

GLL PRS Holdco Limited

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Proposed Strategic Housing Development  
“Kenelm”  
Deer Park  
Howth  
Co. Dublin

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**VOLUME III**  
**APPENDICES TO ENVIRONMENTAL IMPACT  
ASSESSMENT REPORT**



MAY 2021

## Document Control Sheet

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# **APPENDIX 3.1**

# **BLOCK A:**

# **DAYLIGHT AND SUNLIGHT ANALYSIS**

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**MAY 2021**

# Assessment of Alternative Heights for Proposed Block A

Daylight and Sunlight Analysis  
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# Results

## Impact to Vertical Sky Component (VSC)

### Tig Bhríde & Windwood

The assessment below compares the impact of Option 1 and 2 would have on the VSC of the windows of the neighbouring houses to the west of the development. Option 1 would be at the original height of 5-6 storey and Option 2 at a reduction of 4-5 storey.

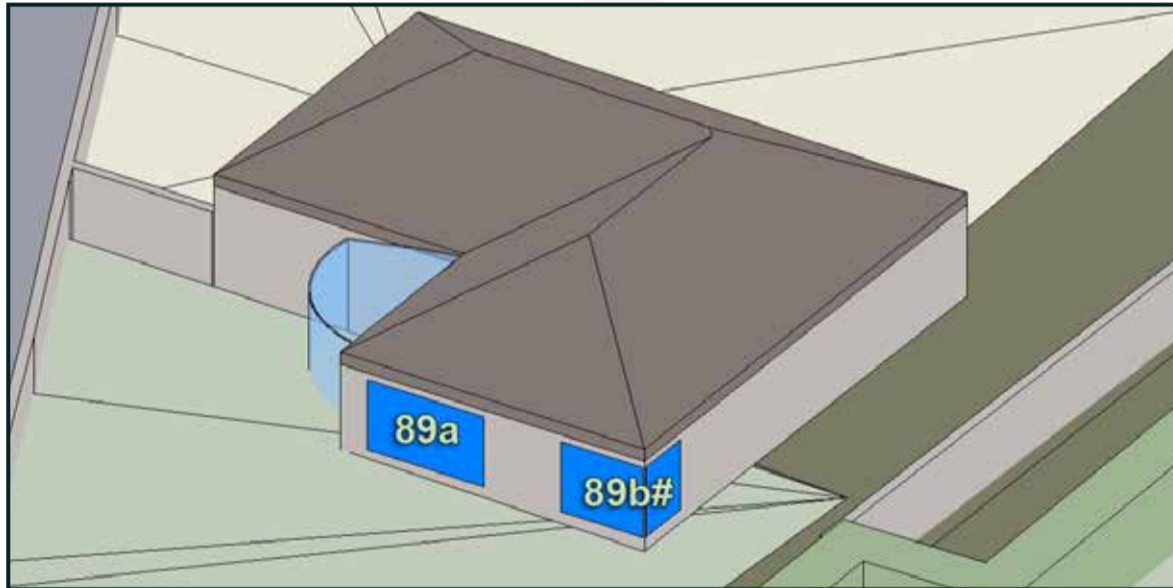
Whilst reducing the height of Block A would decrease the level of impact to the daylight received by these windows, this reduction would not be significant. Given that the massing of Option 1 meets the BRE guidelines for impact to VSC on these windows, there's an insignificant improvement for the reduction of Block A at Option 2. It could be concluded that the reduction of Block A is not necessary from a daylight point of view.

| Window Number     | Baseline VSC Value | Option 1 VSC Value | Level of Compliance with BRE Guidelines* | Design Option 2 VSC Value | Ratio of Design Option VSC to Proposed VSC** |
|-------------------|--------------------|--------------------|--|---------------------------|--|
| <b>Tig Bhríde</b> |                    |                    |  |                           |  |
| 89a               | 35.35%             | 34.47%             | BRE Compliant                            | 34.75%                    | 1.01   |
| 89b#              | 34.84%             | 31.54%             | BRE Compliant                            | 32.49%                    | 1.03   |
| <b>Windwood</b>   |                    |                    |  |                           |  |
| 90a               | 36.50%             | 30.95%             | BRE Compliant                            | 32.21%                    | 1.04   |
| 90b               | 36.75%             | 31.41%             | BRE Compliant                            | 32.61%                    | 1.04   |
| 90c               | 36.63%             | 31.18%             | BRE Compliant                            | 33.65%                    | 1.08   |
| 90d               | 38.59%             | 33.87%             | BRE Compliant                            | 35.15%                    | 1.04   |
| 90e               | 38.67%             | 34.05%             | BRE Compliant                            | 35.30%                    | 1.04   |
| 90f               | 38.75%             | 34.27%             | BRE Compliant                            | 35.48%                    | 1.04   |
| 90g               | 38.82%             | 34.56%             | BRE Compliant                            | 35.69%                    | 1.03   |

\*The BRE Guidelines state that in order for a proposed development to have a noticeable impact on the VSC of an existing window, the value needs to both drop below the stated target value of 27% and be reduced by more than 20% of the existing value.

Where a room has multiple windows, each window has been analysed and the Average VSC has been taken.

\*\*A ratio above 1.00 indicates a reduced level of impact, a ratio below 1.00 indicates a greater degree of impact, a ratio of 1.00 indicates an equal level of impact.



Highlighted areas indicate the position of assessed windows on Tig Bhríde.



Aerial view of assessed location.



Highlighted areas indicate the position of assessed windows on Windwood.



Aerial view of assessed location.

## Impact to Vertical Sky Component (VSC) Kincora Lodge & Baltray

The assessment below compares the impact of Option 1 and 2 would have on the VSC of the windows of the neighbouring houses to the west of the development. Option 1 would be at the original height of 5-6 storey and Option 2 at a reduction of 4-5 storey.

Whilst reducing the height of Block A would decrease the level of impact to the daylight received by these windows, this reduction would not be significant. Given that the massing of Option 1 meets the BRE guidelines for impact to VSC on these windows, there's an insignificant improvement for the reduction of Block A at Option 2. It could be concluded that the reduction of Block A is not necessary from a daylight point of view.

| Window Number        | Baseline VSC Value | Option 1 VSC Value | Level of Compliance with BRE Guidelines* | Option 2 VSC Value | Ratio of Design Option VSC to Proposed VSC** |
|----------------------|--------------------|--------------------|--|--------------------|--|
| <b>Kincora Lodge</b> |                    |                    |  |                    |  |
| 91a                  | 21.13%             | 20.88%             | BRE Compliant                            | 20.90%             | 1.00   |
| 91b                  | 27.49%             | 27.05%             | BRE Compliant                            | 27.16%             | 1.00   |
| 91c                  | 35.14%             | 34.11%             | BRE Compliant                            | 34.36%             | 1.01   |
| 91d                  | 34.88%             | 34.06%             | BRE Compliant                            | 34.23%             | 1.01   |
| 91e                  | 37.38%             | 36.08%             | BRE Compliant                            | 36.37%             | 1.01   |
| 91f                  | 37.36%             | 36.14%             | BRE Compliant                            | 36.40%             | 1.01   |
| 91g                  | 37.33%             | 36.20%             | BRE Compliant                            | 36.43%             | 1.01   |
| <b>Baltray</b>       |                    |                    |  |                    |  |
| 92a#                 | 27.71%             | 27.20%             | BRE Compliant                            | 27.37%             | 1.01   |
| 92b#                 | 28.97%             | 28.32%             | BRE Compliant                            | 28.53%             | 1.01   |
| 92c                  | 33.16%             | 33.03%             | BRE Compliant                            | 33.09%             | 1.00   |
| 92d                  | 34.72%             | 34.58%             | BRE Compliant                            | 34.65%             | 1.00   |
| 92e                  | 35.27%             | 32.99%             | BRE Compliant                            | 33.64%             | 1.02   |
| 92f                  | 37.71%             | 37.57%             | BRE Compliant                            | 37.64%             | 1.00   |

\*The BRE Guidelines state that in order for a proposed development to have a noticeable impact on the VSC of an existing window, the value needs to both drop below the stated target value of 27% and be reduced by more than 20% of the existing value.

Where a room has multiple windows, each window has been analysed and the Average VSC has been taken.

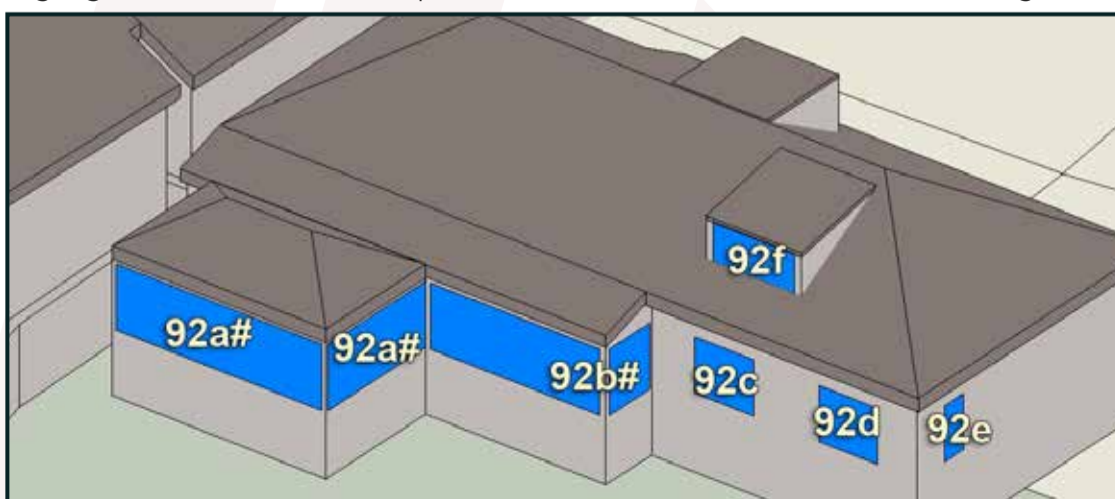
\*\*A ratio above 1.00 indicates a reduced level of impact, a ratio below 1.00 indicates a greater degree of impact, a ratio of 1.00 indicates an equal level of impact.



Highlighted areas indicate the position of assessed windows on Kincora Lodge.



Aerial view of assessed location.



Highlighted areas indicate the position of assessed windows on Baltray.



Aerial view of assessed location.

## Results

### Impact to Annual Probable Sunlight Hours (APSH) Tig Bhríde

The assessment below compares the impact of Option 1 and 2 would have on the Annual APSH of the windows of the neighbouring houses to the west of the development. Option 1 would be at the original height of 5-6 storey and Option 2 at a reduction of 4-5 storey.

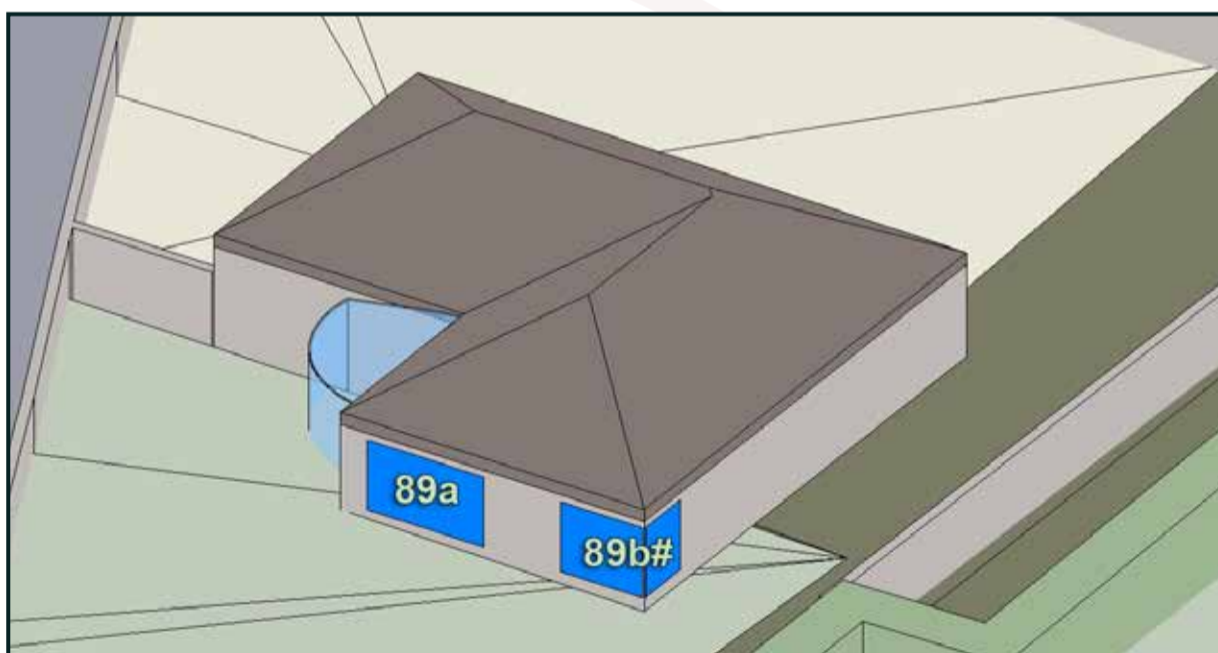
Whilst reducing the height of Block A would decrease the level of impact to the daylight received by these windows, this reduction would not be significant. Given that the massing of Option 1 meets the BRE guidelines for impact to VSC on these windows, there's an insignificant improvement for the reduction of Block A at Option 2. It could be concluded that the reduction of Block A is not necessary from a daylight point of view

| Window Number     | Baseline APSH Value | Option 1 APSH Value | Level of Compliance with BRE Guidelines* | Option 2 APSH Value | Ratio of Design Option APSH to Proposed APSH** |
|-------------------|---------------------|---------------------|--|---------------------|--|
| <b>Tig Bhríde</b> |                     |                     |  |                     |  |
| Annual APSH       |                     |                     |  |                     |  |
| 89a               | 74.6%               | 68.7%               | BRE Compliant                            | 70.3%               | 1.02   |
| 89b#              | 65.9%               | 57.1%               | BRE Compliant                            | 59.6%               | 1.04   |
| Winter APSH       |                     |                     |  |                     |  |
| 89a               | 78.4%               | 63.1%               | BRE Compliant                            | 67.0%               | 1.06   |
| 89b#              | 66.0%               | 48.9%               | BRE Compliant                            | 53.3%               | 1.09   |

The BRE Guidelines state that in order for a proposed development to have a noticeable impact on the APSH of an existing window, the value needs to both drop below the stated target value of 25% (annual) / 5% (winter) and be reduced by more than 20% of the baseline value and It has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Where a room has multiple windows, each south facing window has been analysed and the Average APSH has been taken.

\*\*A ratio above 1.00 indicates a reduced level of impact, a ratio below 1.00 indicates a greater degree of impact, a ratio of 1.00 indicates an equal level of impact.



Aerial view of assessed location.

Highlighted areas indicate the position of assessed windows on Tig Bhríde.



## Results

### Impact to Annual Probable Sunlight Hours (APSH) Baltray

The assessment below compares the impact of Option 1 and 2 would have on the Winter APSH of the windows of the neighbouring houses to the west of the development. Option 1 would be at the original height of 5-6 storey and Option 2 at a reduction of 4-5 storey.

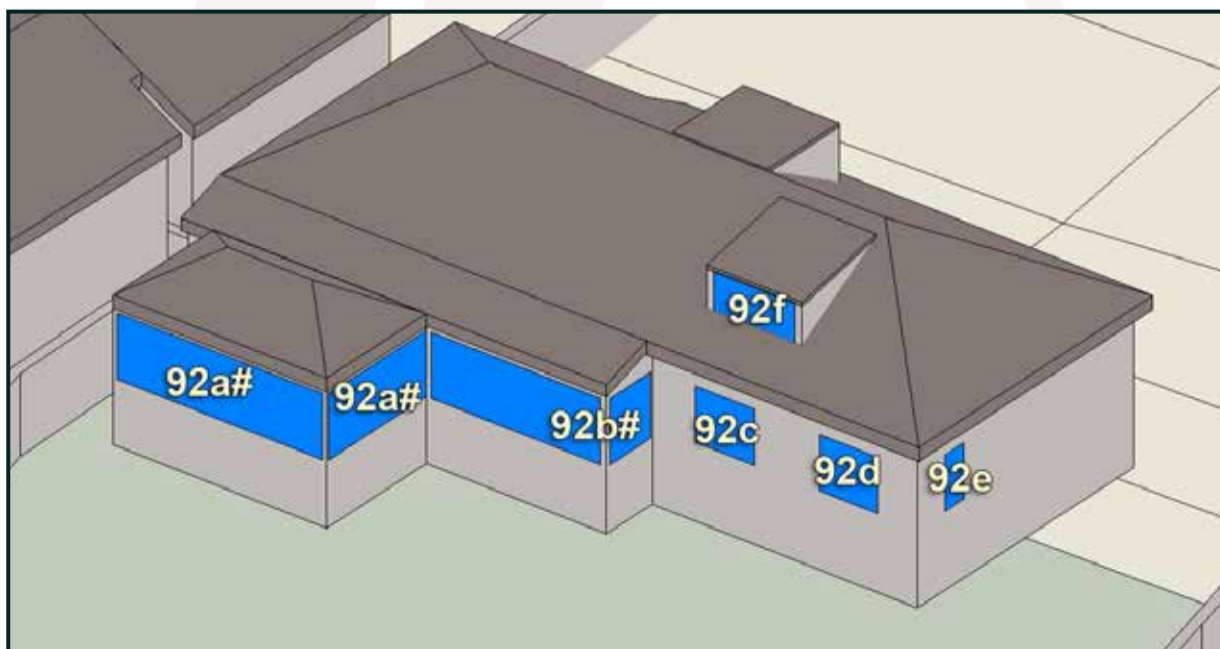
Whilst reducing the height of Block A would decrease the level of impact to the daylight received by these windows, this reduction would not be significant. Given that the massing of Option 1 meets the BRE guidelines for impact to VSC on these windows, there's an insignificant improvement for the reduction of Block A at Option 2. It could be concluded that the reduction of Block A is not necessary from a daylight point of view

| Window Number      | Baseline APSH Value | Option 1 APSH Value | Level of Compliance with BRE Guidelines* | Option 2 APSH Value | Ratio of Design Option APSH to Proposed APSH** |
|--------------------|---------------------|---------------------|--|---------------------|--|
| <b>Baltray</b>     |                     |                     |  |                     |  |
| <b>Annual APSH</b> |                     |                     |  |                     |  |
| 92a#               | 63.4%               | 61.3%               | BRE Compliant                            | 61.9%               | 1.01   |
| 92b#               | 58.6%               | 56.6%               | BRE Compliant                            | 57.2%               | 1.01   |
| 92c                | 66.8%               | 64.9%               | BRE Compliant                            | 65.5%               | 1.01   |
| 92d                | 71.1%               | 69.1%               | BRE Compliant                            | 69.7%               | 1.01   |
| 92e                | 63.0%               | 58.4%               | BRE Compliant                            | 59.6%               | 1.02   |
| 92f                | 75.2%               | 73.7%               | BRE Compliant                            | 74.2%               | 1.01   |
| <b>Winter APSH</b> |                     |                     |  |                     |  |
| 92a#               | 74.7%               | 69.4%               | BRE Compliant                            | 71.0%               | 1.02   |
| 92b#               | 71.3%               | 66.1%               | BRE Compliant                            | 67.6%               | 1.02   |
| 92c                | 81.2%               | 76.3%               | BRE Compliant                            | 77.8%               | 1.02   |
| 92d                | 81.8%               | 76.5%               | BRE Compliant                            | 78.1%               | 1.02   |
| 92e                | 67.2%               | 57.6%               | BRE Compliant                            | 60.8%               | 1.05   |
| 92f                | 83.9%               | 79.7%               | BRE Compliant                            | 81.2%               | 1.02   |

The BRE Guidelines state that in order for a proposed development to have a noticeable impact on the APSH of an existing window, the value needs to both drop below the stated target value of 25% (annual) / 5% (winter) and be reduced by more than 20% of the baseline value and It has to have a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

Where a room has multiple windows, each south facing window has been analysed and the Average APSH has been taken.

