, lodges (2), gates & piers                                      |
| 748    | Castleknock Castle (in ruins)          |           | Castleknock College, College Road   | Castleknock                       | Motte and Bailey, Castle, Well (2), graveyard   |
| 749    | McNamera Building                      |           | Castleknock College, College Road   | Castleknock                       | Original 18th century school buildings with later additions, incl. Chapel                         |
| 750    | Creegan Building                       |           | Castleknock College, College Road   | Castleknock                       | Mid 20th century dormitory building   |
| 751    | Windmill (in ruins)                    |           | Castleknock College, College Road   | Castleknock                       | Remains of circular stone tower on mound  |
| 752    | Gatelodge of Castleknock College       |           | Castleknock College, College Road   | Castleknock                       | Lodge at cross roads of College Rd, White's Rd & Tower Rd   |
| 753    | Castlemount                            |           | Tower Road                          | Castleknock                       | House, lodge, front boundary wall & gate piers  |
| 754    | Guinness Bridge & Bridge Lodge         |           | Lower Road,                         | Palmerstown Lower Strawberry Beds | Private pedestrian cast iron bridge over River Liffey with stone piers & lodge                    |
| 755    | Pumphouse of Mardyke House             |           | Lower Road                          | Castleknock                       | Pumphouse of former Iron Mill   |
| 756    | Glenmaroon House complex               |           | Knockmaroon Hill                    | Castleknock                       | Complex of buildings on both sides of Knockmaroon Hill, incl. houses (x2) Lodges, Railing & gates |
| 757    | Farmleigh & Farmleigh Lodge            |           | Phoenix Park                        | Castleknock                       | Main House, outbuildings, walled garden, gatelodge on Tower Rd & Tower                            |
| 758    | Mount Hybla House                      |           | White's Road                        | Castleknock                       | Three-bay two-storey over basement 18th century house   |
| 759    | White's Gatelodge                      |           | Phoenix Park, White's Road          | Castleknock                       | Single-storey gatelodge of Phoenix Park   |
| 760    | White's Gates                          |           | Phoenix Park                        | Castleknock                       | Cast-iron gates to Phoenix Park   |
| 761    | Fawn Lodge                             |           | Castleknock Road                    | Castleknock                       | Front façade only of five-bay two-storey house  |
| 762    | The Cottage                            |           | Castleknock Road                    | Castleknock                       | Front façade only of five-bay two-storey house  |
| 763    | NAHB Child & Family Centre & Gatelodge |           | Castleknock Road                    | Castleknock                       | Yellow and red brick five-bay two-storey former dispensary and gatelodge                          |
| 764    | St. Brigid's Well                      |           | College Road                        | Castleknock                       | Holy Well - marked by cast iron pump  |
| 765    | St. Brigid's Church (C of I)           |           | Castleknock Road                    | Castleknock                       | 19th century church & graveyard   |
| 766    | Village House                          |           | Castleknock Road                    | Castleknock                       | One of six semi-detached Houses east of St. Brigid's Church                                       |

| RPS No | Structure Name                           | Street No | Street Address   | Townland             | Description   |
|--------|--|-----------|------------------|----------------------|---|
| 767    | Post Office House                        |           | Castleknock Road | Castleknock          | One of six semi-detached Houses east of St. Brigid's Church                             |
| 768    |  | 1         | Castleknock Road | Castleknock          | One of six semi-detached Houses east of St. Brigid's Church                             |
| 769    | Parkside House                           | 2         | Castleknock Road | Castleknock          | One of six semi-detached Houses east of St. Brigid's Church                             |
| 770    |  | 3         | Castleknock Road | Castleknock          | One of six semi-detached Houses east of St. Brigid's Church                             |
| 771    |  | 4         | Castleknock Road | Castleknock          | One of six semi-detached Houses east of St. Brigid's Church                             |
| 772    | Rockabill Lighthouse                     |           |                  | Rockabill Island     | Lighthouse on island off Skerries coast   |
| 773    | Monastic Complex                         |           |                  | St. Patrick's Island | Including Church Remains  |
| 774    | Martello Tower                           |           |                  | Shenick's Island     | 19th century circular military stone tower  |
| 775    | Lambay Castle                            |           |                  | Lambay Island        | House comprising Castle, Out-Offices, Memorial, Walled Garden, Rampart Walls & Gates    |
| 776    | Harbour & Boathouse                      |           |                  | Lambay Island        | Small stone harbour and boathouse   |
| 777    | Coastguard Cottages & Enclosed Courtyard |           |                  | Lambay Island        | Six coastguard cottages   |
| 778    | The White House                          |           |                  | Lambay Island        | Large detached house to south of Coastguard cottages complex                            |
| 779    | Real Tennis Court                        |           |                  | Lambay Island        | Early 20th century enclosed tennis court  |
| 780    | OS Marker & Cairn                        |           | Knockbane Carin  | Lambay Island        | Mound & Ordnance Survey Triangulation Station marker on top of cairn                    |
| 781    | Promontory Fort                          |           |                  | Lambay Island        | Headland protected by triple rampart, known as Garden Fort                              |
| 782    | Chapel & Enclosure                       |           |                  | Lambay Island        | Small chapel enclosed by hedge and wooden gate, located to the south of the White House |
| 783    | Earthwork Possible                       |           |                  | Lambay Island        | Earthwork   |

\*The review of the RPS is an ongoing process. Additions to and deletions from the RPS will be presented to Council for decision as survey work is completed. An up-to-date RPS will be maintained on the Council's website and at the public counter of the Council's Public Offices.



# **/ Appendix B**

**Landscape Character Assessment /**



## INTRODUCTION

Landscape Character can be defined as the distinctive, recognisable and consistent pattern of elements that make one landscape different from another, rather than better or worse. Landscape Character Assessment (LCA) attempts to describe landscapes in terms of their character in an objective way. This can then be used to inform decision making in relation to the protection of the environment, natural resources and heritage; it can be used to monitor change and it can be used to guide development. The Landscape Character Assessment for Fingal divides the County into 7 Landscape Character Areas. These are the Coastal Character Area, the Estuary Character Area, the River Valleys/Canal Character Area, Airport and Swords Character Area, High Lying Agricultural Character Area, the Low Lying Agricultural Character Area and the Rolling Hills With Tree Belts Character Area. A description of each Landscape Character Area and principles for development for each are detailed below. A High Amenity Zoning (Zone HA) has been applied to areas of the County of high landscape value. These are areas which consist of landscapes of special value or sensitivity in which inappropriate development would contribute to a significant diminution of landscape amenity in the County. These landscape areas meet one or more of the following criteria:

- / Contain scenic landscape of high quality
- / Afford expansive or interesting views of surrounding areas
- / Are components in important views and prospects
- / Are unique or special within the County
- / Are important elements in defining the coastal character of the County
- / Act as a backdrop to important coastal views
- / Contain important groups of trees or woodland
- / Are elevated or ridge sites on which development would be obtrusive
- / Provide public access to interesting attractive landscapes or to semi-natural areas.

High amenity landscapes include the coastal zone, river valley areas (Liffey, Delvin, Ward and Tolka) and the Naul Hills area. In addition areas of sensitive landscape have been identified which generally adjoin the High Amenity Areas. These have some of the qualities of the High Amenity Zone but to a lesser degree. They are support areas to the High Amenity Areas in which development is difficult to integrate. In some cases they have been identified because inappropriate development in these areas may have a detrimental effect on the landscape quality of the high amenity areas and thus the County as a whole. Sixteen (16) Landscape Groups are also identified and described below. These are areas where interrelationships between particular areas of landscape give rise to particular sensitivities when considering development proposals. The Landscape Character Assessment also identified important views and prospects in the County, which are shown on the development plan maps. The coastline has been divided into 9 visual compartments which are indicated on the Landscape and Natural Heritage sheet. The coast is, among other things, particularly vulnerable to visual intrusion. Development occurring within a visual compartment has the capacity to visually affect the whole compartment and therefore must be sited and designed appropriately. Ridgelines and other elevated sites in the County are sensitive to development because structures on these sites can be seen over a wide area and may be obtrusive.

## LANDSCAPE CHARACTER AREAS

### ROLLING HILLS CHARACTER AREA

This area of Fingal is mainly agricultural land characterised by rolling landscapes across the Ward and Broadmeadow river valleys. The undulating nature of the countryside together with the presence of larger properties and tree belts has resulted in a varied landscape. The trees together with the river corridors help create a rich landscape, both visually and ecologically. Views are generally contained by the rolling landscape, which creates a landscape of short horizons. There are some panoramic views which are listed in the Development Plan to the north over the more level land adjoining this character area from the R108 (St Margarets to Naul road) and R125 (Swords to Dunshaughlin road).

This type of landscape can absorb a certain amount of development once the scale and forms are kept simple and surrounded by adequate screen boundaries and appropriate landscaping to reduce impact on the rural character of the surrounding roads.

### **Principles for Development**

- / The skyline within this rolling landform should be protected
- / Existing tree belts should be retained and managed and older stands of trees restocked
- / Roadside hedging should be retained and managed. Proposals necessitating the removal of extensive field and roadside hedgerows will not be permitted
- / The river corridors should be protected and improved by leaving a minimum 10 metre wide margin undeveloped and encouraging planting where appropriate, to enhance the landscape and habitat value of these corridors.

### **HIGH LYING CHARACTER AREA**

This is an area of upland, rising to a high point of 176 metres at Hillfort Mound, to the south east of the Naul Village. These hills while not significant on a national scale are of regional importance and afford panoramic views of the Mourne Mountains to the north, the coastline to the east and the Wicklow Mountains in the South. This landscape character area includes Landscape Groups 2, 3 and 4.

There are a number of important visual ridges on these uplands, which are visible over a wide area of Fingal and Meath. Almost the whole County can be seen from the more elevated roads.

The character of the uplands is very attractive in its own right with a mixture of pasture and arable farming combined with strong hedgerows in a rolling landscape.

### **Principles for Development**

- / New development should be located well below the skyline
- / The use of existing housing stock should be maximised and existing houses should be refurbished in preference to replacement by new house
- / Ridgelines should be protected from development
- / Listed views and prospects should be protected
- / Field and roadside hedgerows should be retained. Proposals necessitating the removal of extensive field and roadside hedgerows will not be permitted
- / A number of areas have been identified as particularly sensitive to the development of forestry; they include Landscape Groups 2, 3 and 4.

### **LOW LYING CHARACTER AREA**

A mix of pasture and arable farming on level land or land with few views or prospects. Generally large fields with few tree belts or large settlements. The more open character of the land combined with larger field patterns and low roadside hedges makes it a more difficult landscape to find suitable sites for development.

### **Principles for Development**

- / Sites with natural boundaries should be chosen, rather than open parts of larger fields
- / New development should be located close to existing trees and field hedgerows
- / Houses should be located further back from roads in order to reduce the scale of development as seen from the road and so minimise visual impact
- / Sites necessitating the removal of excessive hedgerows or trees are not suitable
- / Strong planting schemes using native species, to integrate development into these open landscapes, will be required
- / Clustering with existing farmhouse and/or farm buildings is generally preferable to stand-alone locations.

### **ESTUARY CHARACTER AREA**

Along the coast of Fingal there are three large sand spits which have created protected estuarine and saltmarsh habitats of great ornithological and ecological interest at Rogerstown, Swords/Malahide and

Baldoyle. These are all designated European Sites (Special Protection Areas or candidate Special Areas of Conservation) under the *European Communities (Natural Habitats) Regulations 1997* and any development proposed in these areas must comply with these regulations.

The margins of the estuaries are generally free of development with the exception of Malahide along the south side of the Swords/Malahide estuary. The flat horizontal nature of estuaries means that views are generally contained within the low hills and dunes that enclose these areas. These are some groups of trees to the edges of the estuary zones especially to the north side of the Swords/Malahide estuary. The character of these zones can alter depending on the tidal condition.

Due to the contained nature and low absorptive capacity of these landscapes any new development will be conspicuous unless contained within existing planting or landforms. This landscape character area is included in Landscape Groups 7, 10 and 12.

Also located within this zone is The Burrow in Portrane. Haphazard development, poor access roads, untidy boundaries and indistinct access points to sites distinguish this area. Due to the tradition of seasonal occupation and haphazard extensions to temporary homes, a poor settlement pattern has developed with little relationship to the surrounding landscape.

### Principles for Development

- / Trees on the north side of Swords/Malahide Estuary should be retained and managed
- / Estuary margins and any hedgerows along the margins must not be disturbed
- / The horizon is a strong feature which should be protected
- / Sensitive estuary habitats must be protected in compliance with the *1997 Habitats Regulations*
- / Development at the Burrow should be confined to single storey. House sites throughout the Burrow should be 0.5 acres minimum in area, have an independent road frontage of 20 metres minimum and should be capable of being drained satisfactorily.

### COASTAL CHARACTER AREA

The Coastal Character Area forms the eastern boundary of the County and contains a number of important beaches, islands and headlands that together create a sensitive and nationally important landscape of high amenity and landscape value. The land is generally low lying, with the exception of some prominent headlands and hills in the northern part of the area, and Howth and the offshore islands which mark the southern and eastern parts of the Coastal Character Area. Most of the Howth peninsula is covered by the 1999 Special Amenity Area Order.

The exposed nature of many of the coastal areas makes them particularly vulnerable to intrusive development. Included within or adjoining this area is a number of important demesne or estate landscapes containing important woodlands at Ardgillan, Hampton, Milverton and Portrane. Views along the coast are generally contained within headlands, ridgelines, and town ports, creating a number of visual compartments. These are identified as coastal zones on the Landscape Character map in the Development Plan. Finding sites for new development along the coast will be difficult as new development is likely to be conspicuous.

Most of this Character Area is included in a Landscape Group (1, 5, 6, 7, 8, 10, 11, 12 and 13).

### Principles for Development

- / The margins of existing settlements such as Portmarnock, Malahide, Rush, Skerries and Balbriggan should be contained to prevent the spread of development between settlements
- / The special character of the zone should be protected by preventing development on the seaward side of coastal roads
- / The form of new developments should be kept simple and they should be sited within existing shelter planting or within the contours of the land to minimise visual impact

- / The character of the visual compartments should be retained by preventing intrusive developments on headlands, promontories and coastal lands within the compartments. The coastal skyline should be protected from intrusive development
- / The retention and management of existing tree belts and the restocking of old stands should be promoted, especially in the older demesne landscapes
- / A number of areas have been identified as particularly sensitive to the development of forestry, they include Landscape Groups 1,5,7 and 9
- / The management and protection of the sensitive Dune and Estuary habitats is essential
- / New planting needs to be carefully located and selected. Trees can look out of place in the exposed and sparse coastal landscape.

### **RIVER VALLEY & CANAL CHARACTER AREA**

The Tolka and the Liffey Valley together with the Royal Canal Corridor constitute this Character Area. The Tolka and Liffey valleys are characterised by areas of grassland along meandering river valleys which, especially in the case of the Liffey, are well wooded at the edge of the floodplain and along the valley slopes. Areas of both valleys support recreational facilities along their corridors.

A number of institutional and private demesnes along the valley edges maintain a rural and wooded character to the areas. However some private housing estates are beginning to encroach into corridor areas. In recognition of the special amenity value of this area a Special Amenity Area Order was made for the Liffey Valley between Lucan and Chapelizod in 1990. This designation includes specific controls over development.

The Royal Canal corridor is also included in this zone. The canal and adjoining strips of land constitute a unique habitat and have been recognised as such by the National Parks and Wildlife Service who are proposing to designate it as a Natural Heritage Area.

This landscape character area includes three landscape Groups (14, 15 and 16).

#### **Principles for Development**

- / The retention and active management of trees and woodland blocks should be promoted
- / The use of trees and woodlands to contain new development should be encouraged
- / In the 'RU' and 'GB' zoned areas north of Coldblow and Laraghcon, new buildings should be located at greater distance from adjoining roads and should be modest, preferably single storey in form
- / The management of the river margins should be promoted and development along the riverside, which will intrude on the character of the river valley should be restricted.

### **AIRPORT CHARACTER AREA**

Included in this zone are the lands surrounding the airport and the nearby town of Swords. The proximity of the airport and the development of the M1 and M50 motorways have resulted in the expansion of light industrial and warehouse activities in the area. These are encroaching into agricultural land especially in the area between the airport and the City. Recently a number of tall buildings including the Team Aer Lingus and the great Southern Hotel have been developed and have become important visual landmarks in the area.

A limited area within this character area is zoned 'GB'. The area of the Airport and some adjoining lands are zoned 'DA'. The area south of the Airport contains a mixture of industrial and open space zonings, and a specific objective for a future employment node, associated to the proposed Metro. One area of rural zoning remains, surrounding the traditional cottage cluster at Dubber Cross.

## LANDSCAPE GROUPS

### LG1 NORTHERN COASTAL STRIP

#### Description

This group is located north of Balbriggan. It consists of a coastal section with a low but prominent headland and an inland section west of the N1 which is on higher ground. The area east of the railway is zoned an area of High Amenity due to its visibility on the coast. The remainder is designated as a sensitive landscape. The higher ground inland has been substantially developed with one off and grouped housing, some of which is obtrusively sited. There are good views from this area to the coast to the north extending up to the Mourne Mountains. The area is visible from the adjoining lower lying lands. It is prominent in views from the M1.

#### Sensitivity

##### Coastal Section

This will be sensitive to most built development including residential, hotel, agricultural shed, forestry, and health care facilities.

Built development related to recreational uses should be minimal.

##### Inland Section

As above but most proposals should be resisted.

### LG2, LG3 AND LG4 - NORTH FINGAL UPLANDS

#### Description

These areas comprise the 'North Fingal Uplands' The highest point in the County is located in LG 3 at Knockbrack 176 metres OD. This is slightly higher than the Ben of Howth at 171 metres OD. The 3 grouped areas are closely related and together form a visual ridge to the north of the County. There are a number of important visual ridges on these uplands which are visible over a wide area of Fingal and Meath. There are spectacular views from the roads in LG3 extending from the Wicklow Mountains in the south to the Mourne Mountains in the north and out to Lambay Island to the east. Almost the whole County can be seen from the higher roads. The character of the uplands is very attractive in its own right with a mixture of pasture and arable farming combined with strong hedgerows on a rolling topography. There is little obtrusive or inappropriate development in the area and there is a pronounced absence of any substantial deciduous or coniferous woodland.

#### Sensitivity

Given the height of the ridge lines relative to the surrounding countryside it is likely to be difficult to locate any built development in these areas without it becoming unduly obtrusive.

Views of the upper elevations of the uplands are available from long distances and over a wide area of the surrounding lower lying countryside. Panoramic views are available from the uplands to the surrounding areas. These views should be protected.

Rural uses such as houses, forestry, masts, extractive operations, landfills, and large agricultural units have the potential to give rise to substantial impacts.

## **LG 5 - SKERRIES HINTERLAND**

### **Description**

This is a large and important landscape on the north coast. It provides a setting for Skerries, a substantial town and harbour. Skerries is the most important marine centre on this section of the Fingal Coast. It includes fishing operations, recreational facilities (2 beaches), and is a commercial centre. In contrast with the flatter landscape to the north (LG1), there is a pronounced ridge of higher ground running some distance to the west of the coast. This contributes to a more dramatic character which is emphasised by views to the offshore islands. An important component of the coastal fringe are 3 estate landscapes; Hampton, Ardgillan, and Milverton. In the broader landscape they provide substantial blocks of mature trees which are important in the quality and character of this section of the coast.

### **Sensitivity**

The elevated nature of the ground both gives expansive views of the coast and the offshore islands and ensures that this ground is very visible from the coast itself. The ridge is also visible from the west and is thus sensitive to the effects of development on views from this aspect. The setting and character of Loughshinney are particularly sensitive and could easily be damaged by inappropriate development.

Rural uses such as houses, forestry, masts, extractive operations, landfills, and large agricultural units have the potential to give rise to substantial impacts.

## **LG6 - RUSH**

### **Description**

The coastal area around Rush is noted for the extensive horticultural industry and a seaside resort popular with day trippers from adjoining areas. This section of the coast is flatter than the section around Skerries further north and is a link between these more robust coastlines and the lower-lying more subtle landscapes of the Rogerstown, Malahide, and Portmarnock Estuaries. The area south of the Main Street is characterised by multiple small horticultural bases small holdings which are serviced by a confusing network of small laneways. Development in this area is a mixture of glasshousing, market gardening, caravans, permanent dwellings, seaside huts, chalets and disused plots. There has been considerable residential development in the area in recent years in the form of single homes. The North Beach area is characterised by caravan parks, wooden chalets/huts and some single permanent dwellings.

### **Sensitivity**

The conversion of the largely redundant huts, shacks, and caravans/mobile-homes to substantial residential properties presents a considerable threat to this subtle coastal landscape particularly in the North Beach area. Ongoing development of glass-houses will fit the existing character of the area and should reinforce the horticultural use of the land which is important in the character of the area. The development of any large warehousing facilities in these coastal areas would be difficult to successfully integrate into the coastal landscape. Large scale golf developments would also be difficult to insert into this landscape.

## **LG 7 - ROGERSTOWN ESTUARY**

### **Description**

The low-lying estuarine landscape of Rogerstown with its sand spits, salt-marshes, mud flats and substantial tidal changes is a unique and special landscape. Despite its proximity to development and major traffic corridor and a substantial landfill it offers a sense of solitude and quiet that is not to be found in Malahide or Portmarnock estuaries. The estuary is sub-divided by the Dublin-Belfast railway line. Immediately west of the railway is the Balleally landfill which is now reaching a height that makes it visible over a wide area of the adjoining low lying land. The landscape west of the railway line has a more rural character and is visually severed from the open estuary. As with Rush mentioned above there is a substantial number of seaside shacks and huts on the Burrow area of Portrane.

**Sensitivity**

The flat open character of the estuary and the beach render this a very sensitive landscape in which any built development must be handled with care. Its status as an internationally important nature conservation site also needs to be fully recognised. Extensive planting of forestry would also be detrimental to the character of the area. As much of the character derives from the solitude and absence of noise these aspects should be protected.

The conversion of substantial numbers of the huts on the Burrow to more permanent, larger structures would have a significant negative impact on the character of the area.

**LG8 - DONABATE****Description**

This area has an important beach and a number of golf courses. The core of the area is dominated by 2 substantial demesnes Portrane Demesne (a Hospital), and Newbridge House (a public park). With their large belts of mature trees and proximity to the coast they define the particular character of this area. There are magnificent views out to sea and along the coast to the south to Lambay Island from the car park at the Martello Tower at Portrane village and from Balcarrick.

**Sensitivity**

The coastal fringe of this area is the most sensitive to development.

It is crucial to the character of the area that the woodland blocks within the demesnes are retained. Portrane demesne is particularly important because of its proximity to the coast and location on a slight elevation. However once within the woodland belts sensitive development would be feasible without diminishing the landscape character of the area.

**LG9 - LAMBAY****Description**

Lambay is an important offshore landmark for the Fingal coast south of Skerries. Although not accessible to the public its visibility renders it an important visual amenity.

**Sensitivity**

The Island presents a wild and open character in contrast to the agricultural character of the mainland. Development, other than consolidation of the existing residential buildings and out houses, of any kind would have a negative impact on the character of the area. This would include land-based activities such as forestry, extractive industry, golf courses etc.

**LG 10 - MALAHIDE (BROADMEADOW) ESTUARY****Description**

This is a large estuary sub-divided by the Dublin - Belfast Railway. West (inland) of the railway the water in the estuary is impounded and even at low water the area never dries out. East of the railway there are extensive mud flats at low water. This difference in water regime has given both areas a somewhat different character. The presence of Malahide and the associated residential estates expending along the southern shore remove the character of absolute solitude so apparent in Rogerstown. However with its large expanse of water and open views it is still a landscape resource of the first order. The existing golf course activity on the Donabate spit has protected this area from inappropriate built development over the years. The upper estuary has been extensively used for water based activities over the years.

### **Sensitivity**

The adjoining agricultural and golf uses should be protected and retained around the estuary as the balance between built development and open land is at a critical point in determining the open character of the estuary. Its status as an internationally important nature conservation site also needs to be fully recognised. The housing development at Donabate visible over the ridge to the north of the estuary is a telling example of poorly sited development. The further extension of commercial or recreational marine activity into the northern bight of the outer estuary would have a detrimental effect on the semi natural character of the area.

### **LG11 - MALAHIDE, HINTERLAND**

#### **Description**

Malahide is an attractive village with a unique character. Important to that character is the well wooded Malahide Demesne (now a public park). The coastal separation of Malahide from Portmarnock is also important to the character and identity of both villages. The area of sensitive landscape indicated in this group adjoining the coast is included for that reason. It is pleasant open farmland with extensive views of the sea.

#### **Sensitivity**

The coastal area is highly vulnerable to built development of any kind. Some open land use such as a golf course would have a minimal impact on the character of the area.

### **LG12 - PORTMARNOCK**

#### **Description**

Although not enclosed by development the proximity of the estuary to a busy road and overlooking by development in Baldoyle and Portmarnock diminishes the open character and experience of solitude.

#### **Sensitivity**

Any further development around the estuary will have an adverse effect on the semi-natural character of the area.

### **LG 13 - HOWTH**

#### **Description**

This area has been comprehensively dealt with under the Special Amenity Area Order- Report.

#### **Sensitivity**

See report on Special Amenity Area.

### **LG 14 - TYRELLSTOWN**

#### **Description**

This is a small area of sensitive landscape located on a ridge over the Tolka Valley. With its stand of mature trees it forms an noticeable landscape feature visible over a wide area to the south.

#### **Sensitivity**

Ridge and Trees are vulnerable to unsuitable development which would have a detrimental effect on the surrounding lands.



**LG 15 - TOLKA VALLEY AND DUNSINK****Description**

This is a complex area containing the Tolka River, the Royal Canal, the Dunsink Landfill (now largely completed), and large institutional uses at Scribblestown, Abbottstown, and Blanchardstown Hospital. The M50 passes through the area. The area between the canal and the river is characterised by a number of large residential properties sports clubs etc. There are significant groups and belts of mature trees which contribute to the character of both the canal and the river corridor.

**Sensitivity**

Dunsink landfill is now a prominent ridge and any development located on it will be visible over a wide area. The area south of the Dunsink road is also visible from a wide area south of the Tolka and any large scale development will have a detrimental effect on the open character of the area.

**LG16 - LIFFEY VALLEY****Description**

The Liffey Valley is the most important landscape feature in the south west of the County. With its steep sides and woodland belts it is a dramatic and imposing feature. The area includes a number of important estate type landscapes of which Luttrellstown is the most notable. The area also links the Royal Canal to the Liffey Valley. An area of the sensitive landscapes at Laraghcon has been developed. The area contains substantial areas of land zoned to protect and improve areas of high amenity. These are sensitive landscapes which are dependent to a substantial degree on the blocks of woodlands and mature trees which line the valley sides and enclose the estates. There is also a marked absence of obtrusive development in the valley views.

**Sensitivity**

Any action or inaction which would affect the viability of the woodland blocks would have serious consequences for the river corridor. Without active management there is a serious risk that important woodlands will decline or deteriorate to the detriment of the valley.



# **/ Appendix C**

**Specific Design Criteria /**

## URBAN LOCATIONS

- / New developments should recognise the principal design characteristics of the immediate context. Design decisions taken for the development will be judged by their response to these
- / Opportunities should be taken to strengthen and develop existing urban form. Reinforcing existing street lines and building lines, strengthening corners and nodes, providing a focus for vistas or opening up previously closed vistas to good effect are all matters that enhance urban form
- / The simple rules for passive surveillance of all streets and public places must be continuously applied. Blind alleys and blank walls at street level should be eliminated to the greatest extent possible. Public and private transition on street edge should be clearly discernible without the need for signage or barriers
- / Routes through developments from public area to public area should be generous and direct as possible for clarity and supervision
- / Planting of trees and green interventions should be kept simple and with a clear thought to ease of maintenance. Planting can be effectively used to delineate the progress from public to private and public active to public passive areas. The need for barriers such as railings or low walls should be unnecessary in design terms or in any event kept to a minimum
- / Particular attention must be paid to street-edge and back of pavement treatment. These should be designed in detail, with clear specification of materials and finishes. These latter should preferably be of natural materials, should be robust in detailing to carry appropriate traffic loading and have some precedent for use in the existing immediate urban context.

## EMPLOYMENT / EDUCATIONAL / LEISURE / HEALTH / RETAIL BUILDINGS

- / The development should be well integrated into its surroundings by responding sensitively to its local context
- / The development should contribute to the identity of and civic pride attached to the locality by integrating good quality new development with existing buildings, creating new spaces and relating well to the existing pattern of development and landscape to create a pleasant and attractive place with its own identity contributing to the neighbourhood and its environment
- / The development should give a good sense of enclosure and place where public and private spaces are clearly distinguished. The new buildings should relate well to the existing surroundings including continuity of street frontage
- / The building design should exhibit a high quality of architectural design and finish using high quality materials and building methods
- / The development should create attractive and functional public spaces and consideration should be given in the design of the development to safe use of these areas with well overlooked public spaces and the use of high quality materials and landscaping. The scheme should enhance the sense of safety and security within and beyond the developments
- / The development should be easily accessible and well connected to the surrounding areas with pedestrian friendly routes and should make a positive contribution to the way people move around
- / The scheme should create a development that provides recognisable routes, intersections and landmarks which are easily navigable to all users including the disabled
- / The scheme should be located to provide good access to public transport

- / The scheme should be designed to be adaptable for a range of uses in both the public and private spaces. The buildings should be flexible and easily adapted to various uses in response to changing social, technological and economic conditions
- / The development should provide a varied environment offering a good mix of uses and experiences. It should have a broad range of facilities and amenities with a mix of public and private spaces and buildings to create a varied lively and well used public realm day and night
- / The scheme should promote variety and choice through a mix of compatible developments and uses that work together to create variable places that respond to local needs.

## LANDMARK BUILDINGS

Landmark / Gateway Buildings are buildings that are required to create a sense of place, urban legibility and visual diversity. They are encouraged at important nodes, gateways and prominent edges. They are not necessarily tall buildings. Their significance could be enhanced by changes in use, building form, colour and materials. The following considerations will be taken into account in considering a proposal for a Landmark / Gateway building:

- / They should be sited as to take advantage of existing views and vistas and create new ones
- / They should contribute to the pattern of existing routes around it and increase accessibility of the site and connections to other places
- / They should respect the scale of neighbouring buildings
- / Landmark buildings should provide an external presence while enhancing the qualities of its immediate location and setting
- / The building should be finished using good quality materials and should exhibit a high quality of architectural design and finish
- / The building should be visually distinctive with due care and consideration given to the design and detailing that this type of building demands.

## TALL BUILDINGS

A high Building is a building that is significantly higher than neighbouring or surrounding development. The following considerations will be taken into account in considering a proposal for a tall building:

- / The need to create a positive urban design
- / The need to create positive urban spaces
- / The need to create a landmark / gateway to an area
- / The need to respect important views, landmarks, prospects, roofscapes and vistas
- / The degree of overshadowing and overlooking of surrounding property
- / The scale of the building in relation to surrounding open space together with the effect of the building on the quality of the space (including micro-climate)
- / The site must be of such a size and context to allow for a well designed setting.

## INDUSTRY AND WAREHOUSING

The criteria for assessment of such developments will include:

- / The nature/activities/processes of the development including size and location factors
- / Compatibility with adjoining uses
- / A variety of unit sizes should be provided
- / Offices ancillary to factories and shops will be permitted provided the size is appropriate to the scale of the main use
- / Quality of building design – individual buildings should exhibit a high quality of architectural design and finish with uniform design for boundary fences, roof profiles and building lines and careful placing of advertisement structures
- / Industry and warehousing schemes should present a good quality appearance helped by landscaping, screening of open storage areas and unobtrusive loading and parking spaces. Comprehensive landscaping plans should be submitted at application stage
- / Waste Management Measures
- / Traffic implications including potential impact on local residential areas
- / Traffic assessments and mobility management plans may be required for developments which would attract significant volume of traffic
- / Sustainability and energy efficiency.

## CHILDCARE FACILITIES

The criteria for assessment of such developments will include:

- / The suitability of the site and building
- / Type and size of facility proposed
- / Availability of outdoor play areas
- / Ease of access for all including disabled
- / The adequacy of the local traffic circulation system and the prevailing local traffic conditions
- / Adequate outdoor play areas to be provided, separated from car parking and service areas
- / Safe and convenient arrangements for dropping off and collection of children. Adequate car parking
- / Availability of easy access to public transport
- / Impact on the amenities of neighbouring residents.

## SHOPFRONTS

- / Conserve and protect original traditional shopfronts
- / If elements of an existing shopfront are to be repaired or replaced they should be replaced like with like to a high standard. Canted fascias are to be retained
- / Internally illuminated and plastic fascia boxes are not appropriate in Architectural Conservation Areas or sensitive streetscapes
- / Where a building is new, shopfront design should be contemporary and not an assembly of stylistic elements from the past
- / Doors and windows should be aligned to relate to the elevations above. Subdivision and extent of glazing bars should be carefully considered. Doors are the main focus of the shopfront and may be given vertical or horizontal subdivision
- / Fascias and Consoles are important as they frame the shop. Fascias should not visually dominate and should normally be 600mm high. Fascias should not extend uninterrupted across a number of buildings. Script style and scale should complement the period of the building and the scale of the space available. Hanging signs are generally to be avoided if possible and never more than one on an elevation
- / Colour should not jar with the character of a building or its neighbours. Colour schemes should be simple. Painted timber is always preferable to stained or varnished timber. The use of hardwoods is generally to be discouraged
- / Proposals for lighting should be spare and should not cumulatively have a detrimental effect on the appearance of the building or its area. Flood lighting and horizontal strip lighting is to be avoided
- / New shopfronts must take into account the requirements of the building regulations with regard to access
- / The design for blinds and canopies should be carefully considered. Shiny plastic Dutch Canopies are to be avoided. The preferred material is heavy-duty cotton where a canopy is appropriate
- / It is recognised that security is an important issue to all retailers. However a balance has to be struck between obtaining a safe and secure building without losing the intrinsic character of the building. Security shutters in the form of heavy-boxed metal roller blinds will not be acceptable in Architectural Conservation Areas. In all shopfronts the shutter can be positioned discreetly behind the fascia board. In existing traditional shopfronts lattice grilles positioned behind the shop window are less offensive. It is important that the shutter does not cover the whole shopfront only the vulnerable glazed areas. It should be painted or finished in a colour to complement the rest of the shopfront. If external shutters are the only solution in a particular case they should be an open mesh design in preference to a solid screen
- / The provision of Automatic teller machines will be strictly regulated in Architectural Conservation Areas.

## PROTECTED STRUCTURES

Good design and conservation go hand in hand. They are both essential components of an effective planning system. They have the common objective of delivering high quality, locally distinct and valued built environments. They both recognise that the historic environment is a precious asset that must be conserved for future generations. However, this is not to say that historic environments cannot change. Good conservation ensures that important buildings and spaces continue to have a contemporary relevance and vitality. Good design learns from the past and respects it in developing policies and proposals for new building and refurbishment. Together they both strive to create diverse and stimulating environments.

### **Design Criteria for Work to Protected Structures**

- / Consult with the Planning Authority in advance of preparation of any planning application related to a Protected Structure or Architectural Conservation Area
- / Carry out a thorough building appraisal. This will include recording and making a survey, carrying out historical research and analysing the findings to test the appropriateness of the proposed works. Use this information to compile a detailed conservation method statement
- / The potential effects of change of use on the structure are to be considered if proposed. Particular regard should be taken of the requirements of the Building and Fire Regulations which the proposed change of use would give rise to
- / Interventions should be the minimum to ensure the continued survival of the building, should be appropriate to the historical significance and use of the building and should be reversible. The rigour with which this a criterion is applied will vary with the nature and significance of the building to be conserved
- / It is expected that regard shall be had for the architectural and structural integrity of the building
- / Regard should be had of the elements of the structure which give the Protected Structure its character and how these would be impacted on by the proposal
- / Where appropriate use honest contemporary features rather than applying historic elements to match or replace lost detail
- / Works both to the interior and exterior of a protected structure that in other buildings might be considered minor works require planning permission. Such works can include window replacement and fenestration alterations, large-scale plastering, pointing or painting of previously untreated elements, removal/alteration of internal details including plasterwork and joinery, reordering of an internal plan, works to roofs including removal and replacement of covering materials, replacement of original finishes with modern replacements, fixing of satellite dishes or aerials.

### **Design Criteria for new development in Historic Areas, ACAs, adjacent to Protected Structures or within the curtilage of a Protected Structure**

- / Examine the context through informed character appraisal
- / Relate well to the geography and history of the place and the lie of the land
- / Be compatible with the existing pattern of development and routes through and around it
- / Respect important views
- / Respect the scale of neighbouring buildings
- / Use materials and building methods that are as high in quality as those used in existing buildings
- / Have regard for the various elements of the structure that gives it its special character and how these would be impacted on by the proposed development
- / Create new views and juxtapositions that add to the variety and texture of the setting
- / Particular care must be taken when stepping down from a tall building to a lower neighbour
- / Random application of historic elements is to be avoided. Such embellishments are not necessary to respect context.



## RURAL

For all rural buildings reference shall be made to the Council publication '*Siting and Design in Rural Areas*' and to the Village Design Guide for each rural village.

### RURAL VILLAGES

- / Residential and small scale commercial uses should dominate the core of each village, with civic uses and spaces at nodal points
- / Future development should consolidate form by respecting the common elements (roof pitch, slate, window pattern) within the village and make use of terraces to contribute to continuity and sense of enclosure
- / Built form should include a mixture of narrow and medium frontage buildings to increase density and create diversity
- / Large scale and industrial size buildings are not acceptable within villages
- / Civic buildings and space should be detailed to a high quality, and make use of local materials and details
- / Old buildings should be retained within new development to reinforce village character
- / For backland development layouts should be 'front-to-front' and 'back-to-back'. Unsupervised spaces should be avoided
- / Low-density edges which contribute to sprawl shall be avoided, with clear urban-rural edges created
- / Parking in the public realm should be minimised. For terraced housing, on street, parking courts and some integral garages should be used
- / All materials, planting and boundary treatments will relate to the local environment, with local materials and details used where possible.

### RURAL DWELLINGS

- / Buildings should be nestled with the contours of the landscape, not on exposed hill tops or vulnerable coastal zones, avoiding impacts on protected views and prospects
- / On sloping sites, houses should be carefully fitted into the contours and carefully re-graded after completion, avoiding creating a platform with sharp angled slopes that do not fit with existing contours
- / Buildings should be oriented to exploit sunlight and landscaped to create favourable microclimates
- / Ancillary buildings such as garages should be around a courtyard to the rear of the dwelling. Garages should not be part of the front elevation, but out of sight
- / Driveways should follow natural contours of land, or close to line of existing hedgerows
- / Boundaries and existing vegetation should be retained and strengthened with native planting
- / Form should be inspired by traditional rural buildings
- / Roof should be kept simple, with the height of the roof over the eaves no more than one floor on the façade

- / When a plan is deep, a double A roof should be used. Flat, mansard, mono-pitch or asymmetrically pitched roof should be avoided. Gabled roofs are recommended
- / Dormer windows should read as part of the roof and not as a separate element, rising out of the front wall, and relate to other elements of the facade
- / Roof finishes should be dark (grey, black or slate blue) and walls light colour. Brick is not appropriate as a finish, nor are bright roof tiles or ridge tiles contrasting with the roof.

## **AGRICULTURAL BUILDINGS**

- / Buildings should be located to cluster with other buildings rather than stand alone and the scale of existing buildings taken into account
- / Ridgelines should be avoided
- / Where existing trees and hedgerows in proximity to the development should be retained, and where little shelter exists, additional woodland and shelter planting (min 5-10m wide) should be established to screen new structures
- / Multi-span or L shaped structures are preferred over single span to give a more broken profile
- / Bright reflective materials such as galvanised or aluminium coated cladding and roofing should be avoided, with muted colours such as dark reds, greys or greens more suitable. Groups of buildings should be given the same colour treatment.



# **/ Appendix D**

**Guidelines for Works in Architectural  
Conservation Areas /**

## REPLACEMENT OF EXISTING BUILDINGS

- / The reuse of existing buildings is preferable to replacement. Applications for demolition of buildings that contribute to the character of an ACA will only be granted in exceptional circumstances. The onus will be upon the applicant to justify the demolition of the building. The Council will always start from the premise that the structure should be retained
- / Where replacement buildings are deemed acceptable in towns or villages, new buildings should take into account existing plots, where possible, in order to retain the existing grain, character and vibrancy of the ACA
- / Where buildings have a negative impact on the character of an ACA, demolition of existing and replacement with buildings of more appropriate design may be desirable (the current condition arising from low levels of maintenance including fire damage will not normally be considered as a negative impact). The replacement buildings should respect their setting
- / Where permission is sought for demolition on the grounds of structural defects or failure, a report containing photographs and drawing(s) indicating locations of photographs will be required, produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs/remedial works normally used in similar circumstances and details of why they are not suitable in that instance
- / Details of the design including materials proposed for replacement building(s) will be required in any case where demolition is considered, proposals for a replacement building will be assessed as set out below as part of the consideration of an application for demolition
- / Corner buildings in towns can provide identity and points of orientation, consideration will be given to allowing for higher buildings and appropriate designs to emphasise these locations, which may not be acceptable in other locations.

## REFURBISHMENT / ALTERATION OF EXISTING BUILDINGS

- / Retention of existing materials is preferable to replacement, where replacement materials must be used they will be in the first instance in keeping with the predominant traditional materials used within the ACA, or alternatively as agreed with the conservation office of Fingal County Council
- / Where new buildings or alterations at roof level are proposed, consideration should be given to the effect of the proposals on the character of the area with regard to roof shape, pitch, angle and length, height, and eaves details, such that they are in keeping with the character of the area in question
- / The provision of dormers, and roof lights may be considered acceptable where they are in keeping with traditional and/or typical examples, which contribute to the existing character. Roof lights should be to hidden pitches where possible
- / Ventilation of roof spaces should be via eaves vents where possible
- / Where breaking through internally between adjacent buildings in an ACA, both fronts are to maintain an active function, the disruption of historic material is to be kept to a minimum such that the character is not negatively impacted upon, this is preferable to demolition of one or both structures. Requirements for shopfronts spanning 2 buildings are outlined in the design chapter of the development plan.

## ROOF-SCAPE AND CHIMNEYS

- / Roof extensions where deemed to be appropriate should always complement the appearance of the existing and adjacent buildings in keeping with the character as set out in the character appraisal or character statement for the ACA
- / Changes to roof pitch angle, ridge height and span of roof can have a significant impact on character, and would be unacceptable to existing buildings except where the changes involve the reinstatement or enhancement of character
- / Telecommunications equipment, ductwork, lift shafts, or other roof plant require planning permission. These should be sensitively located and must not adversely affect the character of the building or where appropriate the roofscape of the ACA
- / The use of modern roofing or re-cladding materials will not be acceptable where it impacts upon the character of the ACA
- / The retention of chimney pots and stacks is preferable to replacement
- / Where replacement buildings or substantial changes to roof structures are permitted within town and village ACAs the use of chimney stacks should be considered in the design to retain existing patterns and to punctuate the roofscape
- / In cases where dormers are deemed to be in keeping with the character and therefore acceptable, traditional designs in keeping with the character and form of the building and the ACA may be acceptable.