\*\*A ratio above 1.00 indicates a reduced level of impact, a ratio below 1.00 indicates a greater degree of impact, a ratio of 1.00 indicates an equal level of impact.



Aerial view of assessed location.

Highlighted areas indicate the position of assessed windows on Baltray.

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# **APPENDIX 9.1**

# **IMPACT RATINGS**

# **AND ASSESSMENT CRITERIA**

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## Appendix 9.1 - Impact Ratings and Assessment Criteria

**Table 1 Glossary of Impacts following EPA Guidance Documents (Draft 2017 Guidelines)**

| Impact Characteristic | Term           | Description   |
|-----------------------|----------------|---|
| Quality               | Positive       | A change which improves the quality of the environment  |
|                       | Neutral        | A change which does not affect the quality of the environment   |
|                       | Negative       | A change which reduces the quality of the environment   |
| Significance          | Imperceptible  | An impact capable of measurement but without noticeable consequences  |
|                       | Slight         | An impact which causes noticeable changes in the character of the environment without affecting its sensitivities |
|                       | Moderate       | An impact that alters the character of the environment in a manner consistent with existing and emerging trends   |
|                       | Significant    | An impact, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment  |
|                       | Profound       | An impact which obliterates sensitive characteristics   |
| Duration              | Short-term     | Impact lasting one to seven years   |
|                       | Medium-term    | Impact lasting seven to fifteen years   |
|                       | Long-term      | Impact lasting fifteen to sixty years   |
|                       | Permanent      | Impact lasting over sixty years   |
|                       | Temporary      | Impact lasting for one year or less   |
| Type                  | Cumulative     | The addition of many small impacts to create one larger, more significant impact                                  |
|                       | 'Do Nothing'   | The environment as it would be in the future should no development of any kind be carried out                     |
|                       | Indeterminable | When the full consequences of a change in the environment cannot be described                                     |
|                       | Irreversible   | When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost    |
|                       | Residual       | Degree of environmental change that will occur after the proposed mitigation measures have taken effect           |
|                       | Synergistic    | Where the resultant impact is of greater significance than the sum of its constituents                            |
|                       | 'Worst Case'   | The impacts arising from a development in the case where the mitigation measures may substantially fail           |

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# **APPENDIX 9.2**

## **NRA CRITERIA FOR RATING THE MAGNITUDE AND SIGNIFICANCE OF IMPACTS AT EIA STAGE NATIONAL ROADS AUTHORITY (NRA, 2009)**

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**Appendix 9.2 - NRA Criteria for Rating the Magnitude and Significance of Impacts at EIA Stage National Roads Authority (NRA, 2009)**

**Table 1 Criteria for Rating Site Attributes – Estimation of Importance of Soil and Geology Attributes (NRA)**

| Importance       | Criteria  | Typical Example   |
|------------------|---|---|
| <b>Very High</b> | <p>Attribute has a high quality, significance or value on a regional or national scale.</p> <p>Degree or extent of soil contamination is significant on a national or regional scale.</p> <p>Volume of peat and/or soft organic soil underlying route is significant on a national or regional scale.</p> | <p>Geological feature rare on a regional or national scale (NHA). Large existing quarry or pit.</p> <p>Proven economically extractable mineral resource</p>   |
| <b>High</b>      | <p>Attribute has a high quality, significance or value on a local scale.</p> <p>Degree or extent of soil contamination is significant on a local scale.</p> <p>Volume of peat and/or soft organic soil underlying route is significant on a local scale.</p>  | <p>Contaminated soil on site with previous heavy industrial usage. Large recent landfill site for mixed wastes.</p> <p>Geological feature of high value on a local scale (County Geological Site).</p> <p>Well drained and/or high fertility soils. Moderately sized existing quarry or pit.</p> <p>Marginally economic extractable mineral resource.</p> |
| <b>Medium</b>    | <p>Attribute has a medium quality, significance or value on a local scale.</p> <p>Degree or extent of soil contamination is moderate on a local scale.</p> <p>Volume of peat and/or soft organic soil underlying route is moderate on a local scale</p>   | <p>Contaminated soil on site with previous light industrial usage. Small recent landfill site for mixed wastes.</p> <p>Moderately drained and/or moderate fertility soils.</p> <p>Small existing quarry or pit.</p> <p>Sub-economic extractable mineral resource.</p>   |
| <b>Low</b>       | <p>Attribute has a low quality, significance or value on a local scale.</p> <p>Degree or extent of soil contamination is minor on a local scale.</p> <p>Volume of peat and/or soft organic soil underlying route is small on a local scale.</p>   | <p>Large historical and/or recent site for construction and demolition wastes.</p> <p>Small historical and/or recent landfill site for construction and demolition wastes.</p> <p>Poorly drained and/or low fertility soils.</p> <p>Uneconomically extractable mineral resource.</p>  |

**Table 2 Criteria for Rating Site Attributes – Estimation of Importance of Hydrogeological Attributes (NRA)**

| Importance            | Criteria  | Typical Examples  |
|-----------------------|---|---|
| <b>Extremely High</b> | Attribute has a high quality or value on an international scale       | Groundwater supports river, wetland or surface water body ecosystem protected by EU legislation e.g. SAC or SPA status.   |
| <b>Very High</b>      | Attribute has a high quality or value on a regional or national scale | Regionally Important Aquifer with multiple well fields.<br>Groundwater supports river, wetland or surface water body ecosystem protected by national legislation – NHA status.<br>Regionally important potable water source supplying >2500 homes.<br>Inner source protection area for regionally important water source. |
| <b>High</b>           | Attribute has a high quality or value on a local scale                | Regionally Important Aquifer. Groundwater provides large proportion of baseflow to local rivers.<br>Locally important potable water source supplying >1000 homes.<br>Outer source protection area for regionally important water source.<br>Inner source protection area for locally important water source.              |
| <b>Medium</b>         | Attribute has a medium quality or value on a local scale              | Locally Important Aquifer.<br>Potable water source supplying >50 homes. Outer source protection area for locally important water source.  |
| <b>Low</b>            | Attribute has a low quality or value on a local scale                 | Poor Bedrock Aquifer<br>Potable water source supplying <50 homes  |

**Table 3 Criteria for Rating Impact Significance at EIS Stage – Estimation of Magnitude of Impact on Soil/ Geology Attribute (NRA)**

| Magnitude of Impact        | Criteria  | Typical Examples   |
|----------------------------|---|--|
| <b>Large Adverse</b>       | Results in loss of attribute  | Loss of high proportion of future quarry or pit reserves.<br>Irreversible loss of high proportion of local high fertility soils.<br>Removal of entirety of geological heritage feature.<br>Requirement to excavate/remediate entire waste site.<br>Requirement to excavate and replace high proportion of peat, organic soils and/or soft mineral soils beneath alignment.   |
| <b>Moderate Adverse</b>    | Results in impact on integrity of attribute or loss of part of attribute                          | Loss of moderate proportion of future quarry or pit reserves.<br>Removal of part of geological heritage feature.<br>Irreversible loss of moderate proportion of local high fertility soils.<br>Requirement to excavate/remediate significant proportion of waste site.<br>Requirement to excavate and replace moderate proportion of peat, organic soils and/or soft mineral soils beneath alignment.  |
| <b>Small Adverse</b>       | Results in minor impact on integrity of attribute or loss of small part of attribute              | Loss of small proportion of future quarry or pit reserves.<br>Removal of small part of geological heritage feature.<br>Irreversible loss of small proportion of local high fertility soils and/or high proportion of local low fertility soils.<br>Requirement to excavate/remediate small proportion of waste site.<br>Requirement to excavate and replace small proportion of peat, organic soils and/or soft mineral soils beneath alignment. |
| <b>Negligible</b>          | Results in an impact on attribute but of insufficient magnitude to affect either use or integrity | No measurable changes in attributes  |
| <b>Minor Beneficial</b>    | Results in minor improvement of attribute quality   | Minor enhancement of geological heritage feature   |
| <b>Moderate Beneficial</b> | Results in moderate improvement of attribute quality  | Moderate enhancement of geological heritage feature  |
| <b>Major Beneficial</b>    | Results in major improvement of attribute quality   | Major enhancement of geological heritage feature   |

**Table 4 Criteria for Rating Impact Significance at EIS Stage – Estimation of Magnitude of Impact on Hydrogeological Attribute (NRA)**

| Magnitude of Impact     | Criteria  | Typical Examples  |
|-------------------------|---|---|
| <b>Large Adverse</b>    | Results in loss of attribute and /or quality and integrity of attribute                           | <p>Removal of large proportion of aquifer.</p> <p>Changes to aquifer or unsaturated zone resulting in extensive change to existing water supply springs and wells, river baseflow or ecosystems.</p> <p>Potential high risk of pollution to groundwater from routine run-off.</p> <p>Calculated risk of serious pollution incident &gt;2% annually.</p>     |
| <b>Moderate Adverse</b> | Results in impact on integrity of attribute or loss of part of attribute                          | <p>Removal of moderate proportion of aquifer.</p> <p>Changes to aquifer or unsaturated zone resulting in moderate change to existing water supply springs and wells, river baseflow or ecosystems.</p> <p>Potential medium risk of pollution to groundwater from routine run-off.</p> <p>Calculated risk of serious pollution incident &gt;1% annually.</p> |
| <b>Small Adverse</b>    | Results in minor impact on integrity of attribute or loss of small part of attribute              | <p>Removal of small proportion of aquifer. Changes to aquifer or unsaturated zone resulting in minor change to water supply springs and wells, river baseflow or ecosystems.</p> <p>Potential low risk of pollution to groundwater from routine run-off.</p> <p>Calculated risk of serious pollution incident &gt;0.5% annually.</p>                        |
| <b>Negligible</b>       | Results in an impact on attribute but of insufficient magnitude to affect either use or integrity | <p>Calculated risk of serious pollution incident &lt;0.5% annually.</p>   |



**Table 5 Rating of Significant Environmental Impacts at EIS Stage (NRA)**

| Importance of Attribute | Magnitude of Importance |                      |                      |                      |
|-------------------------|-------------------------|----------------------|----------------------|----------------------|
|                         | Negligible              | Small Adverse        | Moderate Adverse     | Large Adverse        |
| <b>Extremely High</b>   | Imperceptible           | Significant          | Profound             | Profound             |
| <b>Very High</b>        | Imperceptible           | Significant/moderate | Profound/Significant | Profound             |
| <b>High</b>             | Imperceptible           | Moderate/Slight      | Significant/moderate | Profound/Significant |
| <b>Medium</b>           | Imperceptible           | Slight               | Moderate             | Significant          |
| <b>Low</b>              | Imperceptible           | Imperceptible        | Slight               | Slight/Moderate      |

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# **APPENDIX 10.1**

# **IMPACT RATINGS**

# **AND ASSESSMENT CRITERIA**

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## Appendix 10.1 - Impact Ratings and Assessment Criteria

**Table 1 Glossary of Impacts following EPA Guidance Documents (Draft 2017 Guidelines)**

| Impact Characteristic | Term           | Description   |
|-----------------------|----------------|---|
| Quality               | Positive       | A change which improves the quality of the environment  |
|                       | Neutral        | A change which does not affect the quality of the environment   |
|                       | Negative       | A change which reduces the quality of the environment   |
| Significance          | Imperceptible  | An impact capable of measurement but without noticeable consequences  |
|                       | Slight         | An impact which causes noticeable changes in the character of the environment without affecting its sensitivities |
|                       | Moderate       | An impact that alters the character of the environment in a manner consistent with existing and emerging trends   |
|                       | Significant    | An impact, which by its character, magnitude, duration or intensity alters a sensitive aspect of the environment  |
|                       | Profound       | An impact which obliterates sensitive characteristics   |
| Duration              | Short-term     | Impact lasting one to seven years   |
|                       | Medium-term    | Impact lasting seven to fifteen years   |
|                       | Long-term      | Impact lasting fifteen to sixty years   |
|                       | Permanent      | Impact lasting over sixty years   |
|                       | Temporary      | Impact lasting for one year or less   |
| Type                  | Cumulative     | The addition of many small impacts to create one larger, more significant impact                                  |
|                       | 'Do Nothing'   | The environment as it would be in the future should no development of any kind be carried out                     |
|                       | Indeterminable | When the full consequences of a change in the environment cannot be described                                     |
|                       | Irreversible   | When the character, distinctiveness, diversity, or reproductive capacity of an environment is permanently lost    |
|                       | Residual       | Degree of environmental change that will occur after the proposed mitigation measures have taken effect           |
|                       | Synergistic    | Where the resultant impact is of greater significance than the sum of its constituents                            |
|                       | 'Worst Case'   | The impacts arising from a development in the case where the mitigation measures may substantially fail           |

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# **APPENDIX 10.2**

## **NRA CRITERIA FOR RATING THE MAGNITUDE AND SIGNIFICANCE OF IMPACTS AT EIA STAGE NATIONAL ROADS AUTHORITY (NRA, 2009)**

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**Appendix 10.2 - NRA Criteria for Rating the Magnitude and Significance of Impacts at EIA Stage National Roads Authority (NRA, 2009)**

**Table 1 Criteria for Rating Site Attributes – Estimation of Importance of Hydrological Attributes (NRA)**

| Importance     | Criteria  | Typical Examples   |
|----------------|---|--|
| Extremely High | Attribute has a high quality or value on an international scale       | River, wetland or surface water body ecosystem protected by EU legislation e.g. 'European sites' designated under the Habitats Regulations or 'Salmonid waters' designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988.  |
| Very High      | Attribute has a high quality or value on a regional or national scale | River, wetland or surface water body ecosystem protected by national legislation – NHA status.<br>Regionally important potable water source supplying >2500 homes.<br>Quality Class A (Biotic Index Q4, Q5).<br>Flood plain protecting more than 50 residential or commercial properties from flooding.<br>Nationally important amenity site for wide range of leisure activities. |
| High           | Attribute has a high quality or value on a local scale                | Salmon fishery.<br>Locally important potable water source supplying >1000 homes.<br>Quality Class B (Biotic Index Q3-4).<br>Flood plain protecting between 5 and 50 residential or commercial properties from flooding.<br>Locally important amenity site for wide range of leisure activities.  |
| Medium         | Attribute has a medium quality or value on a local scale              | Coarse fishery.<br>Local potable water source supplying >50 homes.<br>Quality Class C (Biotic Index Q3, Q2- 3).<br>Flood plain protecting between 1 and 5 residential or commercial properties from flooding.  |
| Low            | Attribute has a low quality or value on a local scale                 | Locally important amenity site for small range of leisure activities.<br>Local potable water source supplying <50 homes Quality Class D (Biotic Index Q2, Q1).<br>Flood plain protecting 1 residential or commercial property from flooding.<br>Amenity site used by small numbers of local people.  |

**Table 2 Criteria for Rating Impact Significance at EIS Stage – Estimation of Magnitude of Impact on Hydrological Attribute (NRA)**

| Magnitude of Impact | Criteria  | Typical Examples  |
|---------------------|---|---|
| Large Adverse       | Results in loss of attribute  | Loss or extensive change to a waterbody or water dependent habitat.<br>Increase in predicted peak flood level >100mm.<br>Extensive loss of fishery.<br>Calculated risk of serious pollution incident >2% annually.<br>Extensive reduction in amenity value. |
| Moderate Adverse    | Results in impact on integrity of attribute or loss of part of attribute                          | Increase in predicted peak flood level >50mm.<br>Partial loss of fishery.<br>Calculated risk of serious pollution incident >1% annually.<br>Partial reduction in amenity value.   |
| Small Adverse       | Results in minor impact on integrity of attribute or loss of small part of attribute              | Increase in predicted peak flood level >10mm.<br>Minor loss of fishery.<br>Calculated risk of serious pollution incident >0.5% annually.<br>Slight reduction in amenity value.  |
| Negligible          | Results in an impact on attribute but of insufficient magnitude to affect either use or integrity | Negligible change in predicted peak flood level.<br>Calculated risk of serious pollution incident <0.5% annually.   |
| Minor Beneficial    | Results in minor improvement of attribute quality   | Reduction in predicted peak flood level >10mm.<br>Calculated reduction in pollution risk of 50% or more where existing risk is <1% annually.  |
| Moderate Beneficial | Results in moderate improvement of attribute quality  | Reduction in predicted peak flood level >50mm.<br>Calculated reduction in pollution risk of 50% or more where existing risk is >1% annually.  |
| Major Beneficial    | Results in major improvement of attribute quality   | Reduction in predicted peak flood level >100mm  |

**Table 3 Rating of Significant Environmental Impacts at EIS Stage (NRA)**

| Importance of Attribute | Magnitude of Importance |                      |                      |                      |
|-------------------------|-------------------------|----------------------|----------------------|----------------------|
|                         | Negligible              | Small Adverse        | Moderate Adverse     | Large Adverse        |
| <b>Extremely High</b>   | Imperceptible           | Significant          | Profound             | Profound             |
| <b>Very High</b>        | Imperceptible           | Significant/moderate | Profound/Significant | Profound             |
| <b>High</b>             | Imperceptible           | Moderate/Slight      | Significant/moderate | Profound/Significant |
| <b>Medium</b>           | Imperceptible           | Slight               | Moderate             | Significant          |
| <b>Low</b>              | Imperceptible           | Imperceptible        | Slight               | Slight/Moderate      |

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# APPENDIX 11.1

# AUTHOR STATEMENT

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**MAY 2021**



## **Appendix 11.1 Volume III**

### **Author Statement**

Caroline Kelly is a Senior Ecologist at Scott Cawley Ltd. with over 4 years' professional ecological consultancy experience in preparing ecological reports and assessments for inclusion in planning applications. She holds an honours degree in Environmental Biology, from University College Dublin (UCD), and a Masters in Ecological Assessment from University College Cork (UCC). Caroline has experience in habitat survey and assessment (including Annex I habitats and legally protected sites) in a range of terrestrial, freshwater and coastal environments. She is also experienced in surveys for protected species (e.g. bats, badger and otter), bird surveys (both breeding and overwintering) and surveys for invasive species. Whilst working at Scott Cawley Ltd. Caroline has managed ecological assessments for a wide range of projects including tourism, recreational, industrial, commercial, residential, transport and renewable energy developments.