## FACADES

- / Where repairs are to be carried out to traditional renders, the material, its style and detailing should match, as far as possible, the existing. See advice notes or seek advice from the conservation office of Fingal County Council. Sample panels may be requested to assess appropriateness
- / The stripping of render to expose the underlying stone is unacceptable generally and particularly within the ACA
- / Re-pointing of brick buildings require a method statement to be submitted to the Council as part of the planning application and may require a sample panel for assessment by the conservation office
- / Replacement of traditional finishes with modern style materials will not be considered to be in keeping with the character and will therefore not be granted planning permission other than in exceptional cases
- / Where an external finish has gained an identifiable patina of age such as weathering and lichen growth it will merit special consideration with regard to repairs or replacement.

## OVERHEAD WIRE-SCAPE AND DISTRIBUTION POLES

- / The Council will facilitate where possible and support any initiatives to underground overhead services in the historic town and village centre ACAs
- / The removal of redundant services from the facades of buildings will be encouraged.

## EXTERNAL LIGHTING OF BUILDINGS AND FEATURES

- / All external lighting of buildings, trees and other feature illumination should be designed such that it does not contribute to general lighting, result in light pollution and negatively impact on the general rural character of Demesne or village ACAs
- / Lighting of certain landmark buildings and structures would be acceptable to the Council. The method of lighting i.e. type of fitting, fixing method and type of light would need to be specified by the applicant in seeking permission.

## ADVERTISEMENTS AND SIGNAGE

- / Advertisements to the exteriors of structures within an ACA require planning permission. An application will provide details of impact on the character of the building to which they are attached, adjacent buildings and to the ACA in general. Details of the fixing method will also be required to ensure minimisation of irreversible impacts on the building in question as part of the planning application
- / Signage fixed flat to the façade of a building is normally preferable to those fixed on brackets perpendicular to the façade
- / Advertising on canopies or elements of street furniture will not generally be permitted in an ACA.

## OPENINGS

- / Applications for alteration to existing opening sizes and proportions, or for additional openings in traditional buildings within ACAs will only be considered in exceptional circumstances and where they do not detract from the character of the area
- / The replacement of timber windows and doors with modern materials such as PVC or aluminium will not be acceptable within an ACA
- / Where original or old glass survives in windows it should be retained and/or incorporated into repaired/replaced windows
- / Replacement of PVC and Aluminium window frames and doors with timber will be encouraged and facilitated where possible by the Council
- / There are a large number of fine cut limestone window sills and door steps in the historic town centres in east Fingal. In the course of any works to buildings containing these features they are to be retained and protected from any potential damage
- / External roller shutters will not be permitted within the ACA's. Alternative methods of security should be used.

## SHOPFRONTS

- / Traditional shopfronts should be repaired rather than replaced, with materials matching the original
- / Modern style awnings to the front of commercial premises will not normally be considered to be in keeping with the retention of character in the ACA
- / The provision of new or extended shopfronts would be inappropriate where it/they extend across two or more distinct buildings. Clear vertical distinction is required between distinct buildings
- / New or extended shopfronts should never obscure architectural details of the original building such as sills, stringcourses, or windows
- / The removal of existing traditional shopfronts will only be considered in exceptional cases. Repair will always be preferable to replacement
- / Applications for the provision of new shopfronts shall take into consideration the effect of proposed designs on character of the building, adjacent buildings and the ACA in general, with regard to scale, proportions, materials and detailing. Modern requirements such as newspaper receptacles should be built into the design of new shopfronts as opposed to being tacked on
- / The provision of roller shutters are not acceptable to either new or existing shopfronts. Additional security, where required, should be provided using other methods
- / Traditional sign writing to shopfront fascias may contribute to the special character of a shopfront and it is important to retain or at least cover good examples in a manner such that it can be uncovered at a future date
- / The council may request a method statement with regard to extensive or complicated repair work to shopfronts in advance of works commencing
- / Standard corporate signage is not acceptable within ACAs, such signage is to be provided in a manner in keeping with the character of the ACA
- / Where newspaper receptacles are to be fixed to the façade of a building planning permission is required
- / Please see Sustainable Design Chapter for further guidance.

## USES

- / Applications for change of use from residential to retail will be required to provide an assessment of the impact on the structure and its character, particularly where breaking out ground floor front wall or the provision of signage forms part of the application
- / Alterations such as the removal of original external limestone steps, and provision of new openings for additional access to upper floors will be considered in relation to its impact on character.



## **TRAFFIC, STREET FURNITURE, PLANTING**

- / Any changes to traffic management and parking within ACAs will take into account its designation as an ACA and will seek to retain or improve the character of the ACA in the design and provision of Pay and Display machines, signage, ramps, renewed surfaces, dished pavements etc
- / The Council will actively promote the retention of all surviving original kerbing and cobbles in the ACAs
- / Where agreement is reached with the Council for works to dish footpaths, original kerbs will not be removed, they will be lowered in full and not cut or removed
- / Post boxes, seats, water pumps and other street furniture where in keeping with the character of the ACA will be retained in-situ
- / New street furniture when being provided will be of high quality reflecting the area's status as an ACA, of appropriate (preferably local) materials co-ordinated within each ACA.

## **DEMESNES**

- / Development within Demesne ACAs should be such that it does not negatively impact upon the designed and natural landscape, the setting of structures within the Demesne or mature trees and wildlife which contribute positively to the character of the ACA. The original landscape design intentions are to be respected
- / Car parking facilities in Demesne ACAs should be concealed where possible with appropriate planting and landscaping.



# **/ Appendix E**

**Housing Strategy for the County /**

## CONTENTS

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## SUMMARY

Fingal County Council's Housing Strategy is prepared in accordance with Part V of the *Planning and Development Act, 2000* and Part II of the *Planning and Development (Amendment) Act 2002*. This Strategy is for the period 2005-2011 which is the lifetime of the Development Plan.

The Act specifies that the Housing Strategy will:

- / Estimate the existing and likely future need for housing in the area, and ensure that sufficient zoned and serviced land is made available to meet such needs
- / Ensure that a mixture of house types and sizes is provided to meet the needs of different categories of households, including the special requirements of elderly persons and persons with disabilities
- / Counteract undue segregation between persons of different social background
- / Provide that as a general policy a specific percentage (not exceeding 20%) of the land zoned in the Development Plan for residential use, or for a mixture of residential and other uses, shall be reserved for those in need of social or affordable housing in the area.

The key purpose of the Strategy is to identify the overall need for housing in the area of the Development Plan and ensure that Fingal County Council provides for the development of sufficient housing. The provision of social and affordable housing is subject to the availability of the necessary financial resources required to deliver the programmes.

The Strategy provides, inter alia, for the following:

- / c. 42,500 additional housing units will be provided in the Fingal area up to 2011
- / the capacity of zoned lands for housing at circa 60,000 before 2011 being adequate to satisfy the overall housing requirement
- / the provision of some 2,550 social housing units by the Local Authority/Voluntary Housing Sector, including 600 casual vacancies
- / the development of some 1,200 shared ownership/affordable housing units by Fingal County Council/Voluntary Housing Sector directly or through Public Private Partnership at various locations throughout Fingal
- / the provision of 3,925 social/affordable units by developers pursuant to the provisions of Part V of the *Planning and Development (Amendment) Act, 2002*
- / the reduction of the social housing demand over the period of the strategy
- / a requirement that between 7.5% and 15% of units in new residential developments be social/affordable units. The distribution to take cognisance of the existing concentration of social and affordable housing.

## CHAPTER 1: INTRODUCTION

The preparation of a Housing Strategy is a requirement under the *Planning and Development Act, 2000* Part V and Part II of the *Planning and Development (Amendment) Act 2002*. The act requires each Planning Authority to draw up a housing strategy and integrate it into their development plan. This Housing Strategy will be for the period 2005-2011, which is the lifetime of the Development Plan. The Act specifies that the housing strategy shall:

- / Ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan
- / Take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than 20% of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing
- / Ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, including the special requirements of elderly persons and persons with disabilities
- / Counteract undue segregation in housing between persons of different social backgrounds. Therefore the Planning Authority may indicate in respect of any residential area that there is no requirement for social/affordable housing in respect of that area, or that a lower percentage than that specified in the housing strategy may instead be required.

This Housing Strategy replaces the existing strategy which was prepared for the period 2001 to 2005.

## CHAPTER 2: POLICY BACKGROUND

### NATIONAL & REGIONAL POLICY CONTEXT

#### 1. National Spatial Strategy

The *National Spatial Strategy 2002-2020* was published by the Department of the Environment, Heritage and Local Government. The strategy is a 20-year planning framework for development of all parts of Ireland. It aims to achieve a better balance of social, economic and physical development across Ireland, supported by more effective planning. The implementation of the *National Spatial Strategy* requires that *Regional Planning Guidelines* be put in place across the Country and that the *Strategic Planning Guidelines for the Greater Dublin Area* be reviewed. It is the policy of Fingal County Council to promote the development strategy set out in the National Spatial Strategy.

#### 2. Regional Planning Guidelines for the Greater Dublin Area (RPG)

Since 1999 the Greater Dublin Area has worked towards the Regional Strategy described in the *Strategic Planning Guidelines for the Greater Dublin Area (SPG)*. The Greater Dublin Area (GDA) includes the geographical area of Dublin City, Fingal, Dun Laoghaire-Rathdown, South Dublin, Kildare, Meath and Wicklow and incorporates the regions of both the Dublin Regional Authority and Mid-East Regional Authority. The Regional Authorities have reviewed the Strategic Planning Guidelines and have adopted new Regional Planning Guidelines incorporating the National Spatial Strategy. The *Planning and Development Act, 2000* requires these regional authorities prepare Regional Planning Guidelines for the Greater Dublin Area, to provide a strategic planning framework for the long-term sustainable development of the area for the 12-year period up to 2016. The *Planning & Development Act 2000* also requires that the guidelines are reviewed again in 2010. The preparation and adoption of *Regional Planning Guidelines* is the first stage in the roll out of the Strategy through the Regional Authorities to Local Authorities through the Development Plan process and other development programmes.

#### 3. Regional Planning Guidelines – the role of Fingal County Council

The Strategic Planning Guidelines for the Greater Dublin Area have been reviewed and Regional Planning Guidelines have been adopted. These guidelines have estimated projected population for the local authorities within the GDA see table below.

| Local Authority        | Census 2002      | 2010             |
|------------------------|------------------|------------------|
| Dublin City            | 495,781          | 518,110          |
| Dun Laoghaire-Rathdown | 191,792          | 204,495          |
| Fingal                 | 196,413          | 259,757          |
| South Dublin           | 238,835          | 253,292          |
| Kildare                | 163,944          | 181,053          |
| Meath                  | 134,005          | 151,029          |
| Wicklow                | 114,676          | 128,845          |
| <b>Total</b>           | <b>1,456,446</b> | <b>1,696,581</b> |

The population of Fingal has increased from 167,683 (1996) to 196,413 (2002). This increase has largely been due to the greater range, availability and affordability of housing in the area. The total amount of house completions in the Fingal area in 2003 was 6,187 this has increased significantly from 4,308 in 2002.

The guidelines set out the projected household numbers for the Greater Dublin Area:

| Local Authority        | Households Forecast SPG 2001 | Household Census 2002 | Household Forecasts RPG 2010 | Increase in Households 2002-2010 | Housing Units Allocation 2002-2010 |
|------------------------|------------------------------|-----------------------|------------------------------|----------------------------------|------------------------------------|
| Dublin City            | 195,000                      | 180,852               | 210,557                      | 29,705                           | 39,926                             |
| Dun Laoghaire-Rathdown | 68,000                       | 64,132                | 77,868                       | 13,736                           | 18,462                             |
| Fingal                 | 57,000                       | 60,872                | 94,349                       | 33,477                           | 44,996                             |
| South Dublin           | 71,000                       | 73,516                | 91,815                       | 18,299                           | 24,595                             |
| Kildare                | 44,000                       | 50,477                | 65,107                       | 14,630                           | 16,950                             |
| Meath                  | 37,000                       | 41,675                | 54,827                       | 13,152                           | 15,237                             |
| Wicklow                | 35,000                       | 36,572                | 47,077                       | 10,505                           | 12,171                             |
| <b>Total</b>           | <b>507,000</b>               | <b>508,096</b>        | <b>641,600</b>               | <b>133,504</b>                   | <b>172,337</b>                     |

Fingal County Council has a higher average household size 3.18 (CSO 2002) than that of the Dublin Area as a whole which is 2.86. The average household size in Fingal has declined since the 1996 census when it was 3.51. The continuing decline in the average household size is adding pressure for new accommodation and also in the type of new housing produced. Between 2002-2010 the Guidelines envisage an increase of 33,477 households in Fingal. They envisage the construction of approx. 44,996 housing units in Fingal between 2003-2010. As 6,187 houses were constructed in 2003 this leaves a requirement of 38,803 to be constructed between 2004-2010.

#### 4. Residential Density Guidelines

National strategy as outlined in the Department of the Environment report, "*Sustainable Development - A Strategy for Ireland*" (1997) sets out the Government policy of encouraging more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations in harmony with improved public transport systems. In 1999, the Department, following a process of public consultation, issued planning guidelines on residential density to all Planning Authorities. The *Residential Density Guidelines* point out that:

- (a) Falling household sizes in Ireland, coupled with economic prosperity, will have significant implications for the scale and type of future housing stock. A more varied range of dwelling type and size than has been provided heretofore will be necessary, and
- (b) The Government is concerned at the rise in house prices. Despite an increase in housing completions in Ireland in recent years, housing demand remains high relative to supply. The present difficulties experienced by first-time buyers, particularly in the Dublin area, can be addressed by the provision of more dwellings. The use of zoned and serviced residential land to its maximum will assist in achieving this objective. More compact, innovative house types may result in cheaper construction costs also.

Planning authorities are therefore required by the Department of the Environment to promote increased residential density where appropriate to do so, including:

- / in town and city centres
- / on 'brownfield' sites, especially close to existing or future public transport corridors
- / on inner suburban/infill sites, again where close to existing or planned public transport corridors, and
- / on outer suburban/'greenfield' sites.

The *Residential Density Guidelines* promote increased residential density where appropriate, especially where close to existing or future public transport routes. The Guidelines also emphasise high quality design and layout, good quality living environment including the availability of shopping, social amenities, childcare facilities, transport and leisure infrastructure.

## CHAPTER 3: HOUSING SUPPLY AND DEMAND

### INTRODUCTION

This Chapter deals mainly with issues of demand and supply within the private housing market in Dublin, with particular reference to the Fingal Area.

### Housing Demand

The surge in economic growth and the demographic changes, combined with increases in real disposable income and low interest rates have led to an increase in the demand for housing.

**Economic Outlook** – Demand has remained strong despite the recent slowing in economic growth. The ESRI Medium-Term Review estimates that economic growth will average 3.1% in the first half of the decade and 5.4% in the latter part of the decade up to 2010. It also estimates that the inflow of returning emigrants and foreign nationals has contributed an average of nearly 6,000 units to housing demand between 1996 and 2001.

Employment grew by over 25% between 1996 and 2002 while the number of person's unemployed fell by 67,000 in the same period. This has driven demand for housing particularly in the major centres of population.

**Demographic Factors** – The population in the Greater Dublin Area (GDA) has grown by 9.2% since 1996 and 13.6% since 1991. All counties in the Greater Dublin Area have registered a population rise in the 1996 Census and 2002 Census. In the 2002 Census population growth in the Greater Dublin Area exceeded the State population growth by 1.2%. Between 1996-2002 the main areas of population growth in the Greater Dublin Area are Counties Meath, Kildare and Fingal. The overall rate of population growth in the GDA area as a whole is in line with that envisaged in the *Strategic Planning Guidelines* and the *National Spatial Strategy*. The *Regional Planning Guidelines* estimates that that the population in Fingal area will increase from 196,413 (CSO 2002) to 259,757 in 2010.

**Household Sizes** – In tandem with the above population trend, average household size is continuing to decline. The impact of population growth and social changes including more elderly people living alone and marital breakdown means that household sizes are declining. The Census 2002 results gives the average number of persons in private household for the Greater Dublin Area as just under 2.9 persons down from 3.15 in 1996. The average household size in Fingal in 1996 was 3.51, this has decreased to 3.18 in 2002. This trend indicates that more new dwellings will have to be supplied for the same amount of persons, irrespective of population and household formation increases during the coming decade. However much of the additional supply of dwelling will be smaller units than the traditional three bedroom semi-detached house.

All of these factors impact on demand within the Greater Dublin Area. The number of households in Greater Dublin Area has increase from 446,251 in 1996 to 508,096 in 2002. The *Regional Planning Guidelines* forecast an increase of 133,504 households between 2002-2010. In order to accommodate these households, a larger number of housing units will have to be constructed in the Greater Dublin Area in the period 2003 to 2010 estimated to be 172,337 of this figure it is estimated that approx. 44,996 will be provided in the Fingal area.

### 3. Housing Supply in Dublin

The Housing Industry responded to increased demand by significant increases in output. In the Fingal area output increased to 3,437 in 2000, 3,011 in 2001, 4,842 in 2002 and 6,187 housing units in 2003. There was an overall increase of 10.5% in house completions in the Greater Dublin Area in 2003.



## LAND BANKS

In anticipation of future population growth significant lands are zoned for residential development.

| County                 | Zoned residential land (hectares) |
|------------------------|-----------------------------------|
| Dublin City            | 290                               |
| Fingal                 | 1,510                             |
| Dun Laoghaire-Rathdown | 220                               |
| South Dublin           | 640                               |
| Kildare                | 1,482                             |
| Meath                  | 1,100                             |
| Wicklow                | 753                               |
| Total                  | 5,995                             |

Zoned Residential land in the Greater Dublin Area, July 2003.

As of December 2003, 1,430 hectares remain to be developed in Fingal.

## 4. Outlook for the private housing market in Dublin

As this market is driven by the laws of supply and demand, it may be helpful to examine current trends.

Firstly, on the demand side, all the indicators point to continued strong demand in the Dublin area: The rapid increase in house prices during the late 1990s which was partly due to rapid demand growth, has resulted in some aspiring home-owners being unable to enter the market. Until this demand has been satisfied then it is likely that house prices will increase albeit at more moderate rates that experience in the late 1990s.

Secondly, on the supply side, there are some positive signs:

- / The changes to social and affordable housing provisions brought in under the *Planning and Development Act 2000* and amended in 2002 have increased this area of housing supply in Fingal
- / Supply tends to lag behind demand in the housing market because of the time needed to service lands, obtain planning permission, and carry out construction. However, the housing industry has responded to strong demand by increasing its output from 2,024 in 1996 to 6,187 in 2003 in Fingal
- / The National Development Plan 2000-2006 estimates that an extra 35,500 public housing units will need to be developed by the local authorities and 15,500 units will be provided in the social/voluntary housing sector
- / Strong supply of new homes in Dublin is contributing to the moderation in the rate of price increase, with record levels of completions. Fingal County Council has contributed to this record level of completions as set out in the following table:

| Year        | Location                   | Affordable | Social |
|-------------|----------------------------|------------|--------|
| <b>2001</b> | Jugback, Swords            | 15         | 26     |
|             | Seamount, Malahide         | 14         | 40     |
|             | Clonard Street, Balbriggan | 9          | 19     |
|             | Corduff Grove              |            | 4      |
|             | Abbeylea, Swords           |            | 1      |
|             | Ballygarra, Garristown     |            | 8      |
| <b>2002</b> | Castlecurragh              | 169        | 58     |
|             | Rivermeade, St Margarets   | 17         | 7      |
|             | Kelly's Bay, Skerries      |            | 38     |
|             | Mourne View, Skerries      |            | 18     |

|             |                                   |     |
|-------------|-----------------------------------|-----|
|             | Parslickstown                     | 2   |
|             | St Bridget's Park, Blanchardstown | 1   |
|             | Kirkfield, Clonsilla              | 6   |
|             | Hillbrook Woods                   | 83  |
| <b>2003</b> | Ballymadun (Nominee)              | 1   |
|             | Barnewall, Donabate               | 26  |
|             | Castlecurragh                     | 255 |
|             | Whitestown                        | 54  |
|             | St Catherine's, Rush              | 9   |
|             | Fortlawn/Sheepmoor                | 9   |
|             | Parslickstown/Dromheath           | 62  |
|             | Lambeecher, Balbriggan            | 1   |

In addition between 2001 and 2003, 266 units of accommodation have been provided under Part V of the Planning & Development Acts, 2000-2002.

## 5. Housing for the Elderly in the County

According to the 2002 Census of Population the amount of people aged 65 years or older in the Dublin Area has increased from 105,188 in 1996 to 113,972 in 2002. The number of people aged over 65 and over has increased by almost a third between 1971 and 2002 in Ireland.