Andrew Speer is a Technical Director at Scott Cawley Ltd. with over 15 years' professional ecological consultancy experience in ecological impact assessment. Andrew is a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM) and holds an honours degree in Zoology from NUI Galway, a Postgraduate Diploma in Geographic Information Systems (GIS) from the University of Ulster and an Advanced Diploma in Planning and Environmental Law from Kings Inns. He has extensive experience in the Appropriate Assessment (AA) process and has been the lead author for the preparation of numerous Screening for Appropriate Assessment Reports, Natura Impact Statements (NISs) and Natura Impact Reports (NIRs). Andrew also provides technical review and due diligence of Appropriate Assessment documentation for public and local authorities to aid their decision-making process as well as peer review of AA documentation prior to lodgement of planning applications.

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# **APPENDIX 11.2**

# **CRITERIA FOR**

# **ECOLOGICAL EVALUATION**

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## Appendix 11.2 Volume III

### Criteria For Ecological Evaluation

#### International Importance:

- 'European Site' including Special Area of Conservation (SAC), Site of Community Importance (SCI), Special Protection Area (SPA) or proposed Special Area of Conservation.
- Proposed Special Protection Area (pSPA).
- Site that fulfils the criteria for designation as a 'European Site' (see Annex III of the Habitats Directive, as amended).
- Features essential to maintaining the coherence of the Natura 2000 Network.<sup>1</sup>
- Site containing 'best examples' of the habitat types listed in Annex I of the Habitats Directive.
- Resident or regularly occurring populations (assessed to be important at the national level)<sup>2</sup> of the following:
  - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive; and/or
  - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive.
- Ramsar Site (Convention on Wetlands of International Importance Especially Waterfowl Habitat 1971).
- World Heritage Site (Convention for the Protection of World Cultural & Natural Heritage, 1972).
- Biosphere Reserve (UNESCO Man & The Biosphere Programme).
- Site hosting significant species populations under the Bonn Convention (Convention on the Conservation of Migratory Species of Wild Animals, 1979).
- Site hosting significant populations under the Berne Convention (Convention on the Conservation of European Wildlife and Natural Habitats, 1979).
- Biogenetic Reserve under the Council of Europe.
- European Diploma Site under the Council of Europe.
- Salmonid water designated pursuant to the European Communities (Quality of Salmonid Waters) Regulations, 1988, (S.I. No. 1988).<sup>3</sup>

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<sup>1</sup> See Articles 3 and 10 of the Habitats Directive

<sup>2</sup> It is suggested that, in general, 1% of the national population of such species qualifies as an internationally important population. However, a smaller population may qualify as internationally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

<sup>3</sup> Note that such waters are designated based on these waters' capabilities of supporting salmon (*Salmo salar*), trout (*Salmo trutta*), char (*Salvelinus*) and whitefish (*Coregonus*)

**National Importance:**

- Site designated or proposed as a Natural Heritage Area (NHA).
- Statutory Nature Reserve.
- Refuge for Fauna and Flora protected under the Wildlife Acts.
- National Park.
- Undesignated site fulfilling the criteria for designation as a Natural Heritage Area (NHA); Statutory Nature Reserve; Refuge for Fauna and Flora protected under the Wildlife Act; and/or a National Park.
- Resident or regularly occurring populations (assessed to be important at the national level)<sup>4</sup> of the following:
  - Species protected under the Wildlife Acts; and/or
  - Species listed on the relevant Red Data list.
- Site containing ‘viable areas’<sup>5</sup> of the habitat types listed in Annex I of the Habitats Directive

**County Importance:**

- Area of Special Amenity.<sup>6</sup>
- Area subject to a Tree Preservation Order.
- Area of High Amenity, or equivalent, designated under the County Development Plan.
- Resident or regularly occurring populations (assessed to be important at the County level)<sup>7</sup> of
- the following:
  - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;
  - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;
  - Species protected under the Wildlife Acts; and/or
  - Species listed on the relevant Red Data list.
- Site containing area or areas of the habitat types listed in Annex I of the Habitats Directive that do not fulfil the criteria for valuation as of International or National importance.

<sup>4</sup> It is suggested that, in general, 1% of the national population of such species qualifies as a nationally important population. However, a smaller population may qualify as nationally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

<sup>5</sup> A ‘viable area’ is defined as an area of a habitat that, given the particular characteristics of that habitat, was of a sufficient size and shape, such that its integrity (in terms of species composition, and ecological processes and function) would be maintained in the face of stochastic change (for example, as a result of climatic variation).

<sup>6</sup> It should be noted that whilst areas such as Areas of Special Amenity, areas subject to a Tree Preservation Order and Areas of High Amenity are often designated on the basis of their ecological value, they may also be designated for other reasons, such as their amenity or recreational value. Therefore, it should not be automatically assumed that such sites are of County importance from an ecological perspective.

<sup>7</sup> It is suggested that, in general, 1% of the County population of such species qualifies as a County important population. However, a smaller population may qualify as County important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

- County important populations of species, or viable areas of semi-natural habitats or natural heritage features identified in the National or Local Biodiversity Action Plan, if this has been prepared.
- Sites containing semi-natural habitat types with high biodiversity in a county context and a high degree of naturalness, or populations of species that are uncommon within the county.
- Sites containing habitats and species that are rare or are undergoing a decline in quality or extent at a national level.

**Local Importance (higher value):**

- Locally important populations of priority species or habitats or natural heritage features identified in the Local BAP, if this has been prepared;
- Resident or regularly occurring populations (assessed to be important at the Local level)<sup>8</sup> of the following:
  - Species of bird, listed in Annex I and/or referred to in Article 4(2) of the Birds Directive;
  - Species of animal and plants listed in Annex II and/or IV of the Habitats Directive;
  - Species protected under the Wildlife Acts; and/or
  - Species listed on the relevant Red Data list.
- Sites containing semi-natural habitat types with high biodiversity in a local context and a high degree of naturalness, or populations of species that are uncommon in the locality;
- Sites or features containing common or lower value habitats, including naturalised species that are nevertheless essential in maintaining links and ecological corridors between features of higher ecological value.

**Local Importance (lower value):**

- Sites containing small areas of semi-natural habitat that are of some local importance for wildlife;
- Sites or features containing non-native species that are of some importance in maintaining habitat links.

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<sup>8</sup> It is suggested that, in general, 1% of the local population of such species qualifies as a locally important population. However, a smaller population may qualify as locally important where the population forms a critical part of a wider population or the species is at a critical phase of its life cycle.

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# **APPENDIX 11.3**

# **DESK STUDY**

# **FLORA AND FAUNA RECORDS**

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## Appendix 11.3 Volume III

### Desk Study Flora and Fauna Records

Desktop records of protected, rare, or other notable plant species are listed below in **Table 1**. These are plant species which are legally protected under the Flora (Protection) Order, 2015 and/or are listed as Critically Endangered, Endangered or Vulnerable on the relevant national Red Data list for Ireland<sup>1</sup>.

The majority of the bryophyte species which were added to the revised Flora (Protection) Order, 2015 legislation were considered highly unlikely to occur within the study area, based on a review of the habitat preferences for each species and on the habitats present within the scheme study area.

**Table 1** *Records of protected, red-listed or notable flora recorded from the desk study in the vicinity of the study area*

| Common Name/<br>Scientific name                  | Legal Status <sup>2</sup> | Red List Status       | Source                      |
|--|---------------------------|-----------------------|-----------------------------|
| Bird's-foot<br><i>Ornithopus perpusillus</i>     | n/a                       | Vulnerable            | NBDC online database record |
| Meadow Barley<br><i>Hordeum secalinum</i>        | n/a                       | Endangered            | NBDC online database record |
| Spring Vetch<br><i>Vicia lathyroides</i>         | n/a                       | Vulnerable            | NBDC online database record |
| <i>Cladonia portentosa</i>                       | HD_V                      |                       | NBDC online database record |
| Bearded Pawwort<br><i>Barbilophozia barbata</i>  | n/a                       | Critically endangered | NBDC online database record |
| Holt Notchwort<br><i>Cladopodiella francisci</i> | n/a                       | Vulnerable            | NBDC online database record |
| Petalwort<br><i>Petalophyllum ralfsii</i>        | FPO                       | Least concern         | NBDC online database record |
| Cernuous Thread-moss<br><i>Bryum uliginosum</i>  | FPO                       | Endangered            | NBDC online database record |
| Dwarf Haircap<br><i>Pogonatum nanum</i>          | n/a                       | Endangered            | NBDC online database record |
| Felted Thyme-moss                                | n/a                       | Near threatened       | NBDC online database record |

<sup>1</sup> Vascular flora from Wyse Jackson, M., FitzPatrick, Ú., Cole, E., Jebb, M., McFerran, D., Sheehy Skeffington, M. & Wright, M. (2016) *Ireland Red List No. 10: Vascular Plants*. National Parks and Wildlife Service, Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs, Dublin, Ireland.

Bryophytes from Lockhart, N., Hodgetts, N. & Holyoak, D. (2012) *Ireland Red List No.8: Bryophytes*. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht, Dublin, Ireland.

<sup>2</sup> HDII/IV/V = Habitats Directive Annexes II/IV/V; FPO = Flora (Protection) Order, 2015; WA = Wildlife Acts

**Table 1** Records of protected, red-listed or notable flora recorded from the desk study in the vicinity of the study area

| Common Name/<br>Scientific name                                 | Legal Status <sup>2</sup> | Red List Status       | Source                      |
|---|---------------------------|-----------------------|-----------------------------|
| <i>Rhizomnium pseudopunctatum</i>                               |                           |                       |                             |
| Fine-leaved Marsh Feather-moss<br><i>Campyliadelphus elodes</i> | n/a                       | Near threatened       | NBDC online database record |
| Glass-wort Feather-moss<br><i>Scleropodium tourettii</i>        | FPO                       | Endangered            | NBDC online database record |
| Hoary Fringe-moss<br><i>Racomitrium canescens</i>               | n/a                       | Vulnerable            | NBDC online database record |
| Large Hook-moss<br><i>Drepanocladus lycopodioides</i>           | n/a                       | Vulnerable            | NBDC online database record |
| Many-seasoned Thread-moss<br><i>Bryum intermedium</i>           | FPO                       | Endangered            | NBDC online database record |
| Megapolitan Feather-moss<br><i>Rhynchostegium megapolitanum</i> | n/a                       | Near threatened       | NBDC online database record |
| Rib-leaf Moss<br><i>Tortula atrovirens</i>                      | n/a                       | Near threatened       | NBDC online database record |
| Rigid Aloe-moss<br><i>Aloina rigida</i>                         | n/a                       | Regionally Extinct    | NBDC online database record |
| Shady Beard-moss<br><i>Didymodon umbrosus</i>                   | n/a                       | Vulnerable            | NBDC online database record |
| Side-fruited Crisp-moss<br><i>Pleurochaete squarrosa</i>        | n/a                       | Near threatened       | NBDC online database record |
| Starke's Pottia<br><i>Microbryum starckeanum</i>                | n/a                       | Regionally endangered | NBDC online database record |
| Velvet Feather-moss<br><i>Brachytheciastrum velutinum</i>       | n/a                       | Endangered            | NBDC online database record |
| Warne's Thread-moss<br><i>Bryum warneum</i>                     | FPO                       | Endangered            | NBDC online database record |
| Wedge-leaved Screw-moss<br><i>Tortula cuneifolia</i>            | n/a                       | Critically endangered | NBDC online database record |
| Wilson's Pottia<br><i>Tortula wilsonii</i>                      | n/a                       | Regionally Extinct    | NBDC online database record |
| Woodsy Thyme-moss<br><i>Plagiomnium cuspidatum</i>              | n/a                       | Near threatened       | NBDC online database record |



Desktop records of protected, rare, or other notable fauna species are listed below in **Table 2**. In relation to amphibian, reptile and mammal species those which are protected under the Wildlife Acts, the Habitats Directive and/or are listed as threatened (Vulnerable to Critically Endangered) on the relevant national Red Lists are included. In the case of bird species, only those species listed in Annex I of the Birds Directive or on the Birds of Conservation Concern in Ireland (BoCCI) Red List are included in the table below. For invertebrate species, those which are listed as threatened (Vulnerable to Critically Endangered) on the relevant national Red List are included.

**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| Common Name/<br>Scientific Name          | Legal Status <sup>3</sup> | Red List Status <sup>4</sup> | Source                      |
|--|---------------------------|------------------------------|-----------------------------|
| <b>Amphibians</b>                        |                           |                              |                             |
| Common frog<br><i>Rana temporaria</i>    | HD_V, WA                  | Least concern                | NBDC online database record |
| Smooth newt<br><i>Triturus vulgaris</i>  | WA                        | Least concern                | NBDC online database record |
| <b>Reptiles</b>                          |                           |                              |                             |
| Common lizard<br><i>Lacerta vivipara</i> | WA                        | Least concern                | NBDC online database record |
| Dermochelyidae                           | n/a                       | n/a                          | NBDC online database record |

<sup>3</sup> HD\_II/IV/V = Habitats Directive Annexes II/IV/V; WA = Wildlife Acts; BD\_I/II/III = Birds Directive Annex I/II/III; OSPAR = Convention for the protection of the marine environment of the North-east Atlantic 1992

<sup>4</sup> Mammal Red-list from Marnell, F., Kingston, N. & Looney, D. (2009) *Ireland Red List No. 3: Terrestrial Mammals* and Marnell, F., Looney, D. & Lawton, C. (2019) *Ireland Red List No. 12: Terrestrial Mammals*.

Birds from Colhoun, K. & Cummins, S. (2013) Birds of Conservation Concern in Ireland 2014-2019. *Irish Birds* 9:523-544.

Amphibians, reptiles and fish from King, J.L., Marnell, F., Kingston, N., Rosell, R., Boylan, P., Caffrey, J.M., Fitzpatrick, Ú., Gargan, P.G., Kelly, F.L., O'Grady, M.F., Poole, R., Roche, W.K. & Cassidy, D. (2011) *Ireland Red List No. 5: Amphibians, Reptiles & Freshwater Fish*.

Non-Marine Molluscs from Byrne, A., Moorkens, E.A., Anderson, R., Killeen, I.J. & Regan, E.C. (2009) *Ireland Red List No. 2 – Non-Marine Molluscs*.

Butterflies from Regan, E.C., Nelson, B., Aldwell, B., Bertrand, C., Bond, K., Harding, J., Nash, D., Nixon, D., & Wilson, C.J. (2010) *Ireland Red List No. 4 – Butterflies*.

Moths from Allen, D., O'Donnell, M., Nelson, B., Tyner, A., Bond, K.G.M., Bryant, T., Crory, A., Mellon, C., O'Boyle, J., O'Donnell, E., Rolston, T., Sheppard, R., Strickland, P., Fitzpatrick, U., & Regan, E. (2016) *Ireland Red List No. 9: Macro-moths (Lepidoptera)*.

Damselflies and dragonflies from Nelson, B., Ronayne, C. & Thompson, R. (2011) *Ireland Red List No.6: Damselflies & Dragonflies (Odonata)*.

Water beetles from Foster, G. N., Nelson, B. H. & O Connor, Á. (2009) *Ireland Red List No. 1 – Water beetles*.

**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| Common Name/<br>Scientific Name                                | Legal Status <sup>3</sup> | Red List<br>Status <sup>4</sup> | Source                      |
|--|---------------------------|---------------------------------|-----------------------------|
| <b>Mammals (Marine)</b>  |                           |                                 |                             |
| Grey seal<br><i>Halichoerus grypus</i>                         | HD_II & IV,<br>WA         | n/a                             | NBDC online database record |
| Common seal<br><i>Phoca vitulina</i>                           | HD_II & IV,<br>WA         | n/a                             | NBDC online database record |
| Common dolphin<br><i>Delphinus delphis</i>                     | HD_IV, WA                 | n/a                             | NBDC online database record |
| Common porpoise<br><i>Phocoena phocoena</i>                    | HD_II & IV,<br>WA         | n/a                             | NBDC online database record |
| Minke Whale<br><i>Balaenoptera acutorostrata</i>               | HD_IV, WA                 | n/a                             | NBDC online database record |
| Northern Bottlenose Whale<br><i>Hyperoodon ampullatus</i>      | HD_IV, WA                 | n/a                             | NBDC online database record |
| Risso's Dolphin<br><i>Grampus griseus</i>                      | HD_IV, WA                 | n/a                             | NBDC online database record |
| <b>Mammals (Terrestrial)</b>                                   |                           |                                 |                             |
| Badger<br><i>Meles meles</i>                                   | WA                        | Least<br>concern                | NBDC online database record |
| Otter<br><i>Lutra lutra</i>                                    | HD_II & IV,<br>WA         | Least<br>concern                | NBDC online database record |
| Brown long-eared bat<br><i>Plecotus auritus</i>                | HD_IV, WA                 | Least<br>concern                | NBDC online database record |
| Leisler's bat<br><i>Nyctalus leisleri</i>                      | HD_IV, WA                 | Least<br>concern                | NBDC online database record |
| Soprano pipistrelle<br><i>Pipistrellus pygmaeus</i>            | HD_IV, WA                 | Least<br>concern                | NBDC online database record |
| Pipistrelle sp.<br><i>Pipistrellus pipistrellus sensu lato</i> | HD_IV, WA                 | Least<br>concern                | NBDC online database record |
| Hedgehog<br><i>Erinaceus europaeus</i>                         | WA                        | Least<br>concern                | NBDC online database record |
| Red squirrel<br><i>Sciurus vulgaris</i>                        | WA                        | Least<br>concern                | NBDC online database record |

**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| <b>Common Name/<br/>Scientific Name</b>                  | <b>Legal Status<sup>3</sup></b> | <b>Red List<br/>Status<sup>4</sup></b> | <b>Source</b>               |
|--|---------------------------------|--|-----------------------------|
| Pygmy shrew<br><i>Sorex minutus</i>                      | WA                              | Least concern                          | NBDC online database record |
| <b>Fish<sup>5</sup></b>                                  |                                 |  |                             |
| Short-snouted Seahorse<br><i>Hippocampus hippocampus</i> | OSPAR                           | n/a                                    | NBDC online database record |
| Thornback Ray<br><i>Raja clavata</i>                     | OSPAR                           | n/a                                    | NBDC online database record |
| <b>Birds</b>   |                                 |  |                             |
| Barn owl<br><i>Tyto alba</i>                             | WA                              | Red                                    | NBDC online database record |
| Black-headed gull<br><i>Larus ridibundus</i>             | WA                              | Red                                    | NBDC online database record |
| Black-necked grebe<br><i>Podiceps nigricollis</i>        | WA                              | Red                                    | NBDC online database record |
| Common Redshank<br><i>Tringa totanus</i>                 | WA                              | Red                                    | NBDC online database record |
| Common scoter<br><i>Melanitta nigra</i>                  | WA                              | Red                                    | NBDC online database record |
| Corn Crake<br><i>Crex crex</i>                           | BD_I, WA                        | Red                                    | NBDC online database record |
| Eurasian Curlew<br><i>Numenius arquata</i>               | BD_II (II), WA                  | Red                                    | NBDC online database record |
| European Golden plover<br><i>Pluvialis apricaria</i>     | BD_I, II (II), III (III), WA    | Red                                    | NBDC online database record |
| Grey Partridge<br><i>Perdix perdix</i>                   | BD_II (I), III (I), WA          | Red                                    | NBDC online database record |
| Herring gull<br><i>Larus argentatus</i>                  | WA                              | Red                                    | NBDC online database record |
| Northern Lapwing<br><i>Vanellus vanellus</i>             | BD_II (II), WA                  | Red                                    | NBDC online database record |

<sup>5</sup> Inland Fisheries Ireland (IFI) noted in their consultation response that the Bearna Stream supports Brown trout and Eel, with trout spawning habitat present. Brown trout are also found in the Tonabrocky and Cappagh Streams and likely to be present in the Trusky and Sruthán na Libeirtí Streams.

**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| <b>Common Name/<br/>Scientific Name</b>                | <b>Legal Status<sup>3</sup></b> | <b>Red List<br/>Status<sup>4</sup></b> | <b>Source</b>               |
|--|---------------------------------|--|-----------------------------|
| Northern Pintail<br><i>Anas acuta</i>                  | BD_II (I), III<br>(II), WA      | Red                                    | NBDC online database record |
| Northern Shoveler<br><i>Anas clypeata</i>              | BD_II (I), III<br>(III), WA     | Red                                    | NBDC online database record |
| Red Knot<br><i>Calidris canutus</i>                    | WA                              | Red                                    | NBDC online database record |
| Twite<br><i>Carduelis flavirostris</i>                 | WA                              | Red                                    | NBDC online database record |
| Yellowhammer<br><i>Emberiza citrinella</i>             | WA                              | Red                                    | NBDC online database record |
| Arctic tern<br><i>Sterna paradisaea</i>                | BD_I, WA                        | Amber                                  | NBDC online database record |
| Atlantic Puffin<br><i>Fratercula arctica</i>           | WA                              | Amber                                  | NBDC online database record |
| Barn Swallow<br><i>Hirundo rustica</i>                 | WA                              | Amber                                  | NBDC online database record |
| Bar-tailed godwit<br><i>Limosa lapponica</i>           | BD_I, WA                        | Amber                                  | NBDC online database record |
| Black Guillemot<br><i>Cephus grylle</i>                | WA                              | Amber                                  | NBDC online database record |
| Black-legged Kittiwake<br><i>Rissa tridactyla</i>      | OSPAR, WA                       | Amber                                  | NBDC online database record |
| Black-tailed Godwit<br><i>Limosa limosa</i>            | WA                              | Amber                                  | NBDC online database record |
| Black-throated diver<br><i>Gavia arctica</i>           | BD_I, WA                        | Amber                                  | NBDC online database record |
| Brent Goose<br><i>Branta bernicla</i>                  | WA                              | Amber                                  | NBDC online database record |
| Common Coot<br><i>Fulica atra</i>                      | BD_II (I), III<br>(II), WA      | Amber                                  | NBDC online database record |
| Common Goldeneye<br><i>Bucephala clangula</i>          | BD_II (II), WA                  | Amber                                  | NBDC online database record |
| Common Grasshopper Warbler<br><i>Locustella naevia</i> | WA                              | Amber                                  | NBDC online database record |

**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| <b>Common Name/<br/>Scientific Name</b>                | <b>Legal Status<sup>3</sup></b> | <b>Red List<br/>Status<sup>4</sup></b> | <b>Source</b>               |
|--|---------------------------------|--|-----------------------------|
| Common Greenshank<br><i>Tringa nebularia</i>           | WA                              | Amber                                  | NBDC online database record |
| Common Guillemot<br><i>Uria aalge</i>                  | WA                              | Amber                                  | NBDC online database record |
| Common Kestrel<br><i>Falco tinnunculus</i>             | BD_I, WA                        | Amber                                  | NBDC online database record |
| Common Kingfisher<br><i>Alcedo atthis</i>              | BD_I, WA                        | Amber                                  | NBDC online database record |
| Common Linnet<br><i>Carduelis cannabina</i>            | WA                              | Amber                                  | NBDC online database record |
| Common Pochard<br><i>Aythya ferina</i>                 | BD_II (I), III<br>(II), WA      | Amber                                  | NBDC online database record |
| Common Sandpiper<br><i>Actitis hypoleucos</i>          | WA                              | Amber                                  | NBDC online database record |
| Common Shelduck<br><i>Tadorna tadorna</i>              | WA                              | Amber                                  | NBDC online database record |
| Common Snipe<br><i>Gallinago gallinago</i>             | BD_II (I), III<br>(III), WA     | Amber                                  | NBDC online database record |
| Common Starling<br><i>Sturnus vulgaris</i>             | WA                              | Amber                                  | NBDC online database record |
| Common Swift<br><i>Apus apus</i>                       | WA                              | Amber                                  | NBDC online database record |
| Common tern<br><i>Sterna hirundo</i>                   | BD_I, WA                        | Amber                                  | NBDC online database record |
| Dunlin<br><i>Calidris alpina</i>                       | BD_I, WA                        | Amber                                  | NBDC online database record |
| Eurasian Oystercatcher<br><i>Haematopus ostralegus</i> | WA                              | Amber                                  | NBDC online database record |
| Eurasian Teal<br><i>Anas crecca</i>                    | BD_II (I), III<br>(II), WA      | Amber                                  | NBDC online database record |
| Eurasian Tree Sparrow<br><i>Passer montanus</i>        | WA                              | Amber                                  | NBDC online database record |
| Eurasian Wigeon<br><i>Anas penelope</i>                | BD_II (I), III<br>(II), WA      | Amber                                  | NBDC online database record |

**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| <b>Common Name/<br/>Scientific Name</b>           | <b>Legal Status<sup>3</sup></b>                                 | <b>Red List<br/>Status<sup>4</sup></b> | <b>Source</b>               |
|---|---|--|-----------------------------|
| Eurasian Woodcock<br><i>Scolopax rusticola</i>    | BD_II (I), III<br>(III), WA                                     | Amber                                  | NBDC online database record |
| European Shag<br><i>Phalacrocorax aristotelis</i> | WA  | Amber                                  | NBDC online database record |
| Gadwall<br><i>Anas strepera</i>                   | BD_II (I), WA   | Amber                                  | NBDC online database record |
| Great Black-backed Gull<br><i>Larus marinus</i>   | WA  | Amber                                  | NBDC online database record |
| Great Cormorant<br><i>Phalacrocorax carbo</i>     | WA  | Amber                                  | NBDC online database record |
| Great Crested Grebe<br><i>Podiceps cristatus</i>  | WA  | Amber                                  | NBDC online database record |
| Greater Scaup<br><i>Aythya marila</i>             | BD_II (II), III<br>(III), WA                                    | Amber                                  | NBDC online database record |
| Grey Plover<br><i>Pluvialis squatarola</i>        | WA  | Amber                                  | NBDC online database record |
| Greylag Goose<br><i>Anser anser</i>               | Regulation S.I.<br>477 (Ireland)<br>BD_ II (I), III<br>(II), WA | Amber                                  | NBDC online database record |
| Hen harrier<br><i>Circus cyaneus</i>              | BD_I, WA  | Amber                                  | NBDC online database record |
| House Martin<br><i>Delichon urbicum</i>           | WA  | Amber                                  | NBDC online database record |
| House Sparrow<br><i>Passer domesticus</i>         | WA  | Amber                                  | NBDC online database record |
| Lesser Black-backed Gull<br><i>Larus fuscus</i>   | WA  | Amber                                  | NBDC online database record |
| Little Grebe<br><i>Tachybaptus ruficollis</i>     | WA  | Amber                                  | NBDC online database record |
| Little tern<br><i>Sterna albifrons</i>            | BD_I, WA  | Amber                                  | NBDC online database record |
| Manx Shearwater<br><i>Puffinus puffinus</i>       | WA  | Amber                                  | NBDC online database record |
| Mediterranean gull<br><i>Larus melanocephalus</i> | BD_I, WA  | Amber                                  | NBDC online database record |

**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| <b>Common Name/<br/>Scientific Name</b>        | <b>Legal Status<sup>3</sup></b> | <b>Red List<br/>Status<sup>4</sup></b> | <b>Source</b>               |
|--|---------------------------------|--|-----------------------------|
| Merlin<br><i>Falco columbarius</i>             | BD_I, WA                        | Amber                                  | NBDC online database record |
| Mew Gull<br><i>Larus canus</i>                 | WA                              | Amber                                  | NBDC online database record |
| Mute Swan<br><i>Cygnus olor</i>                | WA                              | Amber                                  | NBDC online database record |
| Northern Gannet<br><i>Morus bassanus</i>       | WA                              | Amber                                  | NBDC online database record |
| Northern Wheatear<br><i>Oenanthe oenanthe</i>  | WA                              | Amber                                  | NBDC online database record |
| Razorbill<br><i>Alca torda</i>                 | WA                              | Amber                                  | NBDC online database record |
| Red-throated diver<br><i>Gavia stellata</i>    | BD_I, WA                        | Amber                                  | NBDC online database record |
| Ringed Plover<br><i>Charadrius hiaticula</i>   | WA                              | Amber                                  | NBDC online database record |
| Roseate Tern<br><i>Sterna dougallii</i>        | BD_I, WA                        | Amber                                  | NBDC online database record |
| Ruff<br><i>Philomachus pugnax</i>              | BD_I, WA                        | Amber                                  | NBDC online database record |
| Sand Martin<br><i>Riparia riparia</i>          | WA                              | Amber                                  | NBDC online database record |
| Sandwich tern<br><i>Sterna sandvicensis</i>    | BD_I, WA                        | Amber                                  | NBDC online database record |
| Short-eared Owl<br><i>Asio flammeus</i>        | BD_I, WA                        | Amber                                  | NBDC online database record |
| Sky Lark<br><i>Alauda arvensis</i>             | WA                              | Amber                                  | NBDC online database record |
| Slavonian Grebe<br><i>Podiceps auritus</i>     | WA                              | Amber                                  | NBDC online database record |
| Spotted Flycatcher<br><i>Muscicapa striata</i> | WA                              | Amber                                  | NBDC online database record |
| Stock Pigeon<br><i>Columba oenas</i>           | WA                              | Amber                                  | NBDC online database record |
| Tufted Duck<br><i>Aythya fuligula</i>          | BD_II (I), III<br>(II), WA      | Amber                                  | NBDC online database record |

**Table 2** Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area

| Common Name/<br>Scientific Name                           | Legal Status <sup>3</sup> | Red List Status <sup>4</sup> | Source                      |
|---|---------------------------|------------------------------|-----------------------------|
| Water Rail<br><i>Rallus aquaticus</i>                     | WA                        | Amber                        | NBDC online database record |
| Whooper swan<br><i>Cygnus cygnus</i>                      | BD_I, WA                  | Amber                        | NBDC online database record |
| Yellow Wagtail<br><i>Motacilla flava</i>                  | WA                        | Amber                        | NBDC online database record |
| Great northern diver<br><i>Gavia immer</i>                | BD_I, WA                  | Amber                        | NBDC online database record |
| Little gull<br><i>Larus minutus</i>                       | BD_I, WA                  | Amber                        | NBDC online database record |
| Little egret<br><i>Egretta garzetta</i>                   | BD_I, WA                  | Green                        | NBDC online database record |
| Peregrine<br><i>Falco peregrinus</i>                      | BD_I, WA                  | Green                        | NBDC online database record |
| <b>Invertebrates</b>                                      |                           |                              |                             |
| Dark green fritillary butterfly<br><i>Argynnis aglaja</i> | none                      | Vulnerable                   | NBDC online database record |
| Gatekeeper<br><i>Pyronia tithonus</i>                     | none                      | Near threatened              | NBDC online database record |
| Grayling<br><i>Hipparchia semele</i>                      | none                      | Near threatened              | NBDC online database record |
| Marsh fritillary butterfly<br><i>Euphydryas aurinia</i>   | HD_II                     | Vulnerable                   | NBDC online database record |
| Small Blue<br><i>Cupido minimus</i>                       | none                      | Endangered                   | NBDC online database record |
| Small Heath<br><i>Coenonympha pamphilus</i>               | none                      | Near threatened              | NBDC online database record |
| Wall butterfly<br><i>Lasiommata megera</i>                | none                      | Endangered                   | NBDC online database record |
| <i>Andrena (Cnemidandrena) denticulata</i>                | none                      | Vulnerable                   | NBDC online database record |
| <i>Andrena (Micrandrena) semilaevis</i>                   | none                      | Vulnerable                   | NBDC online database record |
| <i>Colletes (Colletes) similis</i>                        | none                      | Near threatened              | NBDC online database record |



**Table 2 Records of protected, red-listed or notable fauna from the desktop study in the vicinity of the study area**

| <b>Common Name/<br/>Scientific Name</b>                                    | <b>Legal Status<sup>3</sup></b> | <b>Red List<br/>Status<sup>4</sup></b> | <b>Source</b>               |
|--|---------------------------------|--|-----------------------------|
| Field Cuckoo Bee<br><i>Bombus (Psithyrus) campestris</i>                   | none                            | Vulnerable                             | NBDC online database record |
| Great Yellow Bumble Bee<br><i>Bombus (Subterraneobombus) distinguendus</i> | none                            | Endangered                             | NBDC online database record |
| Large Red Tailed Bumble Bee<br><i>Bombus (Melanobombus) lapidarius</i>     | none                            | Near threatened                        | NBDC online database record |
| Moss Carder-bee<br><i>Bombus (Thoracombus) muscorum</i>                    | none                            | Near threatened                        | NBDC online database record |
| <i>Nomada panzeri</i>  | none                            | Near threatened                        | NBDC online database record |
| Blind Snail<br><i>Cecilioides (Cecilioides) acicula</i>                    | none                            | Vulnerable                             | NBDC online database record |
| Common Whorl Snail<br><i>Vertigo (Vertigo) pygmaea</i>                     | none                            | Near threatened                        | NBDC online database record |
| Dog Whelk<br><i>Nucella lapillus</i>                                       | OSPAR                           | n/a                                    | NBDC online database record |
| English Chrysalis Snail<br><i>Leiostryla (Leiostryla) anglica</i>          | none                            | Vulnerable                             | NBDC online database record |
| Heath Snail<br><i>Helicella itala</i>                                      | none                            | Vulnerable                             | NBDC online database record |
| Lesser Bulin<br><i>Merdigera obscura</i>                                   | none                            | Endangered                             | NBDC online database record |
| Marsh Whorl Snail<br><i>Vertigo (Vertigo) antivertigo</i>                  | none                            | Vulnerable                             | NBDC online database record |
| Moss Chrysalis Snail<br><i>Pupilla (Pupilla) muscorum</i>                  | none                            | Endangered                             | NBDC online database record |
| Prickly Snail<br><i>Acanthinula aculeata</i>                               | none                            | Near threatened                        | NBDC online database record |
| Striated Whorl Snail<br><i>Vertigo (Vertigo) substriata</i>                | none                            | Near threatened                        | NBDC online database record |
| Tree Snail<br><i>Balea (Balea) perversa</i>                                | none                            | Vulnerable                             | NBDC online database record |