According to the 2002 Census of Population there were people aged 65 years or older in the Greater Dublin Area, comprised of the following:

| Private Area           | 65-69 yrs     | 70-74 yrs     | 75-79 yrs     | 80-84 yrs     | 85+           | Total   |
|------------------------|---------------|---------------|---------------|---------------|---------------|---------|
| Fingal                 | 4,256         | 2,966         | 2,119         | 1,333         | 1,000         | 11,674  |
| South Dublin           | 5,672         | 4,072         | 2,723         | 1,521         | 973           | 14,961  |
| Dun Laoghaire/Rathdown | 7,461         | 6,298         | 4,668         | 3,114         | 2,289         | 23,830  |
| Dublin City            | 19,039        | 16,971        | 13,259        | 8,315         | 5,923         | 63,507  |
| <b>Total</b>           | <b>36,428</b> | <b>30,307</b> | <b>22,769</b> | <b>14,283</b> | <b>10,185</b> | 113,972 |

In 1996 the number of people in the Fingal area that were 65 years of age and over were 9,339 this has now increased to 11,674 in 2002. The age profile of the population in Fingal is younger, mainly due to the fact that since the 1970s, the majority of new housing development in this area have been occupied by first-time purchasers and young families. Housing for the elderly is dealt with in more detail in the following chapter on Social Housing.

## 6. Private Rented Sector

The private rented sector has a vital role to play in social housing and in helping to bring about an improve social mix. The report of the Commission on the Private Rented Residential Sector has led to the setting up of a Private Residential Tenancies Board which aims to deal with disputes between tenants and landlords without recourse to the courts. In addition to dispute resolution, the board also carries out policy research, provides policy advice and aims to develop model leases and good practice guidelines. The Private Residential Tenancies Board is currently working on a non-statutory basis. It mediates in disputes between landlords and tenants in private rented accommodation. The mediator helps landlords and tenants to come to an agreement that works for both of them.

Fingal County Council is obliged to maintain a register of private rented dwellings under the Housing (Registration of Rented Houses) Regulations 1996. The number of dwellings that were registered at 31st December 2003 was 623. The number of inspections that was carried out on private rented accommodation in 2003 was 624.

## CHAPTER 4: SOCIAL HOUSING

### GUIDELINES ON PART V (HOUSING SUPPLY):

The *Planning and Development (Amendment) Act 2002* came into force in December 2002. The primary purpose of the Act is to amend Part V of the *Planning and Development Act 2000* which deals with housing supply. The main changes were:

- / To restore the normal five year life to certain planning permissions which because of the 2000 Act would otherwise have expired after two years
- / There is increased flexibility in the ways in which developers can provide social and affordable housing as part of new housing developments
- / The requirement to provide a certain number of social/affordable houses in a new development was applied to smaller sites (the limit was reduced from 0.2 hectares to 0.1 hectares).

The Act also made a number of amendments to the Housing Acts. The most important of these is to permit approved voluntary and co-operative housing bodies to provide affordable housing for sale under the 2002 Act. This is in addition to providing houses for rental which they were already empowered to do. Approved housing bodies will be able to provide houses under a new form of tenure through the shared ownership scheme.

### GOVERNMENT POLICY

The provision of decent housing for all has long been a central aim of public policy and was given expression most recently in the policy documents *A Plan for Social Housing* (1991), *Social Housing – The Way Ahead* (1995) and the Government programme *An Action Programme for the Millennium* (as revised in November 1999) and the *National Development Plan*. The general strategy for realising this aim is that those who can afford to do so should provide housing for themselves with the aid of the fiscal incentives available and that those unable to do so from their own resources have access to social housing or to income support to secure and to retain private housing. The overall aim of housing policy is “enable every household to have available an affordable dwelling of good quality, suited to its needs, in a good environment and as far as possible at the tenure of its choice”. The aim is pursued through five broad strategies:

- / overseeing and maintaining a national housing programme appropriate to requirements
- / facilitating home ownership for the greatest number of households who desire and can afford it
- / developing and supporting a responsive social housing sector for those who cannot afford suitable accommodation from their own resources
- / developing and maintaining a framework for an efficient private rented sector, which includes commissioning reports such as the Report on the Commission on the Private Rented Sector
- / developing and maintaining appropriate measures to secure conservation and improvement of the housing stock, with particular emphasis on the needs of low-income households.

The National Development Plan (NDP) 2000-2006 has provided the framework for addressing the infrastructural deficit in the size of the national housing stock. The Government’s approach to this element of the NDP, involving significant investment in social housing output, has been further reflected in the Government policy statement, *Action on Housing* (June 2000), the *Agreed Programme for Government and Sustaining Progress, Social Partnership Agreement 2003 - 2005* (SP). Considerable progress has been made in implementing the National Development Plan and Social Partnership Agreement, but the challenge remains for policy development and implementation to keep pace with these particularly having regard to the needs of an expanding and changing population and a dynamic housing market. The evolution and development of policy must take place against the backdrop of a tightening fiscal situation in which there will continue to be a strong emphasis on achieving value for money.

Fingal County Council operates all aspects of these housing policies and is doing its utmost to ensure that as many persons as possible benefit under these plans. However, it should be borne in mind that house prices in Dublin are extremely high at present and as a result it is difficult for people who are dependent on National Social Welfare Rates or who have relatively modest incomes to avail of many schemes in these housing plans. Almost 47.5% of Fingal’s housing applicants have estimated gross incomes of less than €10,000 per annum, (*Assessment of Housing Needs – April, 2002*).

Significant resources have been made available under the National Development Plan to local authorities for redevelopment and refurbishment of their housing stock. Resources have been provided for the Remedial Works Scheme, which targets the improvement and upgrading of low cost dwellings and run-down urban estates within the Fingal area. The remedial works scheme allows the local authority to completely renovate a street or scheme of local authority houses, providing up to date facilities in previously substandard accommodation.

In Corduff Grove, Blanchardstown work has been completed which involved the refurbishment of 84 dwellings and the construction of 12 new dwellings. In Corduff Park, 102 houses are being refurbished and construction of 24 houses is underway.

Fortlawn/Sheepmoor works in these estates have been progressing. Works carried out include traffic-calming schemes and upgrading of public lighting. The construction of in-fill housing at several locations within this area and construction of a community facility is currently underway.

Fingal County Council is currently carrying out a central heating installation scheme on its housing stock. Immediate priority is being given to the elderly, who generally reside in the Council's one-bedroom dwellings. A central heating boiler maintenance contract has been recently completed.

### **STATUTORY REQUIREMENTS**

*The Housing Act, 1966*, as amended, forms the legal basis for Fingal County Council to provide housing accommodation for those in need.

### **ASSESSMENT OF HOUSING NEED**

Fingal County Council is required under Section 9 of the *Housing Act, 1988* to carry out an Assessment of Housing Need every three years for the provision of adequate and suitable housing accommodation for persons who:

- / are homeless
- / are travellers
- / are living in accommodation that is unfit for human habitation or is materially unsuitable for their adequate housing
- / are living in overcrowded accommodation
- / are sharing accommodation with another person or persons and who, in the opinion of the housing authority have a reasonable requirement for separate accommodation
- / are young persons leaving institutional care or without family accommodation
- / are in need of accommodation for medical or compassionate reasons
- / are elderly
- / are disabled or handicapped, or are, in the opinion of the housing authority, not reasonably able to meet the cost of accommodation which they are occupying or to obtain suitable alternative accommodation.

Since the enactment of the *1988 Housing Act*, Fingal County Council, as a housing authority, has carried out an assessment of housing need, every three years, which revealed the net need for local authority housing in the Dublin area. In 1999, the Fingal net housing need was 1274 and in 2002 it was 1487. Fingal County Council in preparing a housing strategy must ensure that social housing needs are also provided for. The existing demand for local authority housing in Fingal at 1st April 2004 was 1,570. The demand for local authority housing for Fingal County Council both existing and projected to the end of 2011 will be in the order of 4,220 housing units.

### **Provision of Accommodation by Local Authority**

The principal options available to the Council for dealing with this demand are:

- / The construction of new accommodation on existing or future Fingal landbank
- / The purchase of new/second-hand dwellings
- / Accommodation being returned to the Council for re-letting (i.e. casual vacancies)
- / The provision of social housing in partnership with approved voluntary housing bodies
- / Provision of social houses under Part V of the *Planning & Development Acts, 2000-2002*.

The Council estimates that it will provide the following number of units of accommodation under the following headings:

### NEW CONSTRUCTION

Fingal County Council currently has in its ownership sufficient serviced/serviceable land throughout the County capable of providing circa 1,950 units of social accommodation over the next five years. In addition the Council is actively pursuing the purchase of other suitable sites by means of Agreement or Compulsory Order in order to provide for greater social integration and to meet localised demand.

### PURCHASE PROGRAMME

The Council intends to continue its policy of purchasing new/second-hand dwellings in existing Local Authority Areas to augment its building programme. Over the next 6 years the Council proposes to purchase up to 10 units of accommodation per year, making a total of up to 60 units. The Council believes that to attempt to purchase a greater number than this would have an adverse affect on house prices and make it more difficult for first time buyers. Furthermore, it is policy to spread purchases throughout the County and avoid undue concentrations in any one area in order to promote social integration. These purchases will mainly be to facilitate down-sizing and to augment any decrease in the number of casual vacancies.

### CASUAL VACANCIES

The housing stock has increased from 3,423 in 2002 to 3,581 in 2003. Because of the increase in the housing stock there has been an increase in the number of casual vacancies.

Given a housing stock of circa 3,581, it is anticipated that the casual vacancies will be circa 100 per year for the period of the strategy. The Council is therefore providing for a total of 600 casual vacancies up to the end of 2011 (i.e. 100 x 6).

Set out in Table 1 is a summary of the number of units likely to be available to the Council to deal with social housing need over the period of the strategy.

**Table 1**

|                              |             |
|------------------------------|-------------|
| New Construction – Council   | 1300        |
| New Construction – Voluntary | 650         |
| Purchases/Casual Vacancies   | 600         |
| <b>Total</b>                 | <b>2550</b> |

### THE ROLE OF VOLUNTARY/CO-OPERATIVE HOUSING ASSOCIATIONS

Voluntary/Co-operative Housing Associations are independent non-profit making organisations formed for the purpose of relieving housing needs and the provision and management of social housing. They help to achieve a balance in social housing provision by widening the range of housing choice or options to meet different and changing needs. They are mainly concerned with accommodating persons/families who are in need of housing and who do not have the resources to provide their own accommodation. Many of the housing developments built by such bodies in the County are on sites provided by Fingal County Council. In all cases, these developments were funded by significant financial assistance from central Government under the Capital Assistance and Rental Subsidy Schemes.

It is anticipated that circa 650 social housing units will be provided by the Voluntary/Co-operative Housing Sector over the period of the plan and it is expected that these units will be as follows:

| Location                      | Voluntary/Co-operative Body | No. of Units |
|-------------------------------|-----------------------------|--------------|
| Parslickstown, Blanchardstown | N.A.B.C.O./Hail             | 180          |
| Ladyswell                     | Respond                     | 200          |
| Blanchardstown                | Fold                        | 59           |
| Various Locations             |                             | 211          |
| <b>Total</b>                  |                             | <b>650</b>   |

These organisations have in recent times been making an increasingly significant and valuable contribution to social housing needs by the provision of housing, which accommodates applicants from local authority housing lists. The Council will continue to assist approved housing bodies in every way possible in order to maximise housing output from this sector.

### The Housing Needs of Persons with Special Requirements

The Assessment of Housing Need sets out the different categories of households seeking accommodation from the Council. The housing needs of the following categories require special attention.

#### TRAVELLERS

“Traveller Community” means the community of people who are commonly called Travellers and who are identified (both by themselves and others) as people with a shared history, culture and traditions including, historically, a nomadic way of life on the island of Ireland.

Fingal County Council has been involved in providing accommodation for Travellers since the early 1980s and offers Travellers three types of accommodation:

- / **Standard Housing**
- / **Group Housing**
- / **Official Halting Sites**

*The Housing (Traveller Accommodation) Act, 1998* requires housing authorities, in consultation with Travellers and with the general public, to prepare and adopt a five year Traveller Accommodation Programme by resolution of the elected members of the Council, to meet the existing and projected needs of Travellers in their area. The existing Traveller Accommodation Programme is from 2000 to 2004 and was amended in May 2003. The Amended Programme provides for the following to meet their needs:

|                       |            |
|-----------------------|------------|
| Standard Housing      | 89         |
| Group Housing         | 93         |
| Official Halting Bays | 140        |
| <b>Total</b>          | <b>322</b> |

Fingal County Council carries out an annual count of Traveller Families in November and in 2003 there were 298 Traveller Families in the County.

Based on an age analysis of the projected needs of traveller families up to the end of 2009, it is envisaged that provision will have to be made for up to 380 Traveller families in the new Programme. The type of accommodation required to meet this need will be determined when the Programme is prepared.

#### HOMELESS PERSONS

Under the Council’s Scheme of Priorities for Letting Housing Accommodation, homeless persons are awarded priority for housing accommodation as provided for in the Housing Act, 1988.

“Counted In”, the report of the 2002 assessment of homelessness in Dublin published in November 2002 by the Homeless Agency and prepared by the ESRI shows the distribution of the homeless population in the Dublin Area according to broad Local Authority area:

#### Distribution of homeless persons classified according to local authority area 2002

| Local Authority Area                  | All Homeless Persons | All Homeless Persons % |
|---------------------------------------|----------------------|------------------------|
| Dublin City Council                   | 2590                 | 89%                    |
| South Dublin County Council           | 130                  | 4%                     |
| Dun Laoghaire-Rathdown County Council | 140                  | 5%                     |
| Fingal County Council                 | 60                   | 2%                     |
| <b>Total</b>                          | <b>2,920</b>         | <b>100%</b>            |

The assessment was based on questionnaires returned on people using homeless services and/or on a local authority list as homeless in the last week of March 2002.

**Those categorised as "homeless" mainly comprise the following:**

- / Homeless families who have been evicted from private rented accommodation by their landlord
- / Single-parent families who have been forced to leave the family home and find it impossible to secure private rented accommodation
- / Single people who through family or marital breakdown end up homeless and who, due to high rents, are unable to afford private rented accommodation
- / Families/single persons who are homeless as a result of fleeing domestic violence
- / Single and senior citizen homeless applicants on release from hospitals or other institutions.

The Council does not have available emergency accommodation for families or persons presenting as homeless. Fingal County Council offers information and advice to anyone with housing problems and refers people in need of emergency accommodation to the Homeless Persons Unit. The unit provides social welfare payments, referral to temporary accommodation and general advice and information to people who are homeless. The Homeless Unit for men is in James Street and for women and families is based in Wellington Quay.

Fingal County Council appointed a homeless co-ordinator in 2001, following which a local homeless forum was established. The forum comprises representatives of relevant voluntary and statutory bodies, which meets periodically. The focus of the council's activities in relation to housing has been on the development of an innovative model of transitional housing, partnership with Sophia Housing Association. Under this model, the council provides housing which is allocated to families who are homeless and who require transitional support. Sophia provides the support on an outreach basis and when the support programme is satisfactorily completed, the family become full tenants of the council. This programme will continue and be enhanced as required throughout the period covered by this strategy. In addition in conjunction with BOND, the Council has provided transitional accommodation for young offenders. The need for the future extension of this facility will be examined during the course of this strategy. Fingal County Council will be providing an information, advice, advocacy, referral and placement service. This service will be available in Blanchardstown from July 2005. The establishment of this service has been identified as key in both preventing homelessness, by exploring alternatives, and avoiding long-term homelessness. The Council will in conjunction with the various voluntary housing bodies who have expertise in this area provide the following types of accommodation, over the period of the strategy.

| Area           | Agency                    | Type of Accommodation                              |
|----------------|---------------------------|--|
| Blanchardstown | Sonas Housing Association | Women's Refuge – Domestic Violence, 8 family units |
| Donabate       | Sofia Housing Association | Homeless family type units plus caretaker 20 units |

As part of the overall Homeless Strategy, the Government agreed that preventative strategies would be prepared by key Government Departments to tackle groups at risk of homelessness.

The Preventative Strategy was launched in 2002 and is designed to ensure that no one is released from any type of state care without the appropriate measures in place to ensure that they have a suitable place to live with the necessary supports, if needed.

**Homeless Agency**

Established as part of the Government strategy on homelessness, the Homeless Agency is responsible for the management and co-ordination of services to people who are homeless in the Dublin area and for the implementation of agreed action plans which aim to eliminate homelessness in the Capital by 2010. The Agency is a partnership structure, bringing together the voluntary and statutory agencies responsible for planning, funding and delivering services to people who are homeless.

- / The Agency is at the hub of homeless services
- / Leading them in the implementation of the action plans
- / Providing training, support and information
- / Undertaking research on the nature and extent of homelessness and into best practice in tackling homelessness

- / Developing policy and service development proposals
- / Administering funding to services and monitoring and evaluating those services.

The Agency has drafted a new action plan on homelessness in Dublin 2004-2006. This plan is largely concerned with consolidating progress to date and accelerating action in key areas. These key areas are: the development of preventative strategies, the provision of more housing for single people, the improvement of interventions when people do become homeless and the improvement of the accuracy of information available on homelessness.

## SENIOR CITIZENS

The Council's Housing Stock has at present 373 Senior Citizen dwellings. These dwellings are in the main single storey, one-bedroom units located at various locations throughout the County. The policy of the Council when developing housing schemes is to promote a good social mix and to counter social segregation in the proposed schemes by providing a suitable mix of senior citizen one bedroom dwellings, two bedroom dwellings and the traditional family type three bedroom dwellings. In order to determine the required social 'mix' consideration is given to the housing needs position as revealed in the assessment of housing needs in force at time of planning a scheme. Senior Citizen dwellings are in the main situated in close proximity to shops, churches, public transport etc. The Council will continue with this policy for the period of the strategy.

The 2002 Assessment of Housing Need revealed that 31 elderly persons were in need of housing accommodation in the Fingal area. This represents some 2% of the Council's housing list and it has doubled since the last assessment in 1999. Demand for senior citizens accommodation has been rising over the period of the strategy as statistics from the 1996 and 2002 Census of Population show;

| Age Group   | 1996 Census | 2002 Census |
|-------------|-------------|-------------|
| Age 55 - 64 | 10,145      | 15,438      |
| Age 65 - 84 | 8,594       | 10,674      |

In planning for the future needs of senior citizen applicants on the housing list, the Council must also provide for existing Council tenants who wish to surrender larger houses in return for housing in senior citizen type accommodation and also for tenant purchasers of former Council dwellings who wish to sell their houses to the Council in return for senior citizen housing. These households are referred to as "empty nesters". Consideration will also be given to providing more two bedroom type units to cater for those senior citizens who require a 'carer' living with them on a permanent basis.

## EMPTY NESTERS

Fingal County Council operates a 'Financial Contribution Scheme' whereby persons of senior citizen age who own their own dwelling in the County area and who find their dwellings too large for their needs, may request the Council to purchase their home on the condition they make a financial contribution equivalent of 1/3 of the proceeds of the sale of the house to the Council in return for a life long tenancy of a senior citizen dwelling. This scheme is considered by the Council to be an important method of sourcing family type houses for letting while at the same time making a positive impact on reducing the significant number of under occupied dwellings in the County. Between 2001-2003 a total of 6 houses were purchased.

## DISABLED PERSONS

The 2002 Assessment of Housing Need revealed that 15 applicants (1% of total) were categorised as disabled or handicapped and required specially adapted housing to meet their needs. In recent years the Council provided for the needs of disabled people by specifically adapting a small number of units in each new housing scheme for disabled people. The Council intends to continue making provision for the needs of disabled people in future new housing schemes by reserving units for the disabled category where there is a clear need.

In some instances it is possible to adapt the existing accommodation to make it suitable for the needs of a disabled person however, in many instances, for a variety of reasons, including the high costs involved, it may not be possible to carry out adaptations to the existing accommodation and the only solution is to transfer the tenant to purpose built accommodation or accommodation that is capable of being adapted. The optimum solution, however, is the design and construction of a new unit of accommodation where provision is made for the specific needs of the disabled person. The Council provides and will continue to provide, in the design of its new housing schemes, for the needs of existing tenants who are disabled and living in accommodation unsuitable to their needs.



## SINGLE, CHILDLESS HOUSING APPLICANTS UNDER 60 YEARS OF AGE

In relation to single, childless housing applicants under 60 years of age it is the Council’s intention to accommodate these people in mainly one-bedroom units throughout the County. The Council’s policy is to fully integrate these units with standard housing in so far as possible.

### Counteracting Social Segregation

Section 94 of the *Planning and Development Act, 2000* states that a Housing Strategy shall take into account the need, inter alia, to counteract undue segregation in housing between persons of different social backgrounds. It is the Council’s policy to encourage the development of mixed and balanced communities so as to avoid areas of social exclusion. Fingal County Council aims to combat social exclusion by targeting resources to areas of high disadvantage. The Council has developed socially integrated housing schemes throughout the County made up of affordable/shared ownership/social housing types e.g. Castlecurragh Estate, Blanchardstown, here there is a mix of social, affordable and private houses in this housing scheme. Barnewall, Donabate, Clonard Street, Balbriggan, Seamount, Malahide are all examples of social integration with a mix of affordable and social housing units.

### Housing Mix and Housing Types

The nature of social housing has changed in recent years. The pattern of need has become more diverse. Different household types will have specific housing requirements; these would include senior citizens, lone parents, single childless persons, persons with disabilities and travellers. Fingal has a decreasing household size and this trend is expected to continue over the next decade. In future a mixture of 1, 2, 3 and 4 bedroom houses will be provided to meet the needs of applicants as expressed on the housing list compiled by the Council.

The Council will seek the provision of a wider range of dwelling types to cater for changing demography. In order to create a balanced provision to suit the real needs of households, a higher portion of smaller dwellings for one or two persons will be required. In particular, emphasis must be placed on the provision of starter homes.

In order to avoid the problems created by large schemes of single social types, it will be necessary to provide for a mix of dwelling types and a proportion of lower-cost or social housing. Social/Affordable housing to a level set out in the Council’s Housing Strategy shall be integrated with private housing.