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# **APPENDIX 11.4**

## **ALTEMAR (2019)**

### **BAT FAUNA ASSESSMENT**

#### **FOR LANDS AT**

##### **HOWTH ROAD, CO. DUBLIN.**

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**VOLUME III**  
**APPENDICES TO ENVIRONMENTAL IMPACT ASSESSMENT REPORT**

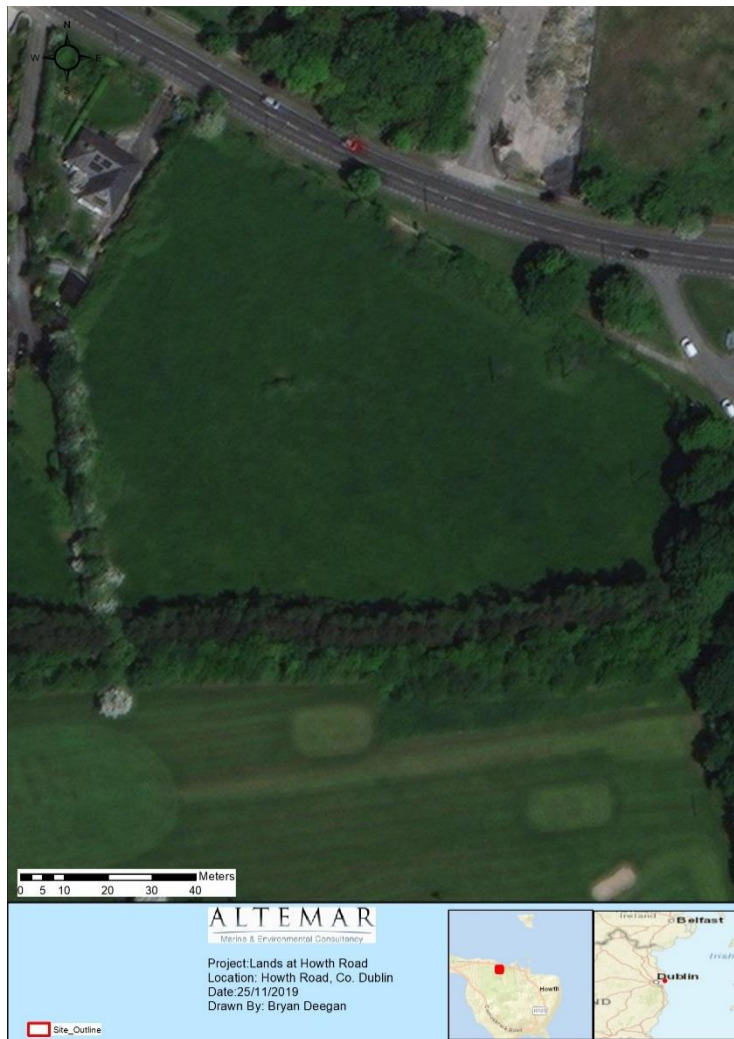


**Appendix 11.4 Volume III**

**Altemar (2019) Bat fauna assessment for lands at Howth Road, Co. Dublin.**



**Bat fauna assessment for lands at  
Howth Road, Co. Dublin.**



**25<sup>TH</sup> NOVEMBER 2019**

**PREPARED BY: BRYAN DEEGAN (MCIEEM) OF ALTEMAR LTD.  
On behalf of: Glenveagh Living Limited**

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| <b>Document Control Sheet</b> |  |                              |                                |
|-------------------------------|--|------------------------------|--------------------------------|
| Client                        | Glenveagh Living Limited                                 |                              |                                |
| Project                       | Bat fauna assessment for lands at Howth Road, Co. Dublin |                              |                                |
| Report                        | Bat Fauna Assessment                                     |                              |                                |
| Date                          | 25 <sup>th</sup> November 2019                           |                              |                                |
| Project No:                   |  | Document Reference: GLL-1901 |                                |
| Version                       | Author   | Reviewed                     | Date                           |
| Draft 01                      | Bryan Deegan   | Sara Corcoran                | 25 <sup>th</sup> November 2019 |
|                               |  |                              |                                |

## **SUMMARY**

|                             |   |
|-----------------------------|---|
| <b>Structure:</b>           | None. Proposed residential development on agricultural land, golfcourse and woodland.   |
| <b>Location:</b>            | The subject site are greenfield lands located to the west of Howth Village.   |
| <b>Bat species present:</b> | None Roosting   |
| <b>Proposed work:</b>       | Development of greenfield site.   |
| <b>Impact on bats:</b>      | No impacts on roosting bats. Foraging areas of hedgerows are to be lost. A derogation licence for the removal of roosting bats is not required. |
| <b>Survey by:</b>           | Bryan Deegan MCIEEM   |
| <b>Survey date:</b>         | 25 <sup>th</sup> November 2019  |

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## **INTRODUCTION**

### **SITE LOCATION**

The proposed development site is located on lands immediately to the west of St Mary's Church, Howth Village, Co. Dublin (Figure 1).

### **PROPOSED DEVELOPMENT**

The proposed development will consist of the construction of three apartment blocks and will involve the removal of onsite agricultural land, a section of woodland and landscaping of a portion of the golf course (Figure 1).

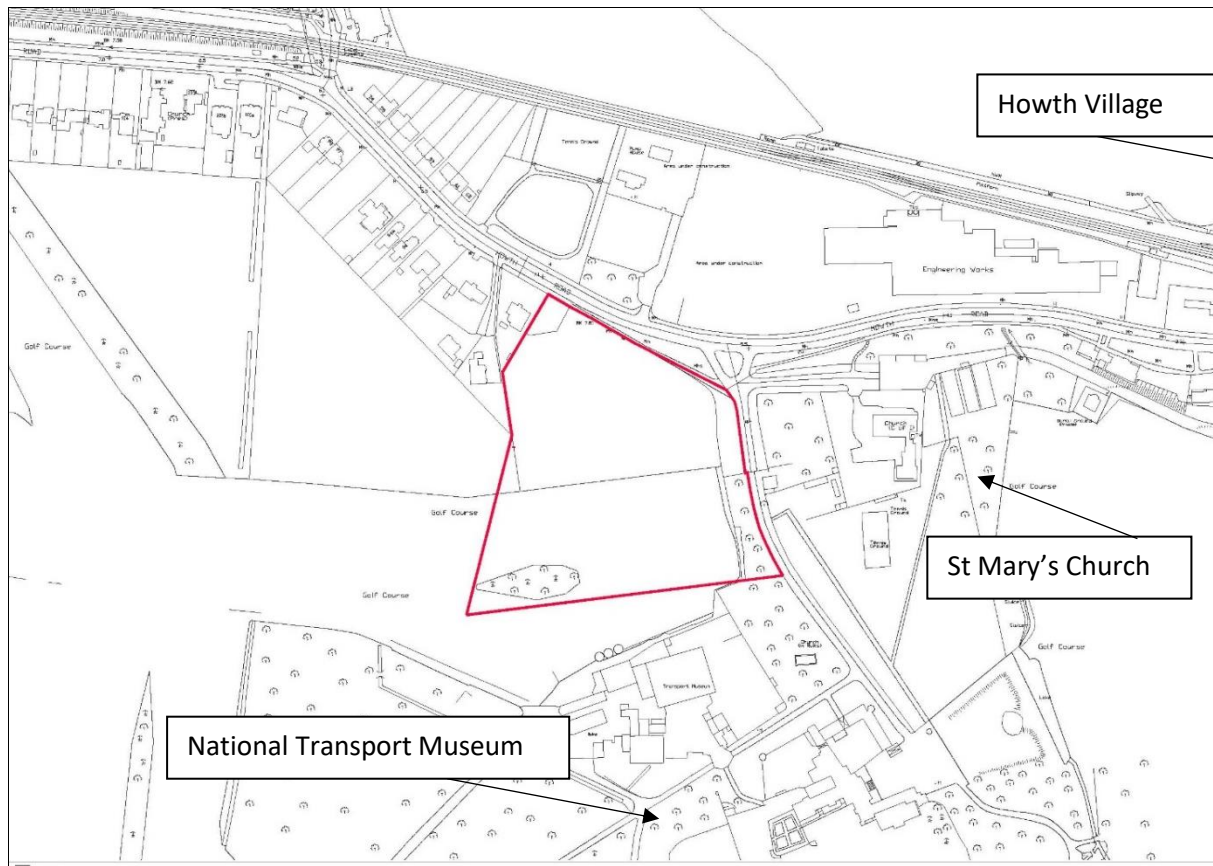
### **BAT SURVEY**

This report presents the results of site visit by Bryan Deegan (MCIEEM) on the 2<sup>nd</sup> October 2019 during which all hedgerows, treelines and woodland areas were inspected for potential roosting sites. No buildings are present on site. A bat emergent/detector survey was also carried out on the 2<sup>nd</sup> October 2019.

### **SURVEY METHODOLOGY**

The presence of bats is assessed with reference to their signs; principally staining, droppings, feeding signs such as invertebrate prey remains and the presence of bat fly *Nycteribiidae* pupae, although direct observations are also occasionally made. An assessment of onsite trees for bat roosting potential was carried out.

At dusk, a bat detector survey was carried out onsite using a *Batbox Duet* heterodyne/frequency division detector to determine bat activity. Bats were identified by their ultrasonic calls coupled with behavioural and flight observations.



**Figure 1: Site outline.**

## SURVEY CONSTRAINTS

The detector survey was undertaken just outside the active bat season in early October. However, the weather conditions were good with mild temperatures of 13°C after sunset. Winds were light and there was no rainfall. Insects were observed in flight throughout the assessment.

## BAT ASSESSMENT FINDINGS

### REVIEW OF LOCAL BAT RECORDS

The review of existing bat records (sourced from *Bat Conservation Ireland's* National Bat Records Database) within a 2km of the study area reveals that three and possibly four of the nine known Irish species have been observed locally. These include a 2006 record of a Brown Long-eared Bat (*Plecotus auritus*), pipistrelle (*Pipistrellus pipistrellus sensu lato*) (*Soprano and common combined*), Lesser Noctule (*Nyctalus leisleri*) and a soprano pipistrelle (*P. pygmaeus*) located within 1km of proposed development site, but not within the proposed development site. Within the 10km<sup>2</sup> grid the same 4 species of bat have been noted (Table 2)

*Table 1: Status of bat species within a 1km grid (O2739) which incorporates the study location*

| Species name                                     | Record count | Date of last record |
|--|--------------|---------------------|
| Brown Long-eared Bat ( <i>Plecotus auritus</i> ) | 2            | 23/05/2006          |
| Lesser Noctule ( <i>Nyctalus leisleri</i> )      | 1            | 23/05/2006          |



|  |   |            |
|--|---|------------|
| Pipistrelle (Pipistrellus pipistrellus sensu lato)<br>(Common pipistrelle/ soprano pipistrelle unseparated). | 1 | 23/05/2006 |
| Soprano Pipistrelle (Pipistrellus pygmaeus)  | 1 | 23/05/2006 |

*Table 2: Status of bat species within the NPWS 10km grid which incorporates the study location*

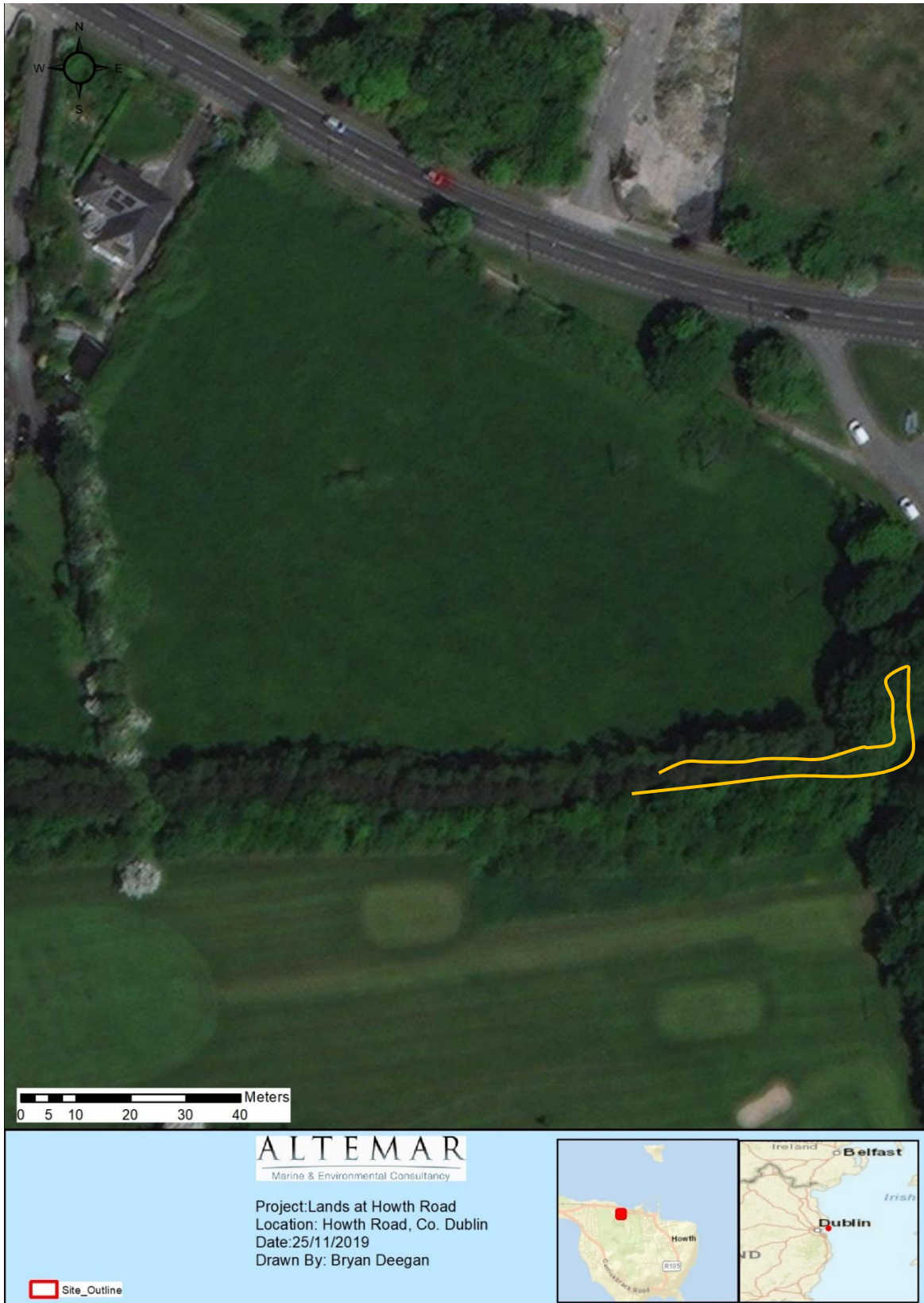
| <b>Species name</b>                                | <b>Record count</b> | <b>Date of last record</b> |
|--|---------------------|----------------------------|
| Brown Long-eared Bat (Plecotus auritus)            | 3                   | 23/05/2014                 |
| Lesser Noctule (Nyctalus leisleri)                 | 2                   | 07/06/2013                 |
|  |                     |                            |
| Pipistrelle (Pipistrellus pipistrellus sensu lato) | 4                   | 23/05/2014                 |
| Soprano Pipistrelle (Pipistrellus pygmaeus)        | 3                   | 23/05/2014                 |

## **STRUCTURE / ROOST SURVEY**

No buildings or structures of roosting potential were present on site. In relation to bat roosting potential the site was poor. The site comprised of a field surrounded by mature hedgerows. The trees within the immature woodland area, that is to be removed, were relatively young and did not possess features of bat roosting potential e.g, cracks, crevices etc. The hedgerows were of poor roosting potential due to the small size of the trees across the majority of the hedgerows. No cracks or hollows were noted in the trees. However, the treeline along the road to Howth Castle was large and mature and was likely to possess features of bat roosting potential.

## **DETECTOR SURVEY**

Two bats (soprano pipistrelle) were noted foraging on site along the field boundaries seen in Figure 2. No bats were detected emerging from any of the onsite trees.



**Figure 2.** Soprano pipistrelle feeding activity (yellow) and two Ash of bat roosting potential.



Plate 1. Immature Woodland (section to be removed).



Plate 2. Mature treeline (to be retained).

## **POTENTIAL IMPACTS OF PROPOSED REDEVELOPMENT ON BATS**

No buildings are noted on site. No roosts or bats emerging onsite trees were observed. The hedgerows and immature woodland on site have few features that would act as potential roosting areas with the exception of treeline to Howth Castle that borders the eastern portion of the site. These trees have moderate potential for bat roosting and are to be retained. The development would result in a loss of foraging habitat as the hedgerows and a section of woodland would be removed.

## **MITIGATION MEASURES**

As no evidence of a bat roost was noted onsite, no mitigation measures in regard to these animals are needed during the proposed works. There is also no requirement for a *National Parks and Wildlife Service* derogation licence application to allow the planned works. The exterior treelines to the east must be retained (Plate 2). Additional planting of native hedgerows should be planted where possible, forming linear features and dimly lit foraging corridors where possible.

## **PREDICTED AND RESIDUAL IMPACT OF THE PROPOSAL**

There is no evidence of a current or past bat roost in the structures therefore no significant negative impacts on these animals are expected to result from the proposed redevelopment. However, foraging activity within the area will be lost unless sufficient hedgerow planting is carried out.

## **REFERENCES**

- Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) 1982
- Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) 1979
- EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive) 1992
- European Communities (Birds and Natural Habitats) Regulations 2011 Government of Ireland, Dublin
- Kelleher, C. and Marnell, F. 2007 *Bat Mitigation Guidelines for Ireland – Irish Wildlife Manuals No. 25*. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin
- Marnell, F., Kingston, N. and Looney, D. 2009 *Ireland Red List No. 3: Terrestrial Mammals*. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin
- Wildlife Act 1976 and Wildlife Amendment Acts 2000 and 2010. Government of Ireland.

## LEGAL STATUS AND CONSERVATION ISSUES – BATS

All Irish bat species are protected under the Wildlife Act (1976) and Wildlife Amendment Acts (2000 and 2010). Also, the EC Directive on The Conservation of Natural habitats and of Wild Fauna and Flora (Habitats Directive 1992), seeks to protect rare species, including bats, and their habitats and requires that appropriate monitoring of populations be undertaken. All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat *Rhinolophus hipposideros* is further listed under Annex II. Across Europe, they are further protected under the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention 1982), which, in relation to bats, exists to conserve all species and their habitats. The Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention 1979, enacted 1983) was instigated to protect migrant species across all European boundaries. The Irish government has ratified both these conventions.

All Irish bats are listed in Annex IV of the Habitats Directive and the lesser horseshoe bat is further listed under Annex II.

The current status and legal protection of the known bat species occurring in Ireland is given in the following table.

| Common and scientific name                              | Wildlife Act 1976 & Wildlife (Amendment) Acts 2000/2010 | Irish Red List status | Habitats Directive   | Bern & Bonn Conventions |
|---|---|-----------------------|----------------------|-------------------------|
| Common pipistrelle<br><i>Pipistrellus pipistrellus</i>  | Yes   | Least Concern         | Annex IV             | Appendix II             |
| Soprano pipistrelle<br><i>P. pygmaeus</i>               | Yes   | Least Concern         | Annex IV             | Appendix II             |
| Nathusius pipistrelle<br><i>P. nathusii</i>             | Yes   | Not referenced        | Annex IV             | Appendix II             |
| Leisler's bat<br><i>Nyctalus leisleri</i>               | Yes   | Near Threatened       | Annex IV             | Appendix II             |
| Brown long-eared bat<br><i>Plecotus auritus</i>         | Yes   | Least Concern         | Annex IV             | Appendix II             |
| Lesser horseshoe bat<br><i>Rhinolophus hipposideros</i> | Yes   | Least Concern         | Annex II<br>Annex IV | Appendix II             |
| Daubenton's bat <i>Myotis daubentonii</i>               | Yes   | Least Concern         | Annex IV             | Appendix II             |
| Natterer's bat<br><i>M. nattereri</i>                   | Yes   | Least Concern         | Annex IV             | Appendix II             |
| Whiskered bat<br><i>M. mystacinus</i>                   | Yes   | Least Concern         | Annex IV             | Appendix II             |
| Brandt's bat<br><i>M. brandtii</i>                      | Yes   | Data Deficient        | Annex IV             | Appendix II             |

Also, under existing legislation, the destruction, alteration or evacuation of a known bat roost is a notifiable action and a derogation licence has to be obtained from the *National Parks and Wildlife Service* before works can commence.

It should also be noted that any works interfering with bats and especially their roosts, including for instance, the installation of lighting in the vicinity of the latter, may only be carried out under a licence to derogate from Regulation 23 of the Habitats Regulations 1997, (which transposed the EU Habitats Directive into Irish law) issued by NPWS. The details with regards to appropriate assessments, the strict parameters within which derogation licences may be issued and the procedures by which and the order in relation to the planning and development regulations such licences should be obtained, are set out in Circular Letter NPWS 2/07 "Guidance on Compliance with Regulation 23 of the Habitats Regulations

*1997 - strict protection of certain species/applications for derogation licences"* issued on behalf of the Minister of the Environment, Heritage and Local Government on the 16<sup>th</sup> of May 2007.

Furthermore, on 21<sup>st</sup> September 2011, the Irish Government published the European Communities (Birds and Natural Habitats) Regulations 2011 which include the protection of the Irish bat fauna and further outline derogation licensing requirements re: European Protected Species.

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# **APPENDIX 14.1**

# **RESULTS OF**

# **GEOPHYSICAL SURVEY**

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**VOLUME III**  
**APPENDICES TO ENVIRONMENTAL IMPACT ASSESSMENT REPORT**



# GEOPHYSICAL SURVEY

## REPORT

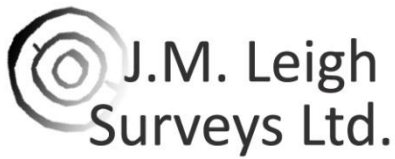
Howth Demesne,  
Howth,  
County Dublin

Date:  
22/02/2021

Licence: 20R0118

J. M. Leigh Surveys Ltd.  
124 Oaklawn West  
Leixlip  
County Kildare  
[www.jmlsurveys.com](http://www.jmlsurveys.com)  
01 615 4647





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Mobile: 0879062729  
[www.jmlsurveys.com](http://www.jmlsurveys.com)

**GEOPHYSICAL SURVEY SUMMARY SHEET**  
**HOWTH DEMESNE, HOWTH, COUNTY DUBLIN**

|                     |                          |                       |              |
|---------------------|--------------------------|-----------------------|--------------|
| <b>Site Name</b>    | Howth                    | <b>Ref No.</b>        | 20029        |
| <b>Townland</b>     | Howth Demesne            | <b>Licence No.</b>    | 20-R-0118    |
| <b>County</b>       | Dublin                   | <b>Licence Holder</b> | Joanna Leigh |
| <b>ITM (centre)</b> | E727595, N739265         | <b>Purpose</b>        | Pre-planning |
| <b>Client</b>       | John Purcell Archaeology | <b>Reference No.</b>  | N/A          |

**Ground Conditions** Survey was conducted within two areas separated by a substantial field boundary. Area A comprised a well-manicured golf course; Area B comprised an irregularly shaped field which had been cut and cleared prior to survey.

**Survey Type** Detailed gradiometer survey totalling c. 2.2hectares.

**Summary of Results**

The geophysical survey data is dominated by modern magnetic disturbance, largely the result of the landscaping and design of the golf course and the presence of multiple modern services.

Some possible isolated pit-type responses have been identified; however, an archaeological interpretation is highly tentative.

Possible former agricultural activity is suggested by multiple linear trends.

**Field Staff** Joanna Leigh & Susan Curran

**Report Date** 18/02/2021

**Report Author** Susan Curran

## **Contents**

|   |   |
|---|---|
| 1. Introduction                                     | 1 |
| 2. Survey ground conditions and further information | 1 |
| 3. Survey Methodology                               | 2 |
| 4. Data Display                                     | 2 |
| 5. Survey Results                                   | 4 |
| 6. Conclusion                                       | 5 |
| 7. Technical Information                            | 6 |

## **Geophysical Survey Report**

### **Howth Demesne, Howth, County Dublin**

#### **1 Introduction**

- 1.1 A geophysical survey has been conducted by J. M. Leigh Surveys Ltd. at a site in the townland of Howth Demesne, Howth, County Dublin. The survey was requested by John Purcell Archaeology on behalf of Glenveagh Homes Ltd. The survey forms part of a pre-planning investigation.
- 1.2 The application area is contained within the north-eastern corner of Deer Park Golf Course (Area A) and a small field (Area B) to its north. Howth Castle and the National Transport Museum are located to the south and the site is bounded to the north by the Howth Road. Domestic dwellings lie immediately west of Area B. Figure 1 presents the site and survey location at a scale of 1:2,000.
- 1.3 There are no recorded monuments within the application area; however, several monuments are located within 200m of the site. A 'Burial ground' (DU015-042) is located c. 80m to the east and a 'Chapel' (DU015-026) is located c. 65m to the south. The upstanding remains and grounds of Howth Castle are situated c. 140m to the south and comprise a 'Castle - tower house; (DU015-027001), a 'Gatehouse' (DU015-027002), and an 'Armorial plaque - present location' (DU015-027003).
- 1.4 The main aim of the survey was to identify any responses which may represent previously unknown archaeological remains within the application area. It is the objective of the survey to identify the location, nature and extent of any responses of potential archaeological interest.
- 1.5 The detailed gradiometer survey was conducted under licence 20R0118 issued by the Department of Culture, Heritage and the Gaeltacht (now the Department of Housing, Local Government and Heritage).

#### **2 Survey ground conditions and further information**

- 2.1 The survey area was contained within two distinct areas (A and B) north of Howth Castle. A substantial field boundary separates Areas A and B.
- 2.2 Area A comprises part of a golf course with well-manicured grounds. A green was situated in the eastern half of the area. A group of mature trees located in the south-western extent impeded survey in places and mature trees along the eastern walled

boundary prevented survey here. This has not affected the overall interpretation of the results.

- 2.3 Area B comprises a small irregular-shaped field of grass which had been cut and cleared prior to survey. Survey was limited by a wall along the eastern extent and by high vegetation and trees around the perimeter.

### **3 Survey Methodology**

- 3.1 A detailed gradiometer survey detects subtle variations in the local magnetic field and measurements are recorded in nano-Tesla (nT). Some archaeological features such as ditches, large pits and fired features have an enhanced magnetic signal and can be detected through recorded survey.
- 3.2 Data was collected with a Bartington Grad 601-2 instrument. This is a specifically designed gradiometer for use in archaeological prospection. The gradiometer operates with a dual sensor capacity making survey fast and effective.
- 3.3 The instrument is calibrated in the field to ensure a constant high quality of data. Extremely sensitive, these instruments can detect variations in soil magnetism to 0.01nT, affording diverse application throughout a variety of archaeological, soil morphological and geological conditions.
- 3.4 All data was collected in 'zigzag' traverses. Grid orientation remained constant throughout to facilitate the data display and interpretation.
- 3.5 Data was collected with a sample interval of 0.25m and a traverse interval of 1m, providing 6400 readings per 40m x 40m grid. The survey grid was set-out using a GPS VRS unit. Survey tie-in information is available upon request.
- 3.6 The survey methodology, data presentation and report content adhere to the European Archaeological Council (EAC) (2016) 'Guidelines for the use of Geophysics in Archaeology'.

### **4 Data display**

- 4.1 A summary greyscale image and accompanying interpretation diagram are presented in Figures 2 and 3, at a scale of 1:1,000.
- 4.2 Numbers in parenthesis in the text refer to specific responses highlighted in the interpretation diagram (Figure 3).

- 4.3 Isolated ferrous responses highlighted in the interpretation diagram most likely represent modern ferrous litter and debris and are not of archaeological interest. These are not discussed in the text unless considered relevant.
- 4.4 The raw gradiometer data is presented in archive format in Appendix A1.01. The raw data is displayed as a greyscale image and xy-trace plot, both at a scale of 1:500. The archive plots are used to aid interpretation of the results and are used for reference only. The archive plots are available as PDF images upon request.
- 4.5 The display formats referred to above and the interpretation categories are discussed in the summary technical information section at the end of this report.

## 5 Survey Results

### Area A

- 5.1 Area A is dominated by modern disturbance which results from landscaping and features relating to the golf course, particularly in the eastern half where the green is located. The magnetic disturbance may mask more subtle responses and it is possible that responses resulting from more subtle archaeological features remain undetected.
- 5.2 A linear sequence of ferrous responses (1) in the western half of the data set are likely to represent buried modern services.
- 5.3 Several linear trends (2) have been identified in the western half of the data set. These do not form a coherent pattern and they may be the result of former agricultural activity. However, given the level of landscaping in this area, they may equally be more modern in origin.
- 5.4 Two perpendicular negative linear trends (3) are evident in the eastern half of the data set. These are suggestive of drainage features, most likely associated with the golf course. They are not considered to be of archaeological interest.
- 5.5 Several areas of increased response (4) are found in the central part of the application area. These most likely relate to more deeply buried ferrous material and are not considered to be of archaeological interest.
- 5.6 An amorphous spread of magnetic disturbance (5) dominates the eastern half of the data set. This corresponds with the location of a golfing green. The OS 6inch mapping depicts a curving pathway running through this area; it is possible that this has also contributed to some of the disturbance here. While this is not considered to be of archaeological interest, it may obscure more subtle archaeological responses.

### Area B

- 5.7 Area B is dominated by modern ferrous responses and magnetic disturbance resulting. It is possible that responses resulting from more subtle archaeological features have been obscured by the high level of disturbance.
- 5.8 A number of linear ferrous responses (6) have been identified which are likely to represent buried modern services. The magnetic signature of these responses is consistent with those (2) identified in Area A.

- 5.9 An area of increased magnetic response (7) with several ferrous responses is evident in the southern half of the data set. This most likely represents more deeply buried ferrous material and is not considered to be of archaeological potential.
- 5.10 A number of isolated positive responses (8) have been identified within the data set. It is possible that these represent pit-type features; however, an archaeological interpretation is tentative. Given the level of modern disturbance within Area B, it is more likely that they represent more deeply buried ferrous material.
- 5.11 Several linear trends are evident throughout Area B. They do not form a coherent pattern and are most likely agricultural in origin.

## **6 Conclusion**

- 6.1 The survey data set is dominated by modern disturbance which may obscure more subtle archaeological responses. These include modern service pipes which have been identified in both Areas A and B.
- 6.2 A number of possible pit-type responses have been identified in Area B, although interpretation is tentative given the level of modern disturbance at the site.
- 6.3 Features associated with the landscaping and design of the golf course have been identified in Area A, including the green and probable drainage features.
- 6.4 Several linear trends are suggestive of former agricultural activity (or modern landscaping in Area A). They are not considered to be of archaeological potential.
- 6.5 Consultation with a licensed archaeologist and with Department of Housing, Local Government and Heritage is recommended to establish if any additional archaeological works are required.

## 7 Technical Information Section

### Instrumentation & Methodology

#### *Detailed Gradiometer Survey*

Detailed gradiometer survey can either be targeted across a specific area of interest or conducted as a blanket survey across an entire application area, often as a standalone methodology.

Sampling methodologies can vary but a typical survey is conducted with a sample interval of 0.25m and a traverse interval of 1m. This allows detection of potential archaeological responses. Data is often collected in grids measuring 40m x 40m, with the data displayed accordingly. A more detailed survey methodology may be applied where archaeological remains are thought likely. This can sometimes produce results with a more detailed resolution. A survey with a grid size of 20m x 20m and a traverse interval of 0.5m will provide a data set with high resolution.



#### ***Bartington GRAD 601-2***

The Bartington Grad 601-2 instrument is a specifically designed gradiometer for use in archaeological prospection. The gradiometer operates with a dual sensor capacity making survey very fast and effective. The sensors have a separation of 1m allowing greater sensitivity.



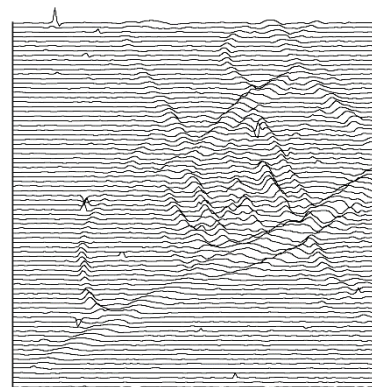
Frequent realignment of the instruments and zero drift correction ensure a constant high quality of data. Extremely sensitive, these instruments can detect variations in soil magnetism to 0.1nT, affording diverse application throughout a variety of archaeological, soil morphological and geological conditions.



## Gradiometer Data Display & Presentation

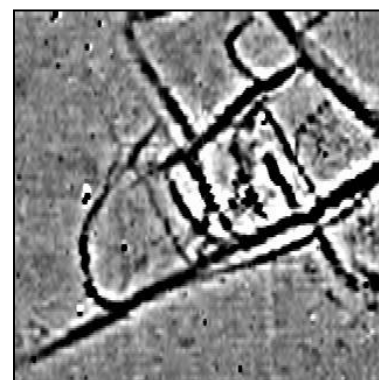
### **XY Trace**

The data are presented as a series of linear traces, enabling a semi-profile display of the respective anomalies along the X and Y-axes. This display option is essential for distinguishing between modern ferrous materials (buried metal debris) and potential archaeological responses. The XY trace plot provides a linear display of the magnitude of the response within a given data set.



### **Greyscale\***

As with dot density plots, the greyscale format assigns a cell to each datum according to its location on the grid. The display of each data point is conducted at very fine increments, allowing the full range of values to be displayed within the given data set. This display method also enables the identification of discrete responses that may be at the limits of instrument detection. In the summary diagrams processed, interpolated data is presented. Raw un-interpolated data is presented in the archive drawings along with the xy-trace plots.



### **Interpretation**

An interpretation of the data is made using many of the plots presented in the final report, in addition to examination of the raw and processed data. The project managers' knowledge and experience allows a detailed interpretation of the survey results with respect to archaeological potential.



*\*XY Trace and raw greyscale plots are presented in archive form for display of the raw survey data. Summary greyscale images of the interpolated data are included for presentation purposes and to assist interpretation. The archive plots are provided as PDF images upon request.*

## **Glossary of Interpretation Terms**

Categories of responses may vary for different data sets. The list below are the most commonly used categories for describing geophysical responses, as presented in the summary interpretation diagrams.

### ***Archaeology***

This category refers to responses which are interpreted as of clear archaeological potential and are supported by further archaeological evidence such as aerial photography or excavation. The term is generally associated with significant concentrations of former settlement, such as ditched enclosures, pits and associated features.

### ***?Archaeology***

This term corresponds to anomalies that display typical archaeological patterns where no record of comparative archaeological evidence is available. In some cases, it may prove difficult to distinguish between these and evidence of more recent activity also visible in the data.

### ***Area of Increased Magnetic Response***

These responses often lack any distinctive archaeological form, and it is therefore difficult to assign any specific interpretation. The resulting responses are site specific, possibly associated with concentrations of archaeological debris or more recent disturbance to underlying archaeological features.

### ***Trend***

This category refers to low-level magnetic responses barely visible above the magnetic background of the soil. Interpretation is tentative, as these anomalies are often at the limits of instrument detection.

### ***Ploughing/Ridge & Furrow***

Visible as a series of linear responses, these anomalies equate with recent or archaeological cultivation activity.

### ***?Natural***

A broad response resulting from localised natural variations in the magnetic background of the subsoil; presenting as broad amorphous responses most likely resulting from geological features.

### ***Ferrous Response***

These anomalies exhibit a typically strong magnetic response, often referred to as 'iron spikes,' and are the result of modern metal debris located within the topsoil.

### ***Area of Magnetic Disturbance***

This term refers to large-scale magnetic interference from existing services or structures. The extent of this interference may in some cases obscure anomalies of potential archaeological interest.

## **Bibliography**

European Archaeological Council (EAC) (2016) '*Guidelines for the use of Geophysics in Archaeology*' by Armin Schmidt, Paul Linford, Neil Linford, Andrew David, Chris Gaffney, Apostolos Sarris and Jörg Fassbinder.