### Meeting Social Housing Demand

The *Planning and Development Acts 2000-2002* place a statutory obligation on Fingal County Council to ensure that sufficient land is zoned for housing in the development plan to meet the existing and projected housing requirements over the period of the strategy. It is clear, therefore, that additional housing supply is required over and above that which is currently being provided in order to respond to the housing needs forecasts.

The following table illustrates the Council’s requirements.

| Year | Demand at 1st April | Projected Additional Demand for year | Estimated Housing Provision for Year. F.C.C./ Vol Bodies | Projected Demand @ end of year (no provision by Developers) | Estimated Requirement by Developers | Projected Demand @ end of year (including provision by Developer) |
|------|---------------------|--------------------------------------|--|---|-------------------------------------|---|
| 2005 | 1600                | 400                                  | 400  | 1600  | 25                                  | 1575  |
| 2006 | 1575                | 450                                  | 400  | 1625  | 100                                 | 1525  |
| 2007 | 1525                | 440                                  | 450  | 1515  | 100                                 | 1415  |
| 2008 | 1415                | 440                                  | 450  | 1405  | 100                                 | 1305  |
| 2009 | 1305                | 440                                  | 450  | 1295  | 100                                 | 1195  |
| 2010 | 1195                | 450                                  | 400  | 1245  | 100                                 | 1145  |

## GOVERNMENT GUIDELINES

In developing social housing, the Council will have regard to Department of the Environment and Local Government’s Guidelines and reports relating to provision and design of such accommodation.

## CHAPTER 5: AFFORDABLE HOUSING

The *Planning and Development Acts 2000-2002*, provide that a housing strategy shall, inter alia:

- / take into account the need to ensure that housing is available for persons who have different levels of income, and
- / include an estimate of the amount of affordable housing required in the area of the development plan during the period of the development plan.

“Affordable housing” is defined as houses or land made available for eligible persons through implementation of the housing strategy by means of conditions attached to planning permissions, i.e. providing that up to 20% of residentially-zoned lands shall be reserved for the provision of social and/or affordable housing.

Section 93(1) of the *Planning and Development Act, 2000* defines an eligible person as someone; “*who is in need of accommodation and whose income would not be adequate to meet the payments on a mortgage for the purchase of a house to meet his or her accommodation needs because the payment calculated over the course of a year would exceed 35% of that person’s annual income net of income tax and pay-related social insurance*”.

### EARNINGS /HOUSE AFFORDABILITY

The average Industrial Earnings in Dublin Region were €29,000 (CSO Dec 2003).

Based on this income the following affordability calculations were made:

#### Household Income €29,000

---

Mortgage payment capped at 35% of income

---

90% LTV

---

3.45%

---

25 year

---

**maximum house price = €188.742**

---

#### Household Income €37,000

---

Mortgage payment capped at 35% of income

---

90% LTV

---

3.45%

---

25 year term

---

**maximum house price = €240.811**

---

#### Couple - Joint Income €45,000

---

Mortgage payment capped at 35% of income

---

90% LTV

---

3.45%

---

25 year term

---

**maximum house price = €292.877**

---

A person on a wage of €37,000, and using an APR of 3.45%, capping the percentage of income to service the mortgage at 35% a person would be able to afford a house costing €240,810 based on a loan to a value ratio of 90%. A couple, combined income of €45,000, using an APR of 3.45%, mortgage payment capped at 35% of income would be able to afford a house costing €292,877 based on a loan to a value ratio of 90%.

## HOUSE PRICE TRENDS / AFFORDABILITY

An examination of the trend in house prices for the Dublin Region indicates a very sharp increase in the average price of both new and second-hand housing in recent years. Between 1999 and 2003, the average price for new housing in Dublin increased from €193,526 to €291,646 in 2003 (DoELG, 2003). The Annual Housing Statistics Bulletin show that the average new house prices for December 2003 increased by 4.6% nationally and by 2.7% in the Dublin area compared with the September Quarter 2003. Nationally, average annual house price increases in 2003 compared with 2002, were 13.4% and 16.3% for new and second-hand houses respectively. Increases in Dublin for new and second-hand house prices were 13.9% and 19.5% respectively. The trend in rapid rates of price increases is continuing, with the average cost of a new house in Dublin at €303,193 and nationally €235,688, for the December quarter of 2003. The average price of second-hand house was €277,818 nationally and €372,910 in Dublin.

House price trends tends to reflect the state of the national economy, with rising prices associated with economic booms and price stagnation occurring alongside downturns in the economy. IAVI annual property survey 2003 reports that new home prices in Dublin showed an increase of around 9-10% in 2003, but the outlook for 2004 suggests the rate of increase would slip back closer to the 7% level seen in 2002. This is due to strong supply of new homes in Dublin which is contributing to the moderation in the rate of price increase, with record level of completions.

Surveys conducted by Fingal County Council have showed that average prices in the Fingal area are considerably lower than those pertaining in the Dublin area generally as revealed in various national surveys. The following chart shows the availability of units at generally affordable prices in the Fingal area in 2004.

### Swords/Meakstown/Santry/Malahide

|             |                                     |  |
|-------------|-------------------------------------|--|
| New         | 1 Bed Apartment                     | €195,000-€197,000-€199,000-€200,000-€226,000 |
|             | 2 Bed Apartment                     | €197,000-€205,000-€210,000-€220,000-€230,000 |
|             |                                     | €232,000-€235,000-€246,000                   |
|             | 2 Bed Townhouse                     | €230,000-€255,000-€260,000                   |
|             | 3 Bed Townhouse                     | €277,000                                     |
|             | 3 Bed Detached                      | €285,000                                     |
|             | 3 Bed Duplex                        | €230,000-€240,000-€260,000                   |
| Second Hand | 1 Bed Apartment                     | €195,000-€205,000-€215,000                   |
|             | 2 Bed Mid Terrace                   | €233,000-€235,000-€238,000-€240,000          |
|             | 2 Bed Townhouse                     | €235,000                                     |
|             | 2 Bed Duplex                        | €238,000                                     |
|             | 3 Bed Terrace                       | €233,000-€235,000-€254,000-€260,000-€265,000 |
|             |                                     | €282,000                                     |
|             | 3 Bed Dormer                        | €240,000-€250,000                            |
|             | 3 Bed Townhouse                     | €285,000                                     |
|             | 3 Bed Duplex                        | €270,000                                     |
|             | 3 Bed Semi-detached                 | €230,000-€247,000-€260,000-€265,000-€268,000 |
|             | €270,000-€275,000-€280,000-€290,000 |  |

### Balbriggan/Skerries/Naul/Balrothery

|             |                     |                                     |
|-------------|---------------------|-------------------------------------|
| New         | 1 Bed Apartment     | €155,000-€160,000                   |
|             | 2 Bed Apartment     | €165,000-€170,000-€173,000-€185,000 |
|             | 2 Bed Townhouse     | €195,000                            |
|             | 3 Bed Townhouse     | €239,500                            |
|             | 3 Bed Terrace       | €237,000-€245,000-€250,000-€258,000 |
|             | 3 Bed Duplex        | €208,000-€215,000                   |
|             | 3 Bed Semi-Detached | €250,000-€270,000                   |
|             | 4 Bed Semi-Detached | €270,000-€280,000                   |
| Second Hand | 1 Bed Apartment     | €170,000                            |
|             | 2 Bed End Terrace   | €195,000                            |
|             | 2 Bed Terrace       | €175,000-€240,000                   |
|             | 2 Bed Apartment     | €225,000                            |
|             | 2 Bed Bungalow      | €220,000                            |

|                        |  |
|------------------------|--|
| 3 Bed Terrace          | €165,000-€185,000-€215,000-€220,000-€225,000 |
|                        | €235,000                                     |
| 3 Bedroom              | €202,000                                     |
| 3 Bed End of Terrace   | €180,000-€220,000                            |
| 3 Bed Dormer           | €238,000                                     |
| 3 Bed Bungalow         | €215,000                                     |
| 3 Bed Semi-Detached    | €220,000-€230,000-€240,000                   |
| 3 Bed Duplex Townhouse | €235,000                                     |
| 4 Bed Terrace          | €240,000                                     |

### Donabate/Lusk/Rush

|             |                            |  |
|-------------|----------------------------|--|
| New         | 2 Bed Semi-Detached        | €220,000                                     |
|             | 2 Bed Townhouse            | €225,000                                     |
|             | 3 Bed Terrace              | €285,000                                     |
|             | 3 Bed Semi-Detached        | €243,000-€244,000-€245,000-€250,000-€280,000 |
| Second Hand | 1 Bed Apartment            | €195,000                                     |
|             | 2 Bed Mid Terrace          | €215,000-€220,000                            |
|             | 2 Bed Apartment            | €195,000-€210,000                            |
|             | 2 Bed Mid Terrace Bungalow | €195,000                                     |
|             | 3 Bedroom                  | €205,000                                     |
|             | 3 Bed Terrace              | €235,000                                     |
|             | 3 Bed Semi-Detached        | €245,000-€265,000-€266,000-€270,000-€275,000 |
|             | €280,000                   |  |
|             | 3 Bed End Terrace          | €260,000                                     |

### Dublin 15

|             |                        |  |
|-------------|------------------------|--|
| New         | 1 Bed Apartment        | €180,000-€190,000-€197,000                   |
|             | 2 Bed Apartment        | €205,000-€220,000-€228,000-€229,000-€230,000 |
|             |                        | €235,000-€240,000-€248,000                   |
|             | 2 Bed Duplex Apartment | €240,000                                     |
|             | 3 Bed Town House       | €220,000-v228,000-€270,000                   |
| Second Hand | 1 Bed Apartment        | €180,000                                     |
|             | 2 Bed Apartment        | €210,000-€225,000-€229,000-€237,000          |
|             | 2 Bed Bungalow         | €220,000                                     |
|             | 3 Bed Terrace          | €170,000-€183,000-€190,000-€219,000          |
|             | 3 Bed End of Terrace   | €155,000-€175,000                            |
|             | 3 Bed Dormer           | €230,000                                     |
|             | 3 Bedroom              | €165,000-€185,000-€187,000-€215,000          |
|             |                        | €230,000                                     |
|             | 3 Bed Mid Terrace      | €170,000-€219,000-€255,000                   |
|             | 3 Bed Semi-Detached    | €215,000-€220,000-€245,000-€250,000          |
|             | €254,000               |  |
|             | 4 Bed Semi-Detached    | €265,000                                     |

Fingal County Council has provided housing units at generally affordable prices see table below.

| Description                       | Constructed | Sale Price | Market Value |
|-----------------------------------|-------------|------------|--------------|
| <b>Castlecurragh, Dublin 15</b>   | <b>2002</b> |            |              |
| 3 Bed Mid Terrace                 |             | €151,000   | €217,000     |
| 2 Bed Duplex Apartment            |             | €136,500   | €200,000     |
| 1 Bed Apartment                   |             | €120,000   | €141,000     |
| <b>Hillbrook Woods, Dublin 15</b> | <b>2002</b> |            |              |
| 3 Bed End of Terrace              |             | €145,000   | €240,000     |
| 2 Bed Apartment                   |             | €129,250   | €178,000     |
| <b>Beaverstown, Donabate</b>      | <b>2003</b> |            |              |
| 3 Bed Semi-Detached               |             | €155,000   | €235,000     |
| 2 Bed Mid Terrace                 |             | €139,000   | €210,000     |
| <b>Whitestown Walk, Dublin 15</b> | <b>2003</b> |            |              |
| 3 Bed, End of Terrace             |             | €170,000   | €260,000     |
| 2 Bed, Mid Terrace                |             | €151,000   | €238,000     |

In order to counteract the trend of escalating house prices, Fingal County Council undertakes housing projects by way of private contractors appointed following public competitive tendering. A feature of the building programme is the construction of multi-tenure estates i.e. houses for persons on the waiting list being built side by side with dwellings for applicants under the affordable housing schemes thus promoting and establishing the concept of social integration.

## FINGAL'S PROGRAMME

During the course of the Housing Strategy the Council intends to develop Affordable/Shared Ownership houses on lands currently owned or being acquired by Fingal County Council/Voluntary Housing Sector directly or through Public Private Partnership, see table below:

| Location                | Number of Units |
|-------------------------|-----------------|
| Flemington, Balbriggan  | 180             |
| Roncalli, Sutton        | 10              |
| Scoil Néasain, Baldoyle | 20              |
| Mulhuddart              | 110             |
| Castlelands, Balbriggan | 140             |
| Ladyswell/Tyrellstown   | 200             |
| Brickfields, Baldoyle   | 50              |
| Orlynn, Lusk            | 50              |
| Skerries/Hackettstown   | 100             |
| Cappagh                 | 100             |
| Donabate                | 100             |
| Rowlestown              | 30              |
| Balrothery              | 110             |
| <b>Overall Total</b>    | <b>1,200</b>    |

## CHAPTER 6: DISTRIBUTION OF SOCIAL/AFFORDABLE HOUSING

The *Regional Planning Guidelines for the Greater Dublin Area* forecast that the population in Fingal will rise to 259,757 by the year 2010. The census of population in 2002 showed the population at 196,413. In 2002 there were 60,872 households in Fingal. The Draft Guidelines estimate that to cater for this increase in population at an occupancy rate of 2.45 persons per household, 105,868 housing units would be required. This represents an increase of 44,996 housing units over the period 2002 – 2010, which is an average of 5,624 units per year. Because this strategy runs up to 2011 it is necessary to add an additional year of growth which brings the total to 50,621 which is the provision to 2011. Taking into account that 8,116 housing units have been built since the 2002 census, which leaves the net provision of housing units of 42,500 approximately to be provided for. Added to this is the need to provide 'headroom' within the lands zoned. Thus providing land capable of accommodating circa 60,000 units will provide a headroom of 41%.

Previous surveys and analysis, assessing the affordability housing needs of lower income groups indicate an affordability requirement of 45% of overall requirement in the Dublin area. Recent analysis from the limited data available would indicate that a similar figure pertains. Having regard to the general levels which new houses are being marketed in the Fingal area as is evidenced by figures quoted in Chapter 5 the market appears to be catering for the upper levels of the affordability market. It is estimated that at least 28.35% of overall developer production will fall into this category.

However, it will be necessary to closely monitor this affordable production level during the life of the strategy to ensure that affordability targets are achieved.

When applying to the figure of 42,500 to the Fingal area for the period 2005-2011 the following assumptions can be made:

|  |              |
|--|--------------|
| <b>(A)</b> Overall housing production estimated                      | 42,500       |
| <b>(B)</b> Affordability Requirement (45%)                           | 19,125       |
| <b>(C)</b> Voluntary/Social/Local Authority and Voluntary Affordable | 3,150        |
| <b>(D)</b> Production by Developers                                  | 39,350       |
| <b>(E)</b> Affordable Production by Developers (28.35%)              | 12,050       |
| <b>(F) Sectoral Net affordability requirement (B-C-E=F)</b>          | <b>3,925</b> |

This gives a countywide requirement of 9.25%. However in determining how this figure should be distributed throughout the County regard must be had to those areas where there is also a larger concentration of Social and Affordable housing or a greater potential for the development of such housing on lands in the ownership of the Local Authority and Voluntary Sector. Having regard to this a distribution of between 7% and 15% Social/Affordable housing in private residential developments will achieve the overall figures required. This form of distribution is in accordance with the *Planning & Development Acts 2000-2002* which allows planning authorities the flexibility, where they deem it appropriate in the context of the housing strategy, to seek the development of particular sites with a higher or lower proportion of social or affordable housing having regard to the housing needs of the area and the objective of promoting social inclusion. In compliance with Section 94(4) of the *Planning and Development Act, 2000*, this Housing Strategy provides as a general policy that 15% of the land zoned for residential use, or for a mixture of residential and other uses, be reserved for purposes of Section (4) (a) (i) and (ii).

The following distribution will enable the targets set out above to be achieved in both the periods to 2005 and on to 2011.

**BALBRIGGAN/BALROTHERY – 4,462 UNITS**

|   |            |
|---|------------|
| Balbriggan  | 4188       |
| Balrothery  | 274        |
|   | <hr/>      |
|   | 4462       |
| Less Voluntary/Social/Local Authority and Voluntary Affordable Balbriggan | 990        |
| Less Voluntary/Social/Local Authority and Voluntary Affordable Balrothery | 160        |
|   | <hr/>      |
|   | 3312       |
| Developers Contribution 10%   | 331        |
| <b>Total</b>  | <b>331</b> |

**SKERRIES/LOUGHSHINNEY – 709 UNITS**

|  |           |
|--|-----------|
| Total number of units for area                                 | 709       |
| Less Voluntary/Social/Local Authority and Voluntary Affordable | 200       |
|  | <hr/>     |
|  | 509       |
| Developers Contribution 15%                                    | 76        |
| <b>Total</b>   | <b>76</b> |

**RUSH– 1,723 UNITS**

|                                |            |
|--------------------------------|------------|
| Total number of units for area | 1,723      |
| Developers Contribution 15%    | 258        |
| <b>Total</b>                   | <b>258</b> |

**LUSK – 1,218 UNITS**

|  |            |
|--|------------|
| Total number of units for area                                 | 1218       |
| Less Voluntary/Social/Local Authority and Voluntary Affordable | 175        |
|  | <hr/>      |
|  | 1043       |
| Developers Contribution 10%                                    | 104        |
| <b>Total</b>   | <b>104</b> |

**DONABATE/BALLALEASE/PORTRANE – 3,842 UNITS**

|  |            |
|--|------------|
| Total number of units for area                                 | 3842       |
| Less Voluntary/Social/Local Authority and Voluntary Affordable | 350        |
|  | <hr/>      |
|  | 3492       |
| Developers Contribution 10%                                    | 349        |
| <b>Total</b>   | <b>349</b> |

**SWORDS & DRINAN – 5,861 UNITS**

|                                |            |
|--------------------------------|------------|
| Total Number of Units for Area | 5861       |
| Developers Contribution 15%    | 879        |
| <b>Total</b>                   | <b>879</b> |

**SANTRY/BALLYMUN/MEAKSTOWN/ST MARGARETS – 1,156 UNITS**

|                                |            |
|--------------------------------|------------|
| Total number of units for area | 1156       |
| Developers Contribution 15%    | 173        |
| <b>Total</b>                   | <b>173</b> |

**MALAHIDE/KINSALEY – 1,324 UNITS**

|                                     |            |
|-------------------------------------|------------|
| Units to be constructed in the area | 1324       |
| Developers Contribution 15%         | 199        |
| <b>Total</b>                        | <b>199</b> |

**PORTMARNOCK – 1,370 UNITS**

|                                     |            |
|-------------------------------------|------------|
| Units to be constructed in the area | 1370       |
| Developers Contribution 15%         | 206        |
| <b>Total</b>                        | <b>206</b> |

**HOWTH – 417 UNITS**

|                                     |           |
|-------------------------------------|-----------|
| Units to be constructed in the area | 417       |
| Developers Contribution 15%         | 63        |
| <b>Total</b>                        | <b>63</b> |

**BALDOYLE/SUTTON – 1,897 UNITS**

|  |            |
|--|------------|
| Units to be constructed in area                                | 1897       |
| Less Voluntary/Social/Local Authority and Voluntary Affordable | 160        |
|  | 1737       |
| Developers Contribution 15%                                    | 261        |
| <b>Total</b>   | <b>261</b> |

**BALGRIFFIN/BELCAMP/BASKIN – 922 UNITS**

|                                 |            |
|---------------------------------|------------|
| Units to be constructed in area | 922        |
| Developers Contribution 15%     | 138        |
| <b>Total</b>                    | <b>138</b> |

**BLANCHARDSTOWN– 8,289 UNITS**

|   |            |
|---|------------|
| Voluntary/Social/Local Authority and Voluntary Affordable units to be constructed in area | 860        |
| Developers Contribution   |            |
| North West Blanchardstown   | 7.5%       |
| South West Blanchardstown   | 8%         |
| Blanchardstown  | 10%        |
| Castleknock   | 15%        |
| <b>Total</b>  | <b>761</b> |

**CAPPAGH – 876 UNITS**

|  |           |
|--|-----------|
| Units to be constructed in area                                | 876       |
| Less Voluntary/Social/Local Authority and Voluntary Affordable | 150       |
|  | 726       |
| Developers Contribution 10%                                    | 73        |
| <b>Total</b>   | <b>73</b> |



**LUCAN – 86 UNITS**

|                                 |           |
|---------------------------------|-----------|
| Units to be constructed in area | 86        |
| Developers Contribution 15%     | 13        |
| <b>Total</b>                    | <b>13</b> |

**OLDTOWN, GARRISTOWN, BALLYBOUGHAL, ROWLESTOWN, NAUL RIVERMEADE, LOUGHSHINNEY, HOWTH ETC. – 350 UNITS**

|  |           |
|--|-----------|
| Units to be constructed in area                                | 350       |
| Less Voluntary/Social/Local Authority and Voluntary Affordable | 80        |
|  | 270       |
| Developers Contribution 15%                                    | 41        |
| <b>Total</b>   | <b>41</b> |

The *Planning & Development Act 2000* provided for an exemption in relation to developments of four or less houses or developments on lands of 0.2 hectares. Under *Planning & Development (Amendment) Act, 2002* this exemption applies only to developments on land measuring 0.1 hectares. This change became necessary because of a shift in development applications from houses to high-density apartments. Therefore all residential developments in excess of 4 housing units or any proposed site for residential development in excess of 0.1 hectares is to be subject to the provision of "Social/Affordable" Housing.

**METHODS OF PROVIDING AFFORDABLE/SOCIAL HOUSING**

The requirement under Part V of the *Planning and Development Act, 2000* as amended for Social/Affordable housing in developments may be met by the following methods or by a combination thereof:

- / The direct provision of the required number of housing units, as determined in accordance with the Strategy, integrated as part of the overall development of a site
- / The disposal of a portion of the site to the Council which will enable the Council to provide the appropriate number of units thereon in satisfaction of the requirements of the Strategy
- / The provision of lands for social/affordable housing units to satisfy the overall requirements of the Strategy
- / The purchase of suitable developed units for disposal at affordable prices
- / Entering into public private partnership agreements with developers for the provision of affordable housing on Council and developer owned lands
- / The developers may enter into joint agreements combining any of the above methods to satisfy the requirements of the strategy.

The Council will in reaching agreements under Section 96 of the *Planning and Development Act, 2000* as amended have due regard to the Housing Strategy and the Development Plan objectives including different specific objectives in respect of different areas and agreements entered into under the provisions of the Act.

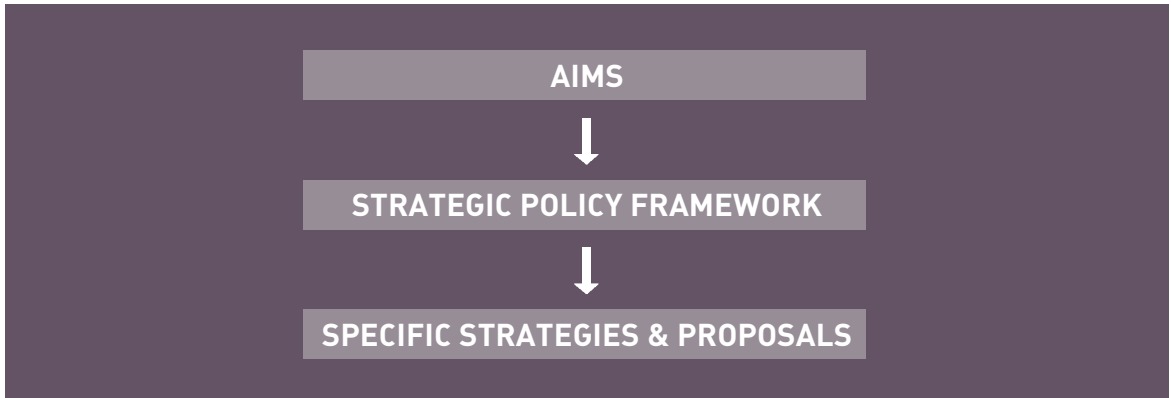
Where binding arrangements have already been entered into in relation to particular sites for the provision of Social/Affordable housing prior to the adoption of this Strategy these arrangements shall be acknowledged as being in full satisfaction of requirements for those sites under the Strategy.

# **/ Appendix F**

**County Retail Strategy /**

## FRAMEWORK

1. Every retail strategy must be clear as to its purpose and describe what it is intended to achieve. To ensure this, the logical step by step framework adopted in the 2003 County Retail Strategy, which is summarised in Figure F1 below, has been retained.



**Figure F1: FRAMEWORK FOR STRATEGY/POLICY FORMULATION**

The background to and justification for this strategy is set out in the report *Fingal County Retail Strategy, October 2004* by DTZ Piedad Consulting, which should be read in conjunction with the strategy.

### AIMS

2. The principles underpinning the County Retail Strategy are set down by the GDA Retail Strategy. In addition, it is important that the principles relate to, and are in compliance with, the **Main Aims of the Development Plan**, which are presented in Section 1.2 of the Written Statement.
3. Within this context, the **aims** of the County Retail Strategy set the framework for the Strategy's strategic policies and specific policies and proposals. The aims in the 2003 Strategy were examined in the review of the County Retail Strategy. The review reaffirmed that the aims of the 2003 Strategy remain appropriate and valid objectives. As such, the following objectives from the 2003 Strategy continue to clearly define the purpose of the Strategy and what it is intended to achieve across the County over the periods firstly to 2006 and then to 2011:

**Objective 1:** To sustain and improve the retail profile and competitiveness of Fingal County within the retail economy of the GDA and beyond.

**Objective 2:** To address leakage of retail expenditure from the County by providing the means to strengthen the range and quality of its retail offer.

**Objective 3:** To ensure an equitable, efficient and sustainable spatial distribution of main centres across the County.

**Objective 4:** To confirm a hierarchy which assists in defining the County's settlement structure and objectives and provides clear guidance on where major new retail floorspace would be acceptable.

**Objective 5:** To ensure that the retail needs of the County's residents are met as fully as possible within Fingal, taking due cognisance of the GDA Retail Planning Strategy hierarchy.

**Objective 6:** To encourage and facilitate the preservation and enhancement of the retail role of both individual villages and village/settlement nuclei clusters around the County.

**Objective 7:** To encourage and facilitate innovation and diversification in the County’s retail profile and offer.

**Objective 8:** To encourage and facilitate the re-use and regeneration of derelict land and buildings for retail uses, with due cognisance to the Sequential Approach as indicated in the RPG.

**Objective 9:** To provide the criteria for the assessment of retail development proposals.

## STRATEGIC POLICY FRAMEWORK

4. The Strategic Policy Framework provides the specific policies and proposals that will achieve the Strategy’s objectives. The framework set out in the 2003 Strategy was examined in review of the County Retail Strategy and reaffirmed as appropriate and valid. It is:

- / The retail hierarchy
- / Core retail areas
- / The sequential approach
- / Spatial distribution of new retail development, and
- / Consideration of need.

## RETAIL HIERARCHY

5. The table below describes the County Retail Hierarchy.

|                | METROPOLITAN AREA   | HINTERLAND                              |
|----------------|---|---|
| <b>LEVEL 2</b> | Blanchardstown, Swords  |   |
| <b>LEVEL 3</b> | Malahide<br><b>Tier 2 Level 3</b> – Skerries  | <b>Tier 1 Level 3</b> – Balbriggan      |
| <b>LEVEL 4</b> | <b>Traditional Suburban/Village Centres</b><br>Blanchardstown Village, Mulhuddart, Clonsilla, Castleknock, Howth, Portmarnock Village.<br><br><b>Expanding Suburban Village Centres</b><br>Donabate, Ongar and Tyrellstown.<br><br><b>Neighbourhood Centres</b><br>Baldoyle, Corduff, Roselawn, Carrickhill, Sutton, Rathbeale S.C.<br><br><b>Neighbourhood Facilities</b><br>Kinsealy/Feltrim, Nevinstown, Applewood, Brackenstown, Rivervalley, Drinan, Seabury, Baldoyle Racecourse/Stapolin Santry Demesne, Mountview, Bayside, Hartstown, Huntstown, Carpenterstown, Laurel Lodge, Portrane. | <b>Village Centres</b> – Lusk, Rush     |
| <b>LEVEL 5</b> | Corner Shops  | Smaller Village Centres/<br>Crossroads. |

**Table F1: FINGAL COUNTY RETAIL HIERARCHY**

## CORE RETAIL AREAS

6. The Core Retail Areas for each of the main centres in the County are illustrated on the maps at the end of this Appendix. The main centres are taken to be those that are at the highest levels in the GDA hierarchy, namely Level 2 and 3 centres. Below the definition of the Core Retail Areas for each of the relevant centres is summarised:

**Balbriggan** – main street frontage from Chapel Street to The Square.

**Blanchardstown Shopping Centre** – the main shopping centre.

**Malahide** – centres on the crossroads where The Mall, Church Road and New Street converge and extends from Old Street to Townyard Lane on The Mall, to St Margaret’s Avenue on Church Street and the top half of New Street.

**Swords** – frontages from Bridge Street/Chapel Lane along Main Street and to Malahide Road and incorporating The Pavilions.

7. It should be highlighted that due to the nature of Skerries Town Centre and the dispersed pattern of retail floorspace no Core Retail Area has been defined.

## SEQUENTIAL APPROACH

8. In meeting the aims of the Strategy, policies and proposals in respect of the location of retail development must be in accordance with the principles set by the sequential approach in the RPG. The sequential approach in summary defines that:
- / The preferred location for new retail development, where practicable and viable, is within a town centre (or district or major village centre)
  - / Where it is not possible to provide the form and scale of development that is required on a site within a town centre then consideration can be given to a site on the edge of the town centre so as to encourage the possibility of one journey serving several purposes. An edge of centre site is taken to be one that is unlikely to be more than 300-400 metres from the edge of the prime shopping area and less in smaller settlements. The distance considered to be convenient will however vary according to local circumstances, and
  - / Only after having assessed the size, availability, accessibility and feasibility of developing sites and premises, firstly within a town centre and secondly on the edge of a town centre, should alternative out of centre sites be considered where it can be demonstrated that there are no town centre or edge of centre sites which are suitable, viable and available.
9. In formulating specific policies and proposals, it is recognised that in general retail warehouses do not fit easily in to town centres given their size requirements and the need for good car parking facilities and ease of servicing. As such, in some instances it may be possible to locate retail warehouse groups on the edge of town centres. However, retail warehousing proposals, as with other retail applications, will require to illustrate that they comply with the Sequential Approach.

## SPATIAL DISTRIBUTION OF NEW RETAIL DEVELOPMENT

10. The County Retail Strategy, in accordance with the RPG, provides the strategic policy framework for the spatial distribution for new retail development. The emphasis is on strategic guidance on the location and scale of major retail development. The Strategy does not seek to inhibit small scale retail development in centres around the County, particularly in smaller centres. It should be taken to be implicit in the aims of the Strategy that such developments should be encouraged and facilitated to enhance the sustainability, vitality and viability of smaller centres, including smaller main centres in the County Retail Hierarchy. The following provides guidance on how the Retail Strategy defines the distribution of strategic and non-strategic retail floorspace within the County Retail Hierarchy. This guidance is also provided in the GDA Retail Strategy and was set out in the 2003 Strategy:

**Level 1:** major convenience and comparison

**Level 2:** major convenience and comparison

**Level 3:** predominantly additional convenience but not excluding comparison

**Level 4:** convenience and tourism related comparison.

11. Additionally, the Strategy recognises the need to ensure that local needs, primarily convenience shopping and local services, are met in an equitable, efficient and sustainable way in major existing or new residential areas in and around main settlements through the designation of locations for District or Neighbourhood Centres in development plans.
12. There is some 35,488m<sup>2</sup> of net retail floorspace with full planning permission at present that is being developed but is not yet trading. This is just over 23% of the existing floorspace and therefore represents a significant increase in additional space. Key developments in the pipeline are the Red Mall and additional retail warehousing floorspace in Blanchardstown and the expansion of Airside Retail Park in Swords. There is expenditure capacity for additional floorspace but due to the timescales involved in the planning and development process in the Major Town Centres this will not be until post-2006. It is important that opportunities are progressed within the Level 3 and 4 centres in the County Retail Hierarchy to ensure that needs are more locally met and help reduce expenditure outflows from the County. There is however also capacity for opening up strategic opportunities for innovation in the County's retail offer.
13. In setting floorspace targets for main centres, the expenditure capacity potential of the County should not be taken as a cap on new development to 2011. Town centres and shopping centres draw shoppers from their individual catchment areas and these areas will cross the County's boundaries. The size of the catchment area will depend on the importance and attraction of the centre/development. There will require to be reference to the overall expenditure capacity of the County but this should be put into the context of what that of the catchment area of a retail development is. This is consistent with the GDA Retail Strategy and in the principles set down in the 2003 Strategy.

## NEED

14. The County Retail Hierarchy recognises the need to have a good spatial distribution of centres and floorspace. This is particularly true in respect of convenience floorspace and the aim of reducing the need to travel to meet these shopping needs. The designation of Swords and Blanchardstown as two of the eight Level 2 Major Town Centres in the GDA also responds to this with regards to higher order comparison floorspace.
15. Currently, outside of Dublin City Centre, the County has a large share of the other higher order comparison floorspace in the GDA. Retailing is however a competitive and dynamic industry and there is already a changing balance and distribution of higher order floorspace emerging around the GDA. These changes provide alternatives not only to the City Centre but to Fingal's Major Town Centres. In order to sustain and improve the County's competitive position then the Strategy must provide the policies and proposals, which facilitate this.

16. Outside of Dublin City, the County had the largest share of Retail Warehousing floorspace at May 2001. With the additional retail warehousing developments that have taken place or are in the pipeline at Blanchardstown and Airside Retail Parks the County has witnessed an increase in retail warehousing floorspace in the intervening period. There has however been considerable new development of retail warehousing floorspace around the GDA over this period and there remains pressure for additional floorspace. In order that the County sustains its competitive position in this sector of the retail market, there is a need for provision to be made for additional retail warehousing floorspace over the timescale of the Retail Strategy. It is important that this responds to strategic need that is directed by the County Retail Hierarchy to ensure that sporadic and unsustainable development of retail warehousing across the County is avoided.

## SPECIFIC STRATEGIES AND PROPOSALS

17. The specific strategies and proposals of the County Retail Strategy are designed to facilitate achievement of the aims of the Strategy. They are formulated to ensure:
- / Existing or emerging issues in the County's retail profile and its centres have the policy framework to be addressed
  - / The County has the policy framework to ensure strategic and local convenience and comparison shopping needs are met and the competitiveness of the County's main centres is enhanced
  - / The expenditure capacity potential for additional floorspace (Table 3.6) is harnessed over the timescale of the Strategy.
18. The strategies and proposals are grouped under the following three categories:
- / **Strategic Policies:** Relate to the spatial distribution of centres, specific centres, their role in the hierarchy and the strategic aims of the strategy
  - / **General Strategies:** set principles that should be applied across the hierarchy, and
  - / **Framework for the Assessment of Retail Developments:** sets out the assessment criteria that will be used in the appraisal of future retail proposals.

## STRATEGIC POLICIES

19. The 2003 Strategy sets out a suite of strategic policies which have been examined in the review of the County Retail Strategy. On the whole, the appropriateness of the strategic policies is reaffirmed but there have been modifications and additions which respond to the changes in the wider policy framework that have emerged since the original Strategy was adopted. This noted, Table F2 identifies the strategic policies that underpin the Retail Strategy.

| POLICY REFERENCE   | COUNCIL POLICY  |
|--|---|
| <b>Strategy SS1: Retail Competitiveness</b>  | <i>To sustain and improve the retail profile and competitiveness of Fingal County within the retail economy of the GDA and beyond</i>   |
| <b>Strategy SS2: Level 2 Metropolitan Area Major Town Centre –Blanchardstown</b>             | <i>To promote and encourage major enhancement of retail and leisure provision and diversification of town centre functions in Blanchardstown</i>  |
| <b>Strategy SS3: Level 2 Metropolitan Area Major Town Centre – Swords</b>                    | <i>To promote and encourage major enhancement of retail and leisure provision in Swords</i>   |
| <b>Strategy SS4: Tier 1 Level 3 Hinterland Area Town Centre – Balbriggan</b>                 | <i>To facilitate and encourage further retail and commercial development in Balbriggan to promote its role as the key centre in the north of the County</i>   |
| <b>Strategy SS5: Metropolitan Area Town Centre – Malahide</b>                                | <i>To facilitate and encourage further retail and commercial development in Malahide to enhance its importance as a main centre in the County</i>   |
| <b>Strategy SS7: Level 4 Metropolitan Area Suburban Neighbourhood Centres and Facilities</b> | <i>To facilitate and encourage the enhancement of the County’s Suburban Neighbourhood Centres and Facilities to ensure convenient access to shopping and other local services is sustained taking due cognisance of their roles and potential</i> |
| <b>Strategy SS8: Level 4 Metropolitan Area Expanding Suburban Village Centres</b>            | <i>To facilitate and encourage improvement and investment in the Traditional Suburban Village Centres within the County to ensure that their role, importance and attraction is sustained</i>   |
| <b>Strategy SS9: Level 4 Metropolitan Area Expanding Suburban Village Centres</b>            | <i>To facilitate and encourage the enhancement of shops and services in the Expanding Suburban Village Centres within the Metropolitan Area to help ensure needs of the existing and expanding populations are locally met</i>                    |
| <b>Strategy SS10: Level 4 Hinterland Area Village Centres – Lusk and Rush</b>                | <i>To facilitate the local provision of shops and services in Hinterland Area Village Centres to meet the needs of the existing and expanding populations</i>   |
| <b>Strategy SS11: Innovation in the County’s Retail Offer</b>                                | <i>To encourage and facilitate innovation in the County’s retail offer and attraction</i>   |

**Table F2: SUMMARY OF STRATEGIC POLICIES**



### Strategy SS1: Retail Competitiveness

*To sustain and improve the retail profile and competitiveness of Fingal County within the retail economy of the GDA and beyond.*

- 20. Actions:** the specific retail sectors which require to continue to be improved in the County, if it is to sustain and improve its retail profile and competitiveness are higher order comparison and large scale convenience floorspace:
- / **Higher Order Comparison:** there is a need to introduce higher order department stores within the County's retail profile as these are currently absent, with the exception of Marks & Spencer in the Red Mall extension to Blanchardstown Shopping Centre which is currently under construction. The scope, potential and sites for this require to be identified in both of the County's Major Town Centres – Blanchardstown and Swords
  - / **High Street National and International Multiples:** the County's main centres require to continue to improve representation of national and international high street comparison brands
  - / **Retail Warehousing/Bulky Goods** are an important attraction of Fingal for shopping to both residents of the County and visitors from other parts of the GDA and the rest of the country. This position requires to be sustained
  - / **Large Scale Convenience Formats:** given the size of its existing population and that which is projected in the Regional Planning guidelines to 2010 and beyond, Fingal is deficient in the quantum and distribution of large modern format supermarkets and superstores. While there has been an increase in convenience expenditure inflows, there has been a significant increase in residents in the County going elsewhere for their main food shopping due to the existing quality and quantum of the offer. This is an issue that requires to be redressed, and
  - / **Innovation in the County's Retail Offer:** the importance of this was identified in incorporating it as a specific strategic policy in the County Retail Strategy.
- 21. Actions:** The baseline facts, information and analysis combined with the policies and objectives in the revised County Retail Strategy will serve to raise the awareness of retailers/operators/developers/investors as to the potential of the County for significant additional retail floorspace. In order that the Council maximises this potential, and in the appropriate locations, it will prepare a Marketing Prospectus that distills and promotes the facts and retail opportunities for centres and sites across the County.

### Strategy SS2: Level 2 Metropolitan Area Major Town Centre – Blanchardstown

*To promote and encourage the major enhancement of retail and leisure provision and diversification of town centre functions in Blanchardstown.*

- 22. Actions:** for Blanchardstown to sustain its profile and attraction over the period of the Strategy and beyond, there requires to be a joint working between the public and private sectors on the following:
- / A masterplan vision for Blanchardstown, including Blanchardstown Village, which sets out the future retail, leisure, other commercial and civic uses within a much enhanced urban design and environmental framework together with the transportation infrastructure needed to meet the short, medium and long term requirement of the town centre and its locality
  - / Strengthening the pedestrian linkages between the core shopping centre and the adjacent retail park sites, and
  - / The retail profile and product of the town centre to increase the scope and attraction for higher order comparison floorspace, specifically the introduction of department stores.
- 23.** The failure to adopt this approach will result in future retail planning consents being delayed and leakage to other existing and emerging major town centres increasing. In respect of how the master plan should be progressed and what it should comprise, the following set out what is required:
- / The first step is opening up dialogue with the centre owners to ascertain their plans and proposals for the centre and full discussion on the issues that prevail, particularly in respect of highways and transportation infrastructure

- / Sharing the Council's findings and objectives from the review of the County Retail Strategy in respect of progressing how the centre achieves the characteristics of a Level 2 Major Town Centre and secures higher order comparison retail floorspace.
- 24. The preparation of a masterplan for Blanchardstown and Blanchardstown village has been proposed in Objective U01 of the Development Plan. The Plan outlines the principles and components that should be incorporated in the masterplan. Whilst the masterplan must provide a vision of the town centre, design is only one component of what must be a multi-disciplinary approach that combines innovation and realism.
- 25. Blanchardstown has currently of the order of 56,500m<sup>2</sup> (net) taking all retail floorspace into account and there is full planning permission for an additional 13,161m<sup>2</sup> (net). Over the period of the Strategy, as Blanchardstown grows into a mixed use integrated Level 2 Centre then an increase of up to 50,000m<sup>2</sup> would be a reasonable planning target, subject to any proposal meeting the Council's assessment criteria for major retail developments.

### **Strategy SS2: Level 2 Metropolitan Area Major Town Centre – Swords**

*To promote and encourage the major enhancement of retail and leisure provision in Swords.*

- 26. **Actions:** expansion/extension of Swords Town Centre to achieve the quantum and quality of a Major Town Centre in the GDA requires to be considered at the strategic level through a masterplan/integrated land use and transportation plan that provides a long term vision for Swords that extends well beyond the timescale of the County Development Plan and County Retail Strategy. The brief for this plan will be more comprehensive than just retail and town centre planning. An important emphasis will be securing an innovative and quality urban design framework that captures the imagination and raises the profile of the town in the GDA, country and internationally. It should include addressing the following:
  - / The potential of sites along North Street for more appropriate town centre uses
  - / The area that has been zoned for town centre expansion adjacent to the former N1/town bypass at Crowcastle/Barrysparks which could facilitate the major mixed use longer term expansion of the town centre that will be required, and
  - / The scope for intensification of development at The Pavillions, with the increase of higher order comparison floorspace/a department store being a key plank in any future proposals. The Council needs to work with The Pavillions' owners to progress this.
- 27. Excluding the out of centre retail warehouse parks, Swords Town Centre has just over 38,255m<sup>2</sup> total net retail floorspace, approximately the same quantum as Bray. However, Swords and its catchment area has a larger population and one that is set to continually grow. Over the period of the Strategy, an expansion of the order of 20,000m<sup>2</sup> (net) in **town centre** floorspace would be appropriate but should not be set as a cap.
- 28. In addition to this, there have been a large number of new residential developments in Swords environs, leading to an expansion of the town's boundaries. It is important that the needs of the local population in these new residential areas are provided for and, where appropriate, this can be achieved through the development of new Neighbourhood Centres, such as at Rathbeale Shopping Centre, or the upgrading/redevelopment of existing centres and parades around the town and its environs. In new residential areas, it is likely that the Neighbourhood Centres will be anchored by large supermarkets/superstores of between 2,000 – 3,500m<sup>2</sup> but there will be potential also for more modest supermarkets and convenience stores in established areas with the limitations reflecting space, parking and road constraints.
- 29. In looking at town centre improvement/expansion, the nature of Swords retail offer and upgrading/redevelopment of existing centres and parades, the Council should actively pursue working with landowners, developers/investors/operators and as appropriate local people and voluntary organisations. The preparation of a masterplan for Swords will assist in addressing these issue and, as such, is included in Objective U01 of the emerging County Development Plan together with a suite of other urban design and traffic management plans proposed as local area objectives.