English Heritage (2008) '*Geophysical guidelines: Geophysical Survey in Archaeological Field Evaluation.*' Second Edition.

Gaffney, C. Gater, J. & Ovenden, S. (2006) '*The use of Geophysical Techniques in Archaeological Evaluations.*' IFA Paper No. 6.

Gaffney, C & Gater, J (2003). '*Revealing the buried past: Geophysics for Archaeologists.*' Tempus Publishing Limited.

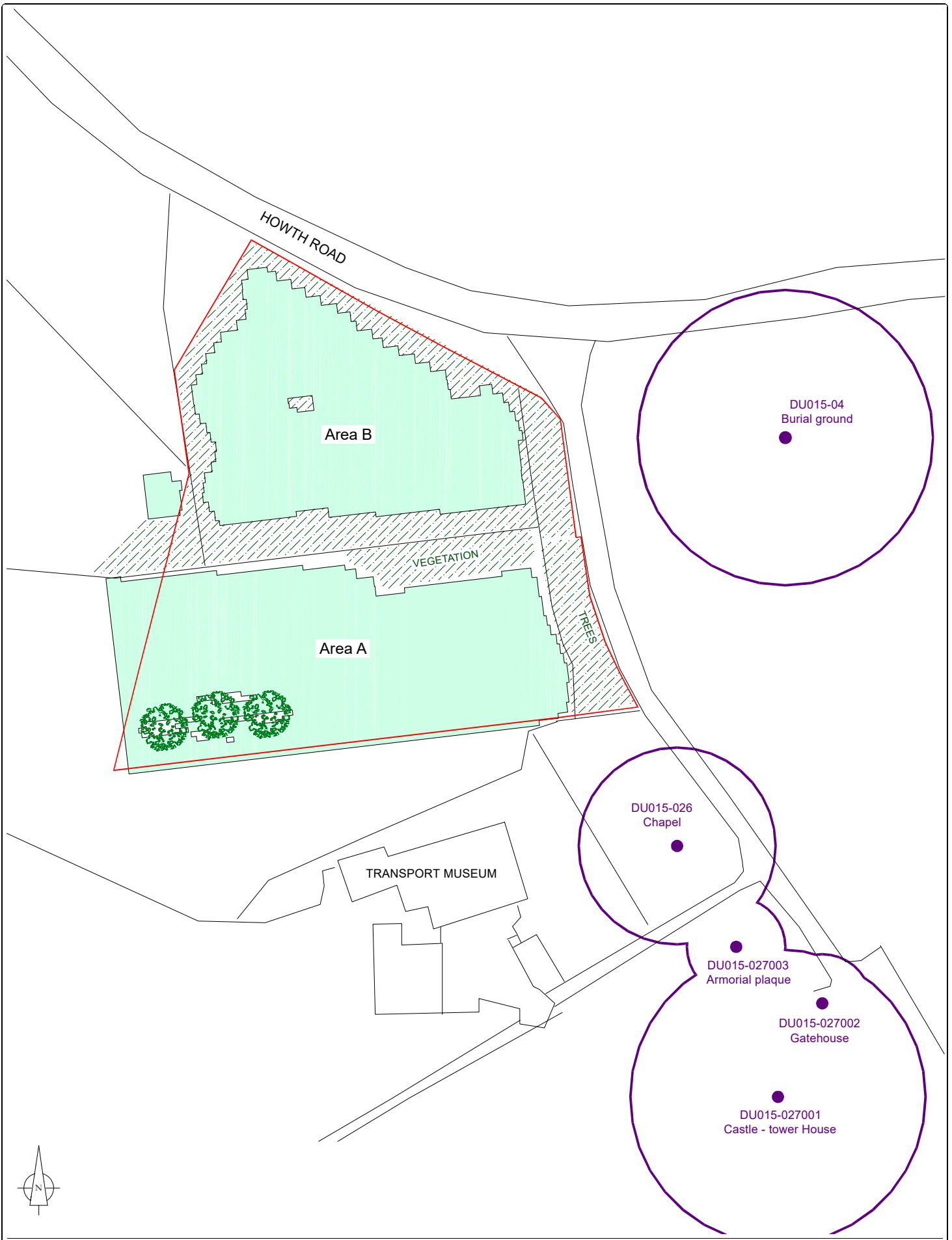
National Soil Survey of Ireland (1980) *General soil map second edition (1:575,000)*. An Foras Taluntais.

**List of Figures**

| <b>Figure</b> | <b>Description</b>             | <b>Paper Size</b> | <b>Scale</b> |
|---------------|--------------------------------|-------------------|--------------|
| Figure 1      | Site & survey location diagram | A4                | 1:2,000      |
| Figure 2      | Summary greyscale image        | A3                | 1:1,000      |
| Figure 3      | Summary interpretation diagram | A3                | 1:1,000      |

***Archive Data Supplied as a PDF Upon Request***

|       |  |    |       |
|-------|--|----|-------|
| A1.01 | Raw data greyscale image & XY-Trace plot | A1 | 1:500 |
|-------|--|----|-------|



Client:  
John Purcell Archaeology

Project:  
Geophysical Survey  
Howth Demesne, Howth,  
County Dublin

Title:  
Site & Survey Location

 **J.M. Leigh  
Surveys Ltd.**  
www.jmlsurveys.com

Scale @ A4: 1:2,000  
Figure: 1  
Licence No.: 20R0118  
Issue Date: 22.02.2021



Area B

X = 727480  
Y = 739330

X = 727700  
Y = 739330

VEGETATION

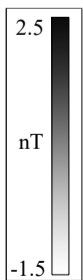
TREES

X = 727480  
Y = 739160

Area A

X = 727700  
Y = 739160

TRANSPORT MUSEUM



0 metres 40

Client:  
John Purcell Archaeology

Project:  
Geophysical Survey  
Howth Demesne,  
Howth, County Dublin

Title:  
Summary Greyscale Image

 J.M. Leigh  
Surveys Ltd.  
www.jmlsurveys.com

Scale @ A3: 1:1,000  
Figure: 2  
Licence No.: 20R0118  
Issue Date: 22.02.2021

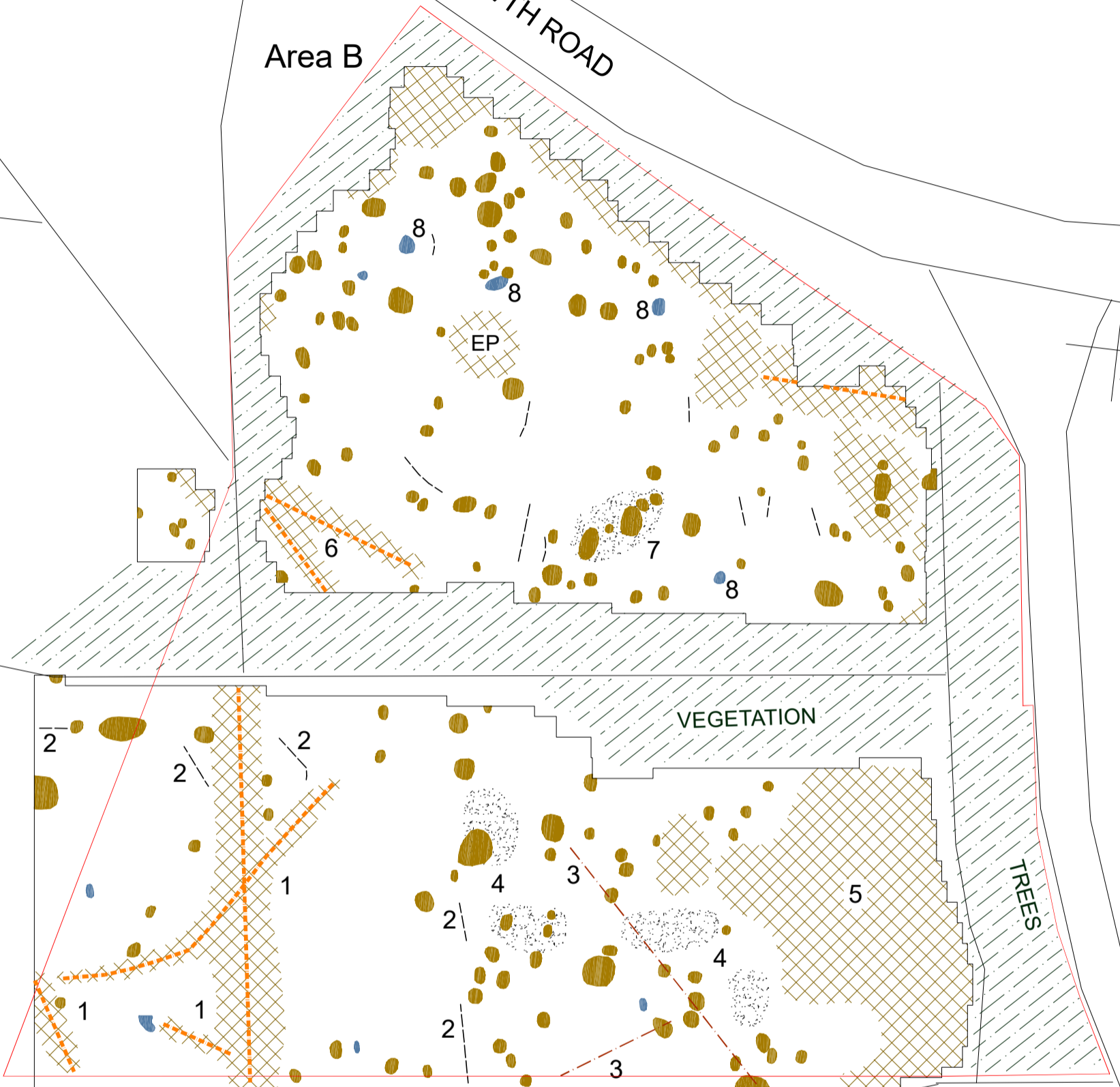


HOWTH ROAD

Area B

X = 727480  
Y = 739330

X = 727700  
Y = 739330



X = 727480  
Y = 739160

Area A

X = 727700  
Y = 739160

TRANSPORT MUSEUM

0 metres 40

Positive response  
?Archaeology

Trend

Negative trend

?Modern - Services

Area of Increased magnetic response

Modern Ferrous response

Magnetic disturbance

Client:  
John Purcell Archaeology

Project:  
Geophysical Survey  
Howth Demesne,  
Howth, County Dublin

Title:  
Summary Interpretation Diagram

J.M. Leigh  
Surveys Ltd.  
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Scale @ A3: 1:1,000  
Figure: 3  
Licence No.: 20R0118  
Issue Date: 22.02.2021

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# **APPENDIX 15.1**

# **HISTORIC MAPS**

# **& DOCUMENTS**

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**VOLUME III**

**APPENDICES TO ENVIRONMENTAL IMPACT ASSESSMENT REPORT**





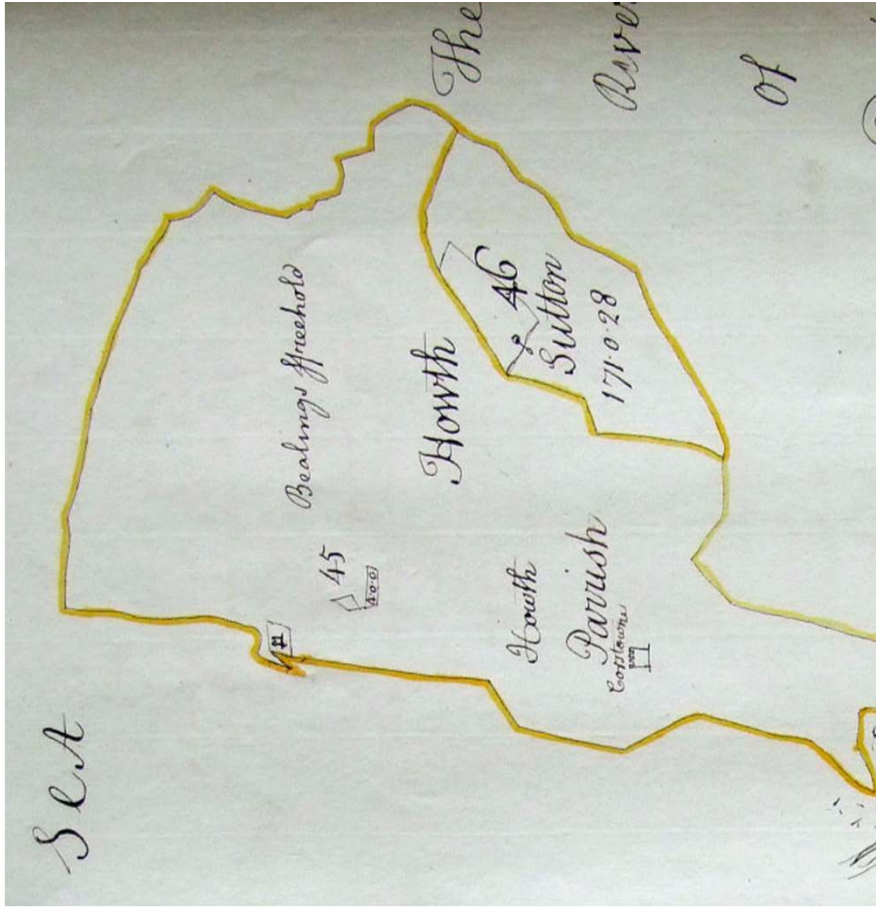
# Appendix 15.1

15.1.1 - Historic Maps and Images

15.1.2 - Historic Documents

# Appendix 15.1.1

Historic Maps and Images



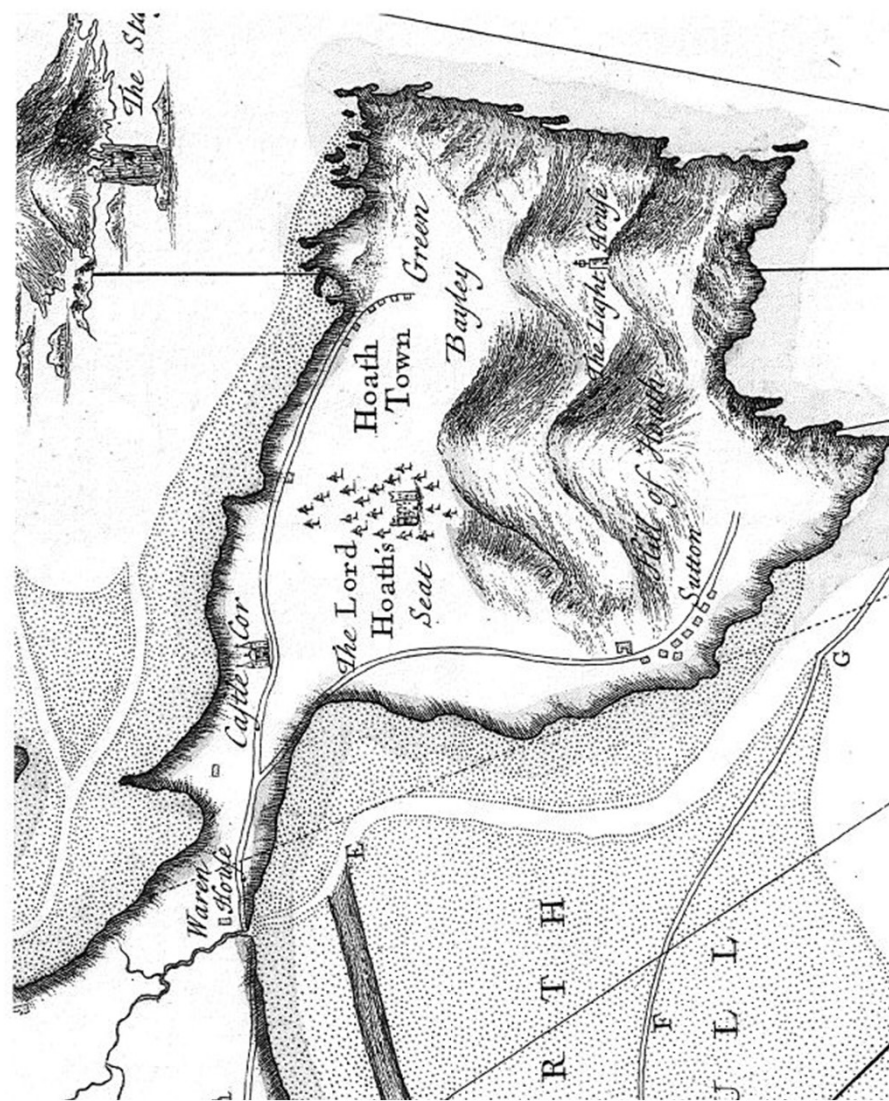
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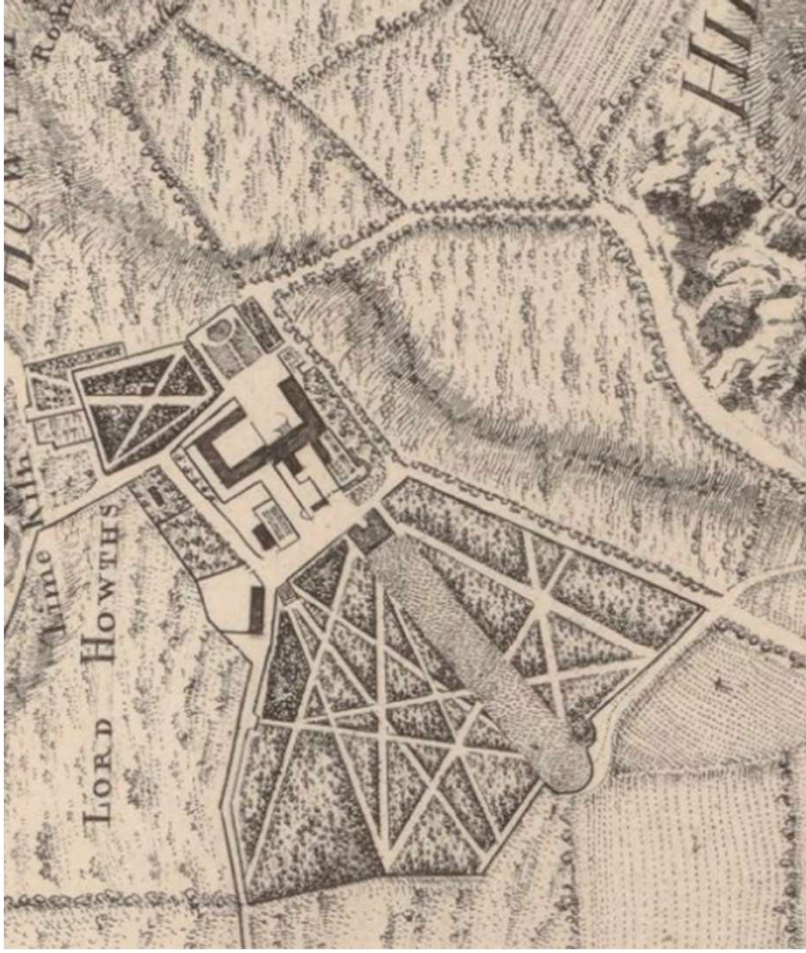
2. Extract from the 1656-8 - Down Survey Map- Barony