### Strategy SS4: Tier 1 Level 3 Hinterland Area Town Centre – Balbriggan

*It is the policy of the Council to facilitate and encourage further retail and commercial development in Balbriggan to promote its role as the key centre in the north of the County.*

30. There is limited potential for growth of the town's retail floorspace within the Core Retail Area or its immediate backlands. Three potential locations have been identified that could provide the necessary quantum and quality of convenience and comparison floorspace over the timescale of the Strategy, while being compatible with the Development Plan, current proposals and the sequential approach.
31. **Town Centre:** the **Spicer's Bakery site** at the edge of the Core Retail Area has planning permission for an enlargement of the existing SuperValu, with associated car parking. The site meets the sequential approach and will make an important contribution to meeting the main food shopping needs of the local population over the period of the Strategy.
32. **Town Centre:** the **Viaduct Car Park Site** is appropriate for a mix of retail and other town centre uses, with the majority being comparison floorspace. It will require to be associated with a multi-storey car park to replace the spaces lost through the development of the site. The site and its location may also be suitable for a bus terminus. Its town centre location, public transport infrastructure and proximity to the railway station will encourage access by foot and public transport as well as by car.
33. **Edge of Centre:** lands at **Balbriggan Inner Relief Road/Naul Road** sit within and close to existing and zoned residential areas and are within walking distance from the town centre. The site is zoned MC, with the zoning objective *'To protect, provide for and/or improve major town centre facilities'*. Local Objective 13 reinforces the importance of this site as follows: *'To provide for a mix of retail, community and other town centre uses subject to a masterplan'*.

In terms of expenditure capacity and the long term strategy for the town centre, over the period of the County Retail Strategy, the convenience floorspace that is sustainable is likely to be more towards 10,000m<sup>2</sup> (net) than 20,000m<sup>2</sup>. Applications will however be reviewed against the relevant assessment criteria.

34. **Out of Centre:** sites at **Castlelands** on Dublin Road and the Inner Relief Road have a specific objective to provide for retail warehousing.
35. However, the future course for Balbriggan's retail expansion cannot be looked at on the basis of a few key sites. If the town is to grow and mature into the main centre in the north of the County then a framework is required to be set down to ensure that the opportunities are maximised and the issues are squarely addressed.
36. **Actions:** it is likely that in the period to 2006 only the Spicer's Bakery site proposals will be implemented. The Dublin Road site is likely to be delivered early post-2006. Both of these schemes will improve the offer of the town but are not of the profile and quantum to fully realise Balbriggan's role as the main town centre to serve the needs of the north of the County. This requires the implementation of the Viaduct and Balbriggan Inner Relief Road/Naul Road sites. These both will play different roles in meeting the retail requirements of this expanding town but are longer term projects. Given the complexities of delivering town centre sites, the Viaduct Car Park Site is unlikely to emerge until the later years of the decade. In respect of the Balbriggan Inner Relief Road/Naul Road site, work will be required to bring forward this site/area in terms of a masterplan and site assembly. These opportunities and potential require to be captured in a visionary framework for Balbriggan Town Centre for the period of the County Retail Strategy and beyond.

#### General

- / In accordance with Objective U01 of the Development Plan, a visionary masterplan will be prepared for Balbriggan which embraces the town centre and the environs and provides the framework for the town's growth to some 25,000 over the timescale of the Regional Planning Guidelines.

#### Spicer's Bakery Site

- / The Council will work closely with the promoters of the redevelopment to assist in early implementation and achieve those objectives set for the site in the 1999 Balbriggan Integrated Area Plan and reinforced in the review of the 2003 County Retail Strategy.

### **Viaduct Car Park Site**

- / A feasibility study is required to determine the capacity and scope of the site for the range of uses proposed, including a review of highways and transportation issues and in particular access to the town centre
- / Following confirmation of the above, the Council requires to assess the best development route to expedite delivery of development. This could include:
  - / Production of a prospectus/development brief to take to the market
  - / A wholly private sector development, a joint venture with the private sector or a Public Private Partnership (PPP) approach
  - / The Council acts as the enabler by ensuring proposals are in accordance with the Development Plan, the site benefits from a planning consent and all the land required is secured.

### **Balbriggan Inner Relief Road/Naul Road Site**

- / Preparation of a masterplan to provide the framework for the mix of uses
- / Setting the site within the transportation plan for Balbriggan with particular emphasis on pedestrian linkage and access to the town centre and residential areas
- / Ensuring all landownership issues are understood and where possible/appropriate resolved
- / Progressing the different public sector components of the masterplan, with due regards to infrastructure requirements and funding
- / Assessing the best development route to expedite delivery of the centre
- / Launching the project to the private sector, and

### **Castlelands**

- / Dialogue requires to be entered into with the promoter of the development to ensure that the objectives of the Council are met and all issues are addressed prior to submission of any planning application and supporting material.

### **Strategy SS5: Level 3 Metropolitan Area Town Centre – Malahide**

*To facilitate and encourage further retail and commercial development in Malahide to enhance its importance as a main centre in the County.*

- 37. Actions:** measures, which require to be examined to provide the basis for the progressive enhancement of the Level 3 Town Centre's offer are:
- / Redevelopment of existing sites and buildings within the Core Retail Area and other locations in the town centre. A detailed inventory of the potential of sites and buildings is required to enable opportunities to be identified
  - / Expansion/intensification of retail floorspace in the Malahide Marina Village while addressing vehicular access constraints, and
  - / Development of satellite Neighbourhood Centres in new residential areas, acknowledging that there is extremely limited potential for this at present.
- 38.** These actions should be addressed in the Malahide urban centre strategy proposed in the Development Plan and be in compliance with the objectives set for urban centre strategies in the Plan.

### **Strategy SS6: Tier 2 Level 3 Hinterland Area Town Centre – Skerries**

*To facilitate and encourage the enhancement of the retail and leisure offer of Skerries to meet the needs of its growing population and its role as a main tourist centre in the County.*

- 39. Actions** that are required to provide a framework for the further enhancement of Skerries for both local people and visitors alike are:
- / A detailed review of land and buildings within or on the edge of the Core Retail Area which identifies potential locations for additional convenience floorspace
  - / An appraisal of the scope for new convenience floorspace within existing or new residential areas, and
  - / The preparation of an environmental enhancement and interpretation strategy that harnesses the asset of the built and natural environment.
- 40.** These actions should be addressed in the Skerries urban centre strategy proposed in the emerging County Development Plan and be in compliance with the objectives set for urban centre strategies in the Plan.

**Strategy SS7: Level 4 Metropolitan Area Suburban Neighbourhood Centres and Facilities**

*To facilitate and encourage the enhancement of the County's Neighbourhood Centres and Facilities to ensure convenient access to shopping and other local services is sustained taking due cognisance of their roles and potential.*

- 41.** Within the review of the County Retail Hierarchy, distinction has been made between the Metropolitan Area Level 4 Suburban Neighbourhood and Village Centres and between Neighbourhood Centres and Facilities. The differentiation reflects the different characteristics, formats and potential of each type of Level 4 Metropolitan Area Suburban Centre.
- 42. Neighbourhood Centres** in the County Retail Hierarchy are predominantly purpose built shopping centres in established suburban areas and include Baldoyle, Carrickhill, Corduff Shopping Centre, Rathbeale Shopping Centre, Roselawn Shopping Centre and Sutton. They are anchored by a supermarket, provide a range of shopping and local services.
- 43. Neighbourhood Facilities:** are located around the majority of areas in the suburban parts of Metropolitan Area. They serve largely the more immediate needs of their local catchment area and are thus an important part of the County's Retail Hierarchy. There is on the whole limited potential for any expansion of these facilities although this, and reinvestment as a whole, should be encouraged where scope does exist in order that they sustain their attraction and competitiveness. Neighbourhood Facilities include: Applewood, Baldoyle Racecourse/Stapolin, Bayside, Brackenstown, Carpenterstown, Drinan, Hartstown, Huntstown, Kinsealy/Feltrim, Laurel Lodge, Mountview, Nevinstown, Portrane, Rivervalley, Santry Demesne and Seabury.
- 44. Actions:** to pursue enhancement of the County's Level 4 Metropolitan Area Suburban Neighbourhood Centres and Facilities will require the following actions:

**Suburban Neighbourhood Centres**

- / **Baldoyle:** requires environmental enhancement of both the old and Racecourse Shopping Centres and this should be progressed with the different private sector interests. The redevelopment of the Racecourse site and lands in the neighbouring Dublin North Fringe will result in a major growth of population in the area, the scale of which is recognised in Baldoyle's designation as a Moderate Growth Town in the County Urban Hierarchy. It is however an area that is not served well by retail floorspace and this position requires to be monitored over the timescale of the County Retail Development Retail Strategy. The need to look to the future is reflected in the Development Plan proposal that an urban centre strategy be prepared for Baldoyle
- / **Carrickhill:** Neighbourhood Centre: Dunnes Stores as the major operator within this centre to be persuaded to look at an enhancement strategy for the centre aimed at sustaining its attraction and competitiveness. The Council needs to establish a dialogue with operators to raise issues and discuss opportunities

- / **Corduff Shopping Centre:** needs the following actions:
  - / Meetings with the centre owners, other investors and developers, operators, adjacent owners, the Gardai, other public services and local community organisation to discuss the issues and identify the opportunities that characterise the centre
  - / Preparation of a joint vision for the centre by the public, private and voluntary sectors and the local community. This should be founded on masterplans and development/implementation studies that should identify mechanisms and funding to secure regeneration of the centre. This is likely to require plans to reconfigure retail footprints and the development of servicing space to accommodate the increase of the footprint for the anchor supermarket
  - / A commitment by the Council to use its Compulsory Purchase Order powers if necessary to achieve the land assembly required
  - / Marketing to and negotiation with the leading convenience operators, be these main stream of discount
  - / Ultimately as part of the final product – the introduction of CCTV cameras, a Centre Manager, a local government and enhanced police presence, and, a commitment to revenue spend on maintenance to address graffiti and vandalism.
- / **Rathbeale Shopping Centre:** Dunnes Stores and other operators in the centre need to be persuaded to look at an enhancement strategy for the centre if it is to sustain its attraction and competitiveness. Dialogue requires to be established with operators to raise the issues and discuss the opportunities. It will be important to ensure that the local community is consulted on any emerging proposals
- / **Roselawn Shopping Centre:** has potential to improve and enhance its role and importance in the local area. While enhancement of the centre is likely to be wholly marketdriven, it is important that early meetings are set up with Tesco, as the centre’s owners, to discuss future proposals and agree a joint strategy to progress enhancement
- / **Sutton:** has limited scope for enhancement and expansion but the Council will encourage and facilitate initiatives to sustain the attraction and importance of the centre. The framework for this will be the urban centre strategy proposed for Sutton in the emerging County Development Plan.

#### **Suburban Neighbourhood Facilities**

- / The Council will undertake an inventory of all Suburban Neighbourhood Facilities and identify the appropriate actions required in each to ensure that over the period of the Strategy the facilities remain attractive and competitive.

#### **Strategy SS8: Level 4 Metropolitan Area Traditional Suburban Village Centres**

*To facilitate and encourage improvement and investment in the Traditional Suburban Village Centres within the County to ensure that their role, importance and attraction is sustained.*

#### **45. Blanchardstown Village, Castleknock, Clonsilla, Howth, Mulhuddart and Portmarnock.**

These centres on the whole are all long established and play a vital role in the life of their respective communities. The review of the County Retail Strategy confirms that over the period of the Strategy it is not anticipated that there will be any major addition to the retail floorspace in these centres because their configuration, urban forms and largely residential hinterlands provide limited opportunity for additional retail and town centre development apart from limited infill or change of use from other types of floorspace, and because of limited car parking and traffic congestion. There is however a need to sustain the attraction and importance of these centres through investment by both the public and private sectors in the public realm, traffic management and property/product enhancement. **Howth** and **Portmarnock** are the exceptions where there is scope for change and further enhancement.

**46. Actions:** to progress enhancement of the County's Level 4 Suburban Metropolitan Area Traditional Village Centres requires the following actions:

- / Accepting that the introduction of major new retail floorspace in any of these centres is unlikely, there is scope for continuing improvement in their environments which will add to their attraction and ambience. This is recognised in the Development Plan, which proposes that **Blanchardstown Village** be included in the masterplan for **Blanchardstown** and that urban centre strategies are produced for **Castleknock, Clonsilla, Howth** and **Portmarnock**. These strategies should involve consultation with civic bodies, community groups and local businesses and adopt a holistic approach to the remit of the strategy
- / **Howth:** there is the opportunity to further exploit Howth's attraction and potential through promoting the development of tourism-leisure related retailing and facilities along the Harbour Road. The foundations of this require to be established through the following steps:
  - / An inventory of the existing buildings around the waterfront followed by discussions with owners and businesses regarding their plans and opportunities for future development
  - / Preparation of a development strategy/vision for the waterfront involving businesses, landowners, sailing and other water-based recreational clubs, local historical societies, community/voluntary organisations, the Harbour Authority and relevant state agencies such as DoEHLG, Department of the Marine and Natural Resources, Office of Public Works, and Department of the Environment Heritage and Local Government. The development strategy/vision would form part of the overall urban centre strategy for Howth
  - / Exploration of the potential for joint venture development initiatives between the Council, other public sector bodies and, as appropriate, local land/property owners, and
- / **Portmarnock:** there is a need to address the convenience needs Issues of the area. Dialogue is required with existing owners and operators to establish the potential for enhancement of existing floorspace.

**Strategy SS9: Level 4 Metropolitan Area Expanding Suburban Village Centres**

*To facilitate and encourage the enhancement of shops and services in the Expanding Suburban Village Centres within the Metropolitan Area to help ensure needs of the existing and expanding populations are locally met.*

**47. Actions:** are required to ensure the sustainable planned development of these Expanding Suburban Village Centres:

- / **Donabate:** the emphasis should be on consolidating convenience and services provision within the heart of the village, with more limited local provision in surrounding residential areas. There is a need for this to be achieved not only through land use zonings but through a vision of what Donabate will evolve into over the period of the County Development Strategy and beyond. This should be achieved through the proposed urban centre strategy in the emerging County Development Plan. The potential for future development should be tested with landowners and potential operators to stimulate market interest and demand
- / **Ongar:** is a new village with retail floorspace to meet the needs of this new community currently under construction and is due to start trading in autumn 2004. The retail and service needs of this expanding population require to be monitored over the timescale of the County Retail Strategy to ensure that they are met in an efficient, equitable and sustainable way, and
- / **Tyrrelstown,** like Ongar, is a new and rapidly growing village. From the outset it was recognised that provision should be made at the heart of the village for the growth of the village over time. The immediate needs of the new community are being met by the development of a mixed use District Centre but as the population further expands then retail and service floorspace to meet the needs of this population will require to be provided. To achieve this expansion within the heart of the village, land therefore should be retained within the village centre for future expansion.

**Strategy SS10: Level 4 Hinterland Area Village Centres – Lusk and Rush**

*To facilitate the local provision of shops and services in Level 4 Hinterland Area Village Centres to meet the needs of the existing and expanding populations.*

48. The review of the County Retail Hierarchy identified that the expansion of both Lusk and Rush was more characteristic of a Village Centre than a Local Centre in the Hinterland Area. There needs to be enhancement of convenience floorspace and other local services in each of these centres. There is potential for additional convenience floorspace within the village centre of Lusk. There is currently an extant planning permission for a 1,000m<sup>2</sup> (gross) local supermarket in the heart of the village. This is likely to be delivered before 2006. Rush has an abundance of under-utilised or former horticultural land sitting adjacent to the village centre where new retail development should be located. Land assembly issues are likely to restrict any scheme to be trading prior to 2006. There also appears to be limited market demand for new retail floorspace.

49. **Actions:** the following are required to secure the progressive enhancement of these Village Centres:

/ **Lusk:** the Council should assist delivery of new retail development within the village centre providing all traffic and environmental issues are addressed. In particular, there should be a focus on assisting the regeneration of the former horticultural/glasshouse site in the centre to meet the longer term convenience needs of expanding population. In addition, smaller sites to meet local neighbourhood needs within new areas of residential growth should be identified and development briefs be produced to guide the scale and quality of development sought. The future of the village and its expansion will be guided by the proposed urban centre strategy proposed for the village in the emerging County Development Plan. Additionally, it is a local objective in the Plan that a traffic management plan be prepared for Lusk

/ **Rush:** is a poor retail centre, both in terms of offer and environment. The potential is there to expand the offer through regeneration of the former horticultural/glasshouses adjacent to the main street. To progress this requires a detailed examination of horticultural lands and identification of land ownership. These should be tested by a range of criteria, including the assessment criteria for retail developments set out in the Strategy and a preferred location identified. Discussions should be undertaken with the environment and perception of Rush is recognised with the preparation of a urban centre strategy proposed in the emerging County Development Plan as is the need to achieve and regeneration of land and buildings in and around the village centre.

**Strategy SS11: Innovation in the County's Retail Offer**

*To encourage and facilitate innovation in the County's retail offer and attraction.*

50. Encouraging and facilitating innovation, be that in trading format, location or product, will assist the County both sustain and increase its competitiveness and attraction. Such formats could include concept/destination stores or Factory Outlets Centres (FOCs):

/ Concept/Destination Stores: would include operators such as IKEA and Marks and Spencers combined with a department store. The net floorspace for each type of development is typically in excess of 20,000m<sup>2</sup> (net). This exceeds the current 6,000m<sup>2</sup> (gross) cap in the RPG

/ FOCs: there are currently only two FOCs in Ireland. Both to date have not performed as well as their anticipated potential. Fingal's location better meets the criteria sought – the critical mass of population and transport/road links. The potential for this may however be eroding as there are at least two potential FOCs advancing in the planning process at present in Kildare and Louth respectively.

51. The revised Retail Planning Guidelines as published by the Minister for the Environment and Local Government in January 2005 contain new policies regarding large retail warehouses, which came into effect from 1 February 2005. The main points in relation to these new policies may be summarised as follows:

/ Taking into account the evidence of consumer demand in Ireland for innovative types of large-scale retail warehouses which are capable of displaying a wide variety of goods under one roof, together with a range of customer facilities and submissions received in response to the consultation process the Minister has determined that the 6,000 square metre floorspace cap on individual retail warehouses will not apply in those areas which are subject of Integrated Area Plans (IAPS) under the Urban Renewal Act 1998 and are National Spatial Strategy Gateways. It is considered that the relaxation of the cap on



floorspace in these areas will meet two policy objectives. Firstly, it should enable new operators to enter the Irish retail market (or existing operators to potentially operate large formats) thereby contributing to the fostering of competition on the retail market. Secondly, it will contribute to urban renewal in those areas covered by Integrated Area Plans in the nine National Spatial Strategy Gateways

- / Notwithstanding the above amendment, normal planning rules continue to apply in these areas and any proposal for an individual retail warehouse unit, with a floorspace in excess of 6,000 square metres gross, must demonstrate that the proposal will:
  - / Be located close to a road network with sufficient capacity to cater for development of the scale proposed. In particular, large scale developments would have to be located close to a high capacity motorway or dual carriage-way network and associated interchange
  - / Be served by existing or planned public transport services
  - / Make adequate provision for those opting for home delivery of goods other than by private car
  - / Be accompanied by a traffic impact assessment demonstrating compliance with the above criteria, and
  - / Take account of the vitality/viability criteria on respect of city/town centres set out in paragraph 65 of the guidelines.
- / It will be a matter for the development management process to apply the above criteria to any proposal that may come forward from the private sector.

**52. Actions:** The Council will implement the revised Retail Planning Guidelines of January 2005 in order to encourage and facilitate innovation in the County's retail offer in accordance with Strategy SS11.

**53.** Strategic guidance will require to evolve through the following:

- / Examination of the nature and range of new retail formats emerging or trading in the United States and Europe and their appropriateness to the Council's objectives
- / The Council proactively pursues this policy through dialogue with primarily international operators founded on a prospectus that sets out objectives, opportunities and locations.

|  |   |
|--|---|
| <b>Strategy SS12: New District and Neighbourhood Centres</b>                 | <i>To encourage and facilitate the development of new District and Neighbourhood Centres to meet the needs of new and growing centres of population</i>   |
| <b>Strategy SS13: Retail Warehousing and Retail Parks</b>                    | <i>To encourage and facilitate the sustainable development of retail warehousing and retail parks at a limited number of strategic locations within or adjacent to key centres in the County Retail Hierarchy</i> |
| <b>Strategy SS14: Retailing in Tourism and Leisure</b>                       | <i>To encourage and facilitate the development of retailing within the tourism and leisure sectors</i>  |
| <b>Strategy SS15: Corner Shops and Smaller Villages/Crossroads</b>           | <i>To retain, encourage and facilitate the retail role of corner shops and small villages around the County</i>   |
| <b>Strategy SS16: Re-Use and Regeneration of Derelict Land and Buildings</b> | <i>To encourage and facilitate the re-use and regeneration of derelict land and buildings</i>   |
| <b>Strategy SS17: Enhancement of Towns and Villages</b>                      | <i>To encourage and facilitate the enhancement and environmental improvement of the County's towns and villages.</i>  |

**Table F3: SUMMARY OF GENERAL STRATEGIES**

## GENERAL STRATEGIES

Table F3 presents the general strategies of the County Retail Strategy.

### **Strategy SS12: New District and Neighbourhood Centre**

*To encourage and facilitate the development of new District and Neighbourhood Centres to meet the needs of new and growing centres of population.*

54. Provision should be made for new district or neighbourhood centres where large scale residential developments are planned to take place and the existing retail provision will not be sufficient to cater for the larger population. These centres will predominantly comprise convenience floorspace and will be anchored by supermarkets or superstores in the Hinterland and Metropolitan Areas respectively, subject to the assessment criteria set down by the Strategy being met. Neighbourhood Centres or Facilities, should be within or directly adjacent to areas containing a large residential population or in areas where new residential developments are planned.

### **Strategy SS13: Retail Warehousing and Retail Parks**

*To encourage and facilitate the sustainable development of retail warehousing and retail parks at a limited number of strategic locations within or adjacent to key centres in the County Retail Hierarchy.*

55. The County is the second most important location for retail warehousing and retail parks within the GDA and it is important that this position is sustained and enhanced over the timescale of the Retail Strategy. There is considerable pressure for additional retail warehousing and retail parks within the County and it is important that direction is provided in the Strategy on where additional floorspace would be acceptable to ensure that site and locations achieve an equitable, efficient and sustainable distribution of retail warehousing floorspace across the County. At a strategic level, new retail warehousing and retail parks will on the whole be located within or on the edge of key centres in the County Retail Hierarchy, namely Level 2 and 3 centres. Their location within these centres will require to take due cognisance of:

- / The Sequential Approach, and
- / The need to ensure that proposals do not inhibit the future expansion of these town centres for mainstream retail development and other town centres activities.

56. Freestanding retail warehousing and retail park developments that do not comply with these principles will not be permitted unless it can be clearly illustrated that they will help achieve other strategic objectives of the County Retail Strategy.

### **Strategy SS14: Retailing in Tourism and Leisure**

*To encourage and facilitate the development of retailing within the tourism and leisure sectors.*

57. The Development Plan recognises the importance of the tourism and leisure sectors in the economies and retail profiles of a number of the County's centres. It is particularly important, but not exclusively, in Malahide, Portmarnock, Balbriggan, Howth and Skerries with heritage, the seaside, waterfronts/water based activity, golf and quality supporting tourism infrastructure (hotels/restaurants/cafes/bars/ speciality retailing) being the key attractions. In Blanchardstown and Swords, the emphasis is on commercial leisure although civic facilities are attracting visitors to galleries and the theatre. As with the retail sector, tourism and leisure is a very competitive industry and an increasingly important feature and attraction in out towns and villages. This is more evident in older more mature centres where commercial leisure has begun to replace former retail uses in largely off prime pitch locations and helped retain the vitality and viability of these centres. It is thus important that tourism and leisure related retail developments and initiatives that will contribute to the health and wealth of the County's towns are encouraged, subject to meeting the tests of the sequential approach and the Council's assessment criteria for retail developments.

### **Strategy SS15: Corner Shops and Smaller Villages/Crossroads**

*To encourage and facilitate the retail role of corner shops and small villages around the County.*

58. As a large part of the County is predominately rural, meeting needs locally is an important policy in the County Retail Strategy. Small village centres and local freestanding stores are an integral component of the life in the country serving needs wider than shopping. It is a sustainable objective to encourage and facilitate preservation of retail and other services in small communities.

**Strategy SS16: Re-use and regeneration of Derelict Land and Buildings**

*To encourage and facilitate the re-use and regeneration of derelict land and buildings in both main and smaller centres.*

59. Re-use and regeneration of derelict/obsolete land and buildings is a sustainable objective. In the context of the County, it is additionally important as it will help achieve preservation of the character and quality of centres, particularly in terms of vernacular/historical architecture, scale, height, density and massing. The potential for the re-use and regeneration of derelict builds and brownfield sites in town centres and in edge of centre locations will be considered in the formulation of development proposals. Only when suitable, available and viable land and buildings cannot be found should alternative new build options be permitted.

**Strategy SS17: Enhancement of Towns and Villages**

*To encourage and facilitate the enhancement and environmental improvement of the County's towns and villages.*

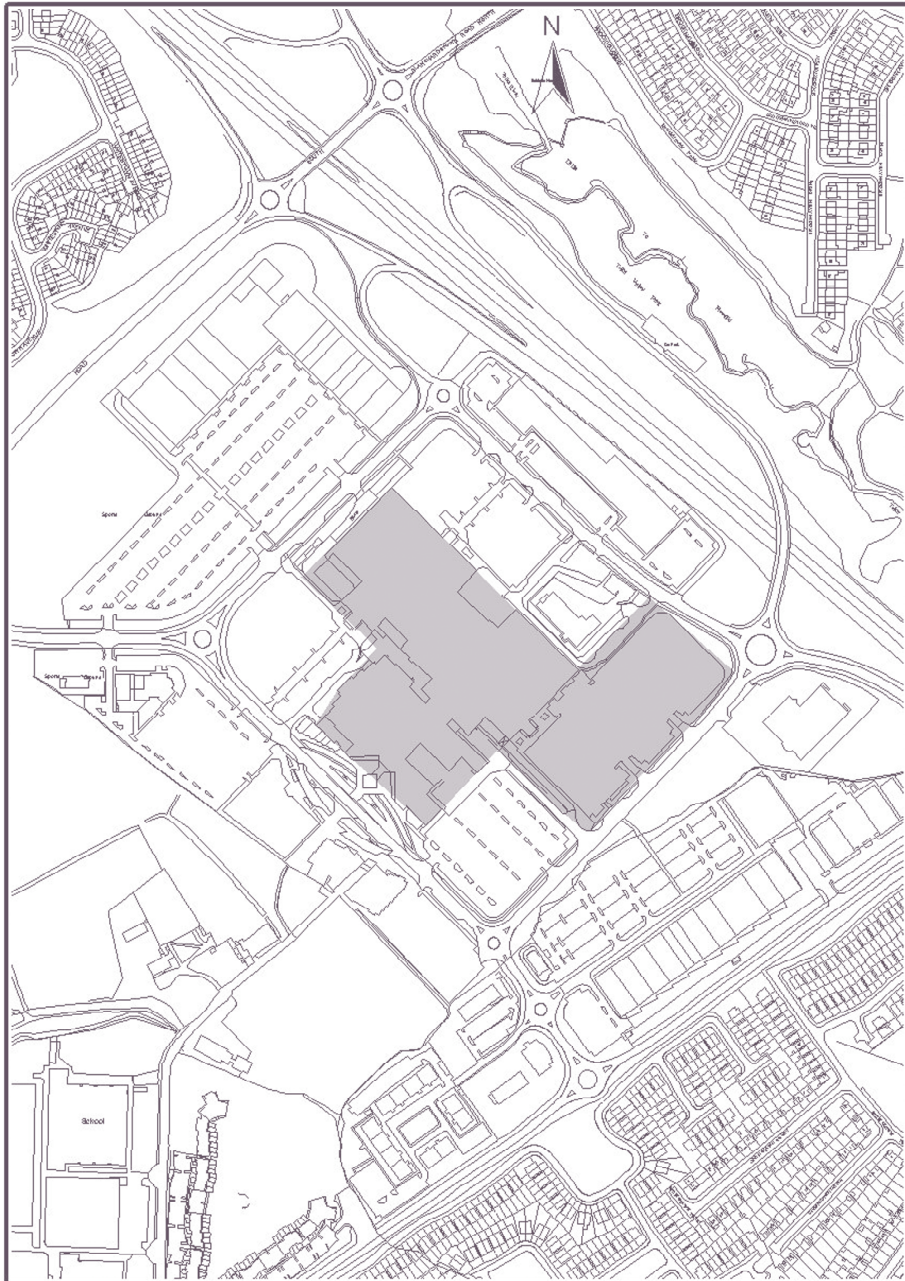
60. The environment of the County's centres is equally important to its retail offer in attracting trade and achieving vitality and viability. Urban renewal and environmental improvement is a continuous requirement if the attraction of the County's centres is to be maintained and mechanisms require to be put in place to ensure that performance is monitored. In parallel, ensuring quality in the design of retail developments will be a priority of the Council in view of the attraction of and profile good and innovative design bring to a town or village.

**Framework for the Assessment of Retail Developments**

61. Consistent with the GDA Retail Strategy, all applications for significant retail development will be assessed against a range of criteria. This approach was incorporated and adopted in the 2003 County Retail Strategy. The review of the County Retail Strategy has reaffirmed that the criteria in the adopted Strategy remain appropriate and valid.
62. What is significant will vary around the County. As a general rule, it is recommended to be 1,000m<sup>2</sup> (gross) for convenience development and 2,000m<sup>2</sup> (gross) for comparison development. The criteria to be considered in the assessment of significant applications will include:
- / Testing the proposal against the sequential approach and that other options have been considered
  - / The impact on town and village centres, including cumulative impact
  - / The baseline information and capacity/impact assessment is fit for purpose and transparent
  - / There is demonstrable need for development
  - / The relationship of the application to any development plan allocation
  - / Its contribution to town/village/centre improvement
  - / Its contribution to site and/or area regeneration
  - / The quality of access by all modes of transport and by foot and bicycle
  - / Its role in improving the competitiveness of the County and sub-areas of the County
  - / Its role in sustaining rural communities
  - / The extent to which it is relevant to consider the imposition of restrictions on the range of goods permitted for sale, and
  - / Any other development plan allocations.
63. If the retail proposal, whether significant or not, accords with development plan policies and proposals in all material respects, it should expect to meet with approval. In accordance with the RPG, in such instances, it should not be necessary for the applicant to provide additional supporting background studies. However, the onus is on an applicant to demonstrate convincingly that the proposal does comply closely with the development plan. Where there is doubt on any aspect of a planning application the Council will require a detailed justification related to the matter that is questionable.



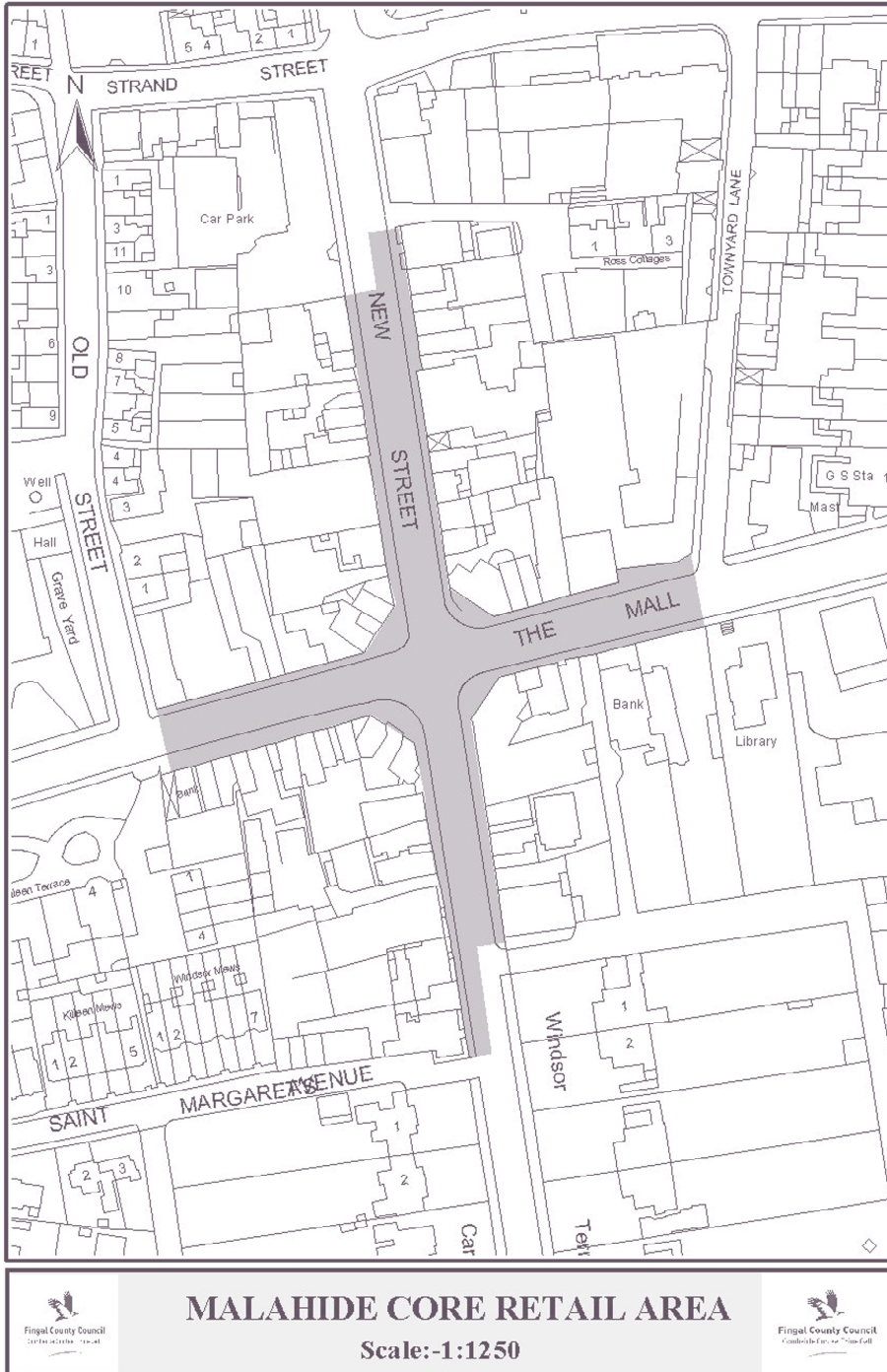
 **BALBRIGGAN CORE RETAIL AREA**   
Scale:-1:2500



## BLANCHARDSTOWN CORE RETAIL AREA

Scale:-1:5000







 **SWARDS CORE RETAIL AREA**   
Scale:-1:5000





# **/ Appendix G**

**Designated Nature Conservation Sites /**

## **SPECIAL AREAS OF CONSERVATION (SAC)**

The Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora) obliges member states to designate Special Areas of Conservation (SACs) to protect and conserve habitats and species of importance in a European Union context. In Fingal this includes Rogerstown and Malahide Estuaries, Baldoyle Bay and parts of Dublin Bay, Howth Head and coastal habitats on Lambay Island. The Habitats (and Birds) Directive have been transposed into Irish law by Ministerial Regulation. The European Communities (Natural Habitats) Regulations, 1997 set out how these sites are to be protected and managed. Nationally, the designation of SACs is ongoing and involves a lengthy process which includes the Government (Minister for the Environment, Heritage and Local Government), landowners and the EU Commission. All sites in Fingal are now candidate Special Areas of Conservation (cSAC) and full legal protection applies to these sites because the designation process has commenced. Planning authorities are obliged by law to ensure that these sites are protected and conserved.

## **SPECIAL PROTECTION AREA (SPA)**

The Birds Directive (Council Directive 79/409/EEC on the conservation of wild birds), adopted in 1979, is concerned with the long-term protection and management of all wild bird species and their habitats in the EU. All Member States are, therefore, responsible for protecting all wild bird species and their habitats. The Directive requires that Special Protection Areas (SPAs) be established to protect migratory species and species which are rare, vulnerable, in danger of extinction, or otherwise require special attention. The Fingal coast is especially important for its bird life. For example, Rogerstown Estuary holds internationally important numbers of Brent Geese and Lambay Island is internationally important for its breeding seabirds, such as Guillemots, Razorbills and Kittiwakes. SPAs are designated by the Minister for the Environment, Heritage and Local Government. The protection and management measures for SPAs are exactly the same as the protection and management regime which is in place for SACs. Full legal protection applies to these sites once the designation process has commenced. All SPA sites in Fingal have been designated and are fully protected by law. SPAs and SACs form a pan-European network of protected sites known as Natura 2000. Planning authorities are obliged by law to ensure that these sites are protected and conserved.

## **NATURAL HERITAGE AREA (NHA)**

The Wildlife (Amendment) Act, 2000 provides the legal basis for the establishment of a national network of sites known as Natural Heritage Areas (NHAs). NHAs are designated by the Minister for the Environment, Heritage and Local Government, and aim to conserve and protect nationally important plant and animal species, and their habitats. NHAs are also designated to conserve and protect nationally important landforms, geological or geomorphological features. Depending on their quality and importance NHAs may also carry other designations such as SAC, SPA, Ramsar site, Statutory Nature Reserve or Refuge for Fauna. Planning authorities are obliged by law to ensure that these sites are protected and conserved. At present, all these sites in Fingal are proposed Natural Heritage Areas, and it is the Council's policy to protect them, even though they have not been designated yet. It is expected that they will be designated during the lifetime of the Plan. Proposed NHAs in Fingal include a range of coastal and other sites such Sluice River Marsh and sites of geological importance such as Feltrim Hill.

## **RAMSAR CONVENTION WETLAND**

The Convention on Wetlands of International Importance, especially as waterfowl habitat was adopted at Ramsar, Iran in 1971, and is commonly referred to as the Ramsar Convention. The Convention provides a worldwide framework for the conservation and wise use of wetlands. Wetlands are areas where water is the primary factor controlling the environment and the associated plant and animal life. They occur where the water table is at or near the surface of the land, or where the land is covered by shallow water. Wetlands are important ecosystems which improve water quality, provide storm protection, provide flood mitigation, stabilise shorelines, maintain biodiversity, and provide natural products such as fish and shellfish. Ireland has designated 45 sites as Wetlands of International Importance pursuant to the Ramsar Convention. This includes four sites in Fingal, namely, Baldoyle Bay, Malahide Estuary, Rogerstown Estuary, the Bull Island and surrounding lands, Dublin Bay. In all cases the Ramsar Convention Wetlands lie within areas designated as Statutory Nature Reserves or Special Protection Areas (SPAs).

## **STATUTORY NATURE RESERVE**

Under the Wildlife Acts 1976 and 2000, Statutory Nature Reserves may be established for the conservation of wildlife habitats. Most Nature Reserves are on state owned lands. Designation provides for strict protection of habitats and wildlife within Statutory Nature Reserves and damaging activities can be legally prevented in them. There is an obligation to manage them in accordance with the objectives for which they were designated. There is an obligation on local authorities to take all practicable steps to avoid or minimise any possible damage to Nature Reserves when determining any matter, or doing anything, which is likely to affect them. There is an obligation to consult with the Minister for the Environment, Heritage and Local Government, in this regard. In Fingal there are Nature Reserves in Rogerstown Estuary, Baldoyle Bay and on lands around the Bull Island in Dublin Bay, some of which are in Fingal.

## **REFUGE FOR FAUNA**

Under the Wildlife Act 1976 the Minister for the Environment, Heritage and Local Government may designate areas as refuges for certain species of wild birds or wild animals and impose restrictive measures in order to protect the species and their habitat. There is an obligation on local authorities to take all practicable steps to avoid or minimise any possible damage to Nature Reserves when determining any matter, or doing anything, which is likely to affect them. There is an obligation to consult with the Minister for the Environment, Heritage and Local Government, in this regard. There is one Refuge for Fauna in Fingal. This is on Rockabill Island and the Refuge was established for the protection of the Roseate Tern, a small breeding seabird whose numbers are declining in Europe. Designation ensures that the birds, their nests, their eggs and their nesting habitat are protected from interference or damage.

## **WHAT ARE THE IMPLICATIONS OF THESE DESIGNATIONS FROM A PLANNING PERSPECTIVE?**

In Fingal the most likely designations which will be encountered in the planning process are NHAs, SACs and SPAs. All Ramsar sites, Statutory Nature Reserves and Refuges for Fauna lie within areas which are designated as NHAs, SACs or SPAs. NHA, SAC and SPA designation aims to ensure that a site can maintain the habitats and/or species for which it was designated. In other words, the ecological integrity of these sites must be maintained and protected. This does not mean that development is precluded but it does mean that a proposed development that could have a significant impact on a designated site must be considered carefully in terms of any impacts on the habitats and species of interest at the site. Development can proceed when the planning authority is satisfied that the proposal is compatible with the aim of protecting these sites, and is in accordance with the relevant legislation. This includes the Planning and Development Act 2000, the Planning and Development Regulations 2001, and in relation to SACs and SPAs, the European Communities (Natural Habitats) Regulations 1997.

All proposed developments which are likely to have an impact on these sites, either individually, or in combination with other plans or projects will therefore be assessed by the planning authority. An appropriate environmental assessment must be submitted as part of any planning application. In some cases an Environmental Impact Assessment may constitute an appropriate assessment for these purposes. This does not mean that an EIA will always be necessary. In many cases a more focussed ecological assessment may be more appropriate. This matter will be decided on a case-by-case basis. Prior to undertaking such an assessment, developers are advised to consult with the Council.

# **/ Appendix H /**

## **List of Tree Preservation Orders /**

## **LIST OF TREE PRESERVATION ORDERS**

- / The Vicarage Church Road Swords
- / Santry Demesne Santry
- / Brackenstown / Brazil Swords.



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