| PROTESTANT LANDS IN YE SD. PARISH.  |   |                    |   |                     |   |
|-------------------------------------|---|--------------------|---|---------------------|---|
| Proprietors Names.                  | Denominac of lands  | Number of Acres.   | Profitable lands.                       | Unprofitable lands. | Value An <sup>o</sup> . 1640                                |
| Lord Baron of Hoath, Protestant.    | The Island of Hoath.  | Six hundred Acres. | Meadow<br>Arabl.<br>Past <sup>r</sup> . | Rocky               | By Ye Jury two hundred pounds<br>By Us three hundred pounds |
| OBSERVACONS.                        |   |                    |   |                     |   |
| To the Proprietor.                  | The Proprietor held ye premises as his inheritance 1641 by letter pattennts Granted to his Ancestors by King Henry ye second.   |                    |   |                     |   |
| <b>PARISH OF HOATH.</b>             |   |                    |   |                     |   |
| Buildings.                          | There is upon ye Premises one faire Mansion house, two Castles, One Stable One Barne One Dove house and severall other Office houses of Stone Slatid valued by ye Jury at 600 <i>li</i> together with an Orchard two gardens and a Grove of Ash trees sett for Ornamt. also ye Walls of a decayed Chappell; There is also in ye. sd. Island a Towneship or village where standeth ye Parish Church One slate house One Water Mill with. severall Thatcht houses all (ye Church excepted) valued at eighty poundes, together with. an old Castle & One thatcht house called Corstowne. |                    |   |                     |   |
| Royalties.                          | There is upon the premises a Harbour for small Barques to wch. there belonges severall fishing Boatts that take such fish as is usuall on that Coast, whereof the Lord of Hoath hath of every Boatt ye choyce fish wch. is called ye Lords fish.<br>The premises kept Court Leet & Court Baron. To the Propriet <sup>r</sup> . also belonged waifes & straves & felones Goods found upon the premises.  |                    |   |                     |   |
| Woods, Mines, Quarries, &c. Tythes. | There is upon ye. premises a Large Conny Warren & a Quarry of slate.<br>The Tythes belongt to ye Prebend of Hoath One of ye Chapter of Patricks Church, Dublin. Boundes.  |                    |   |                     |   |
| <b>PARISH OF HOATH.</b>             |   |                    |   |                     |   |
| Boundes.                            | Bounded on the North East & South w <sup>th</sup> . ye Sea on ye west with the White Bridge of Kilbarrock & Ballydoyle.   |                    |   |                     |   |

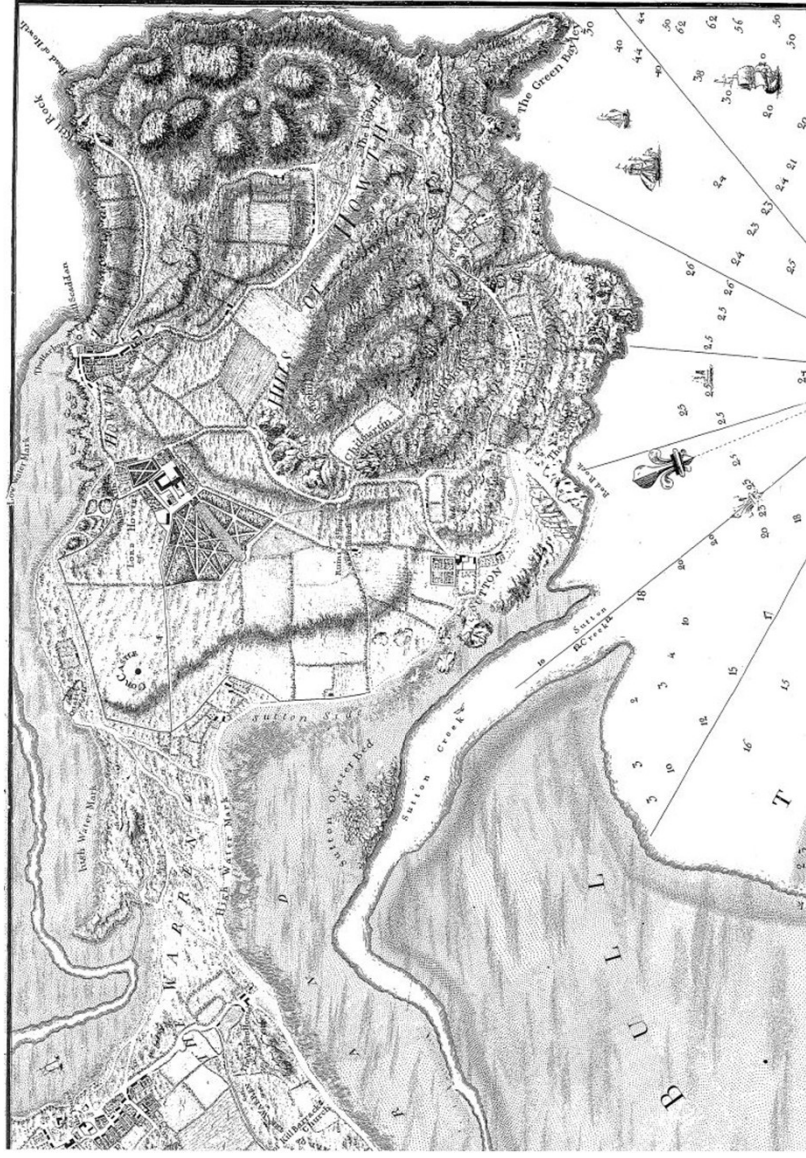
3. Extract from the 1654 Simington's Civil Survey



4. Extract from 1730 Map



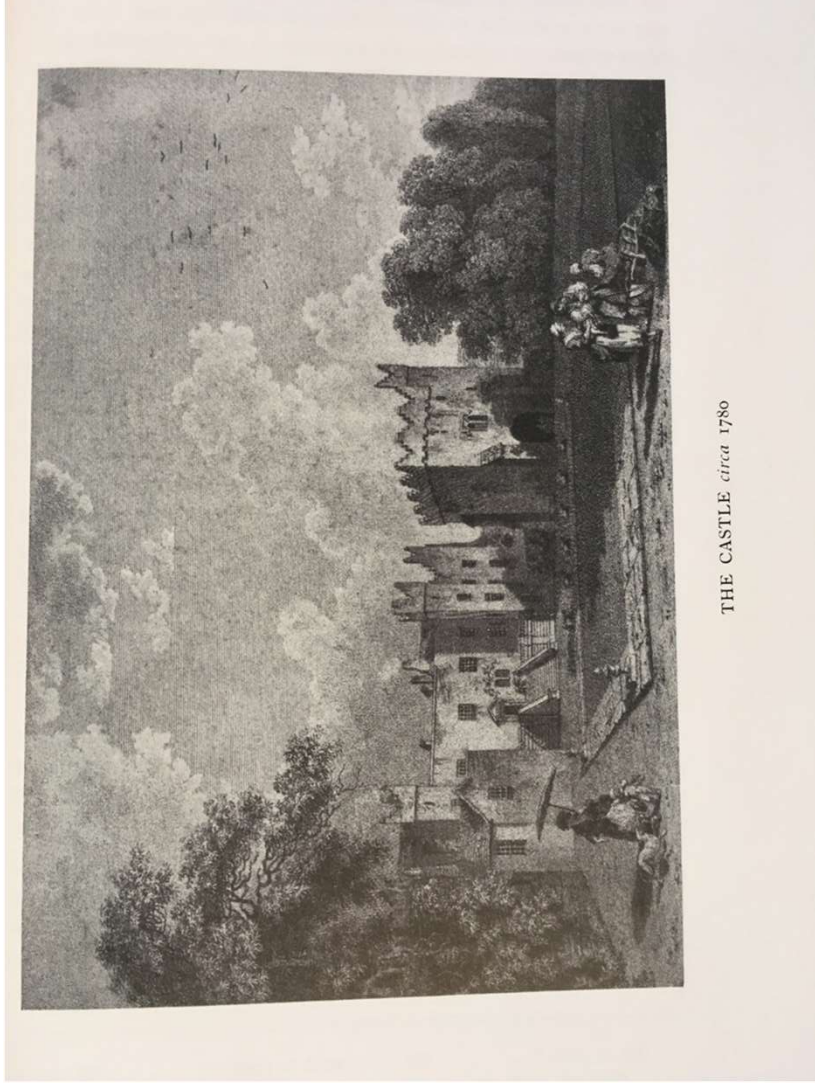
5. Extract from 1757 Rocque's Map of Dublin City and Environs



6. Extract from Map of the Environs of Dublin, by John Rocque with Alterations by Bernard Scale, 1773

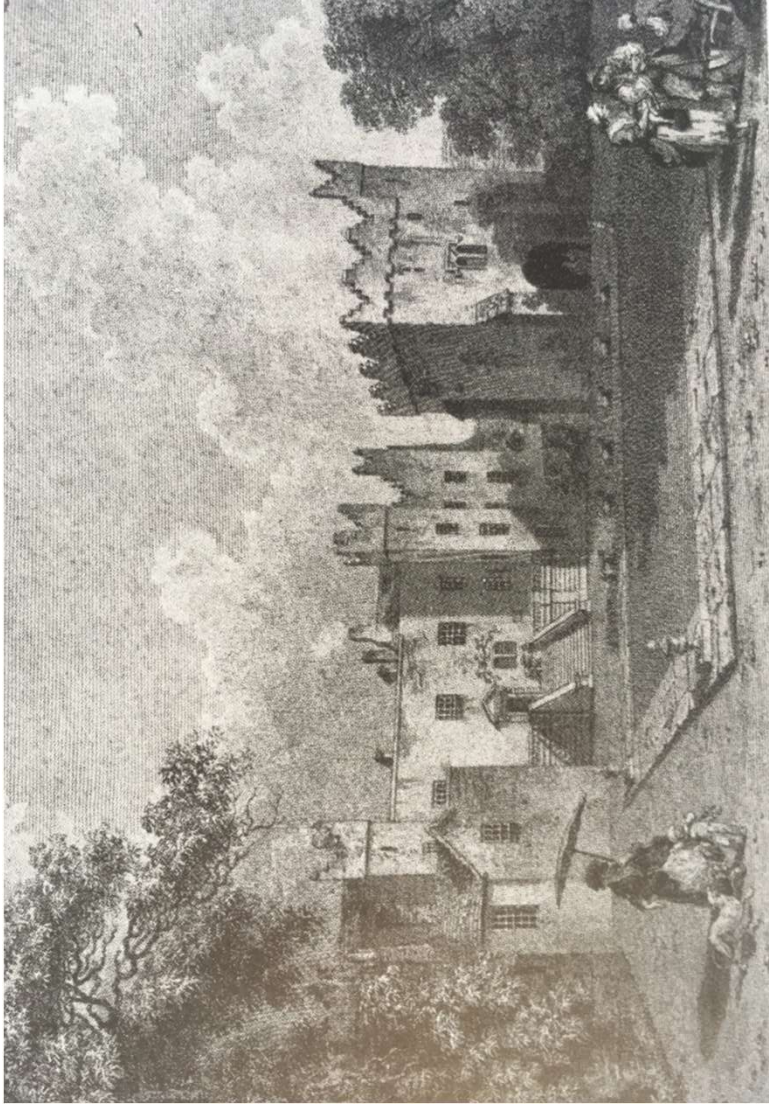


7. 1777 Taylor and Skinner's Road Maps of Ireland

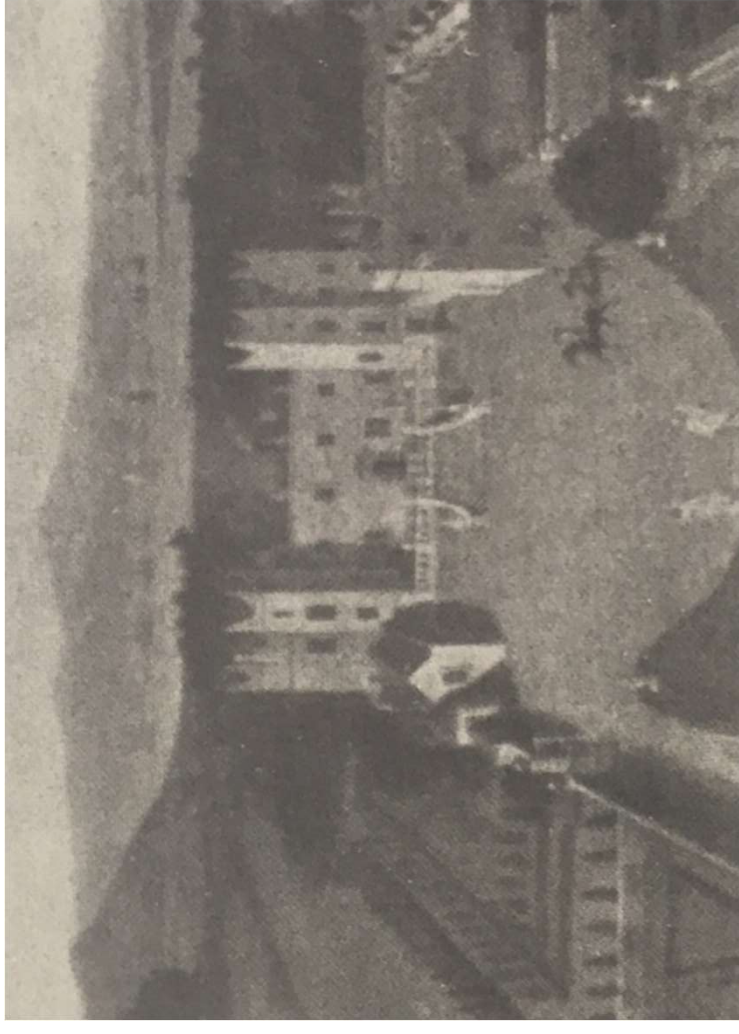


THE CASTLE circa 1780

8. 1780, view of the Castle, Thomas Milton's View of Irish Seats



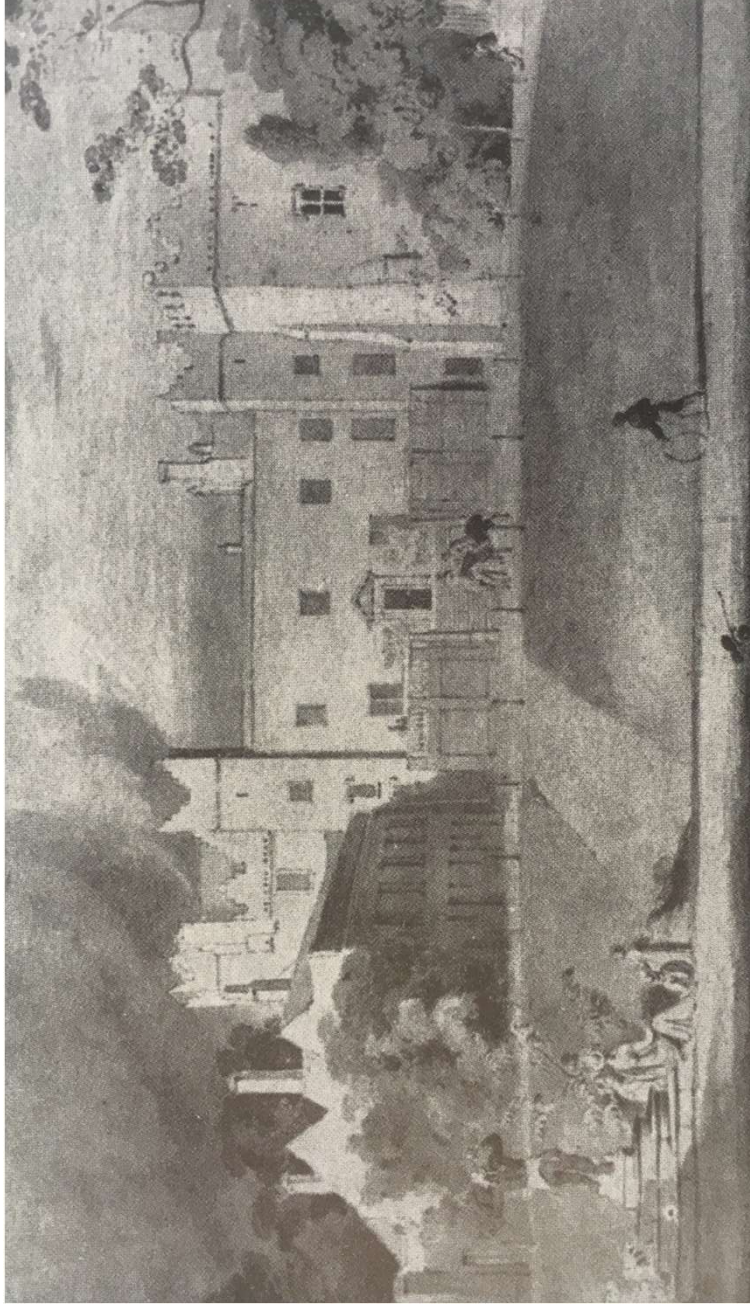
9. 1780, view of the Castle, Thomas Milton's View of Irish Seats detail



10. 1785 Prospect of the House of Howth, Detail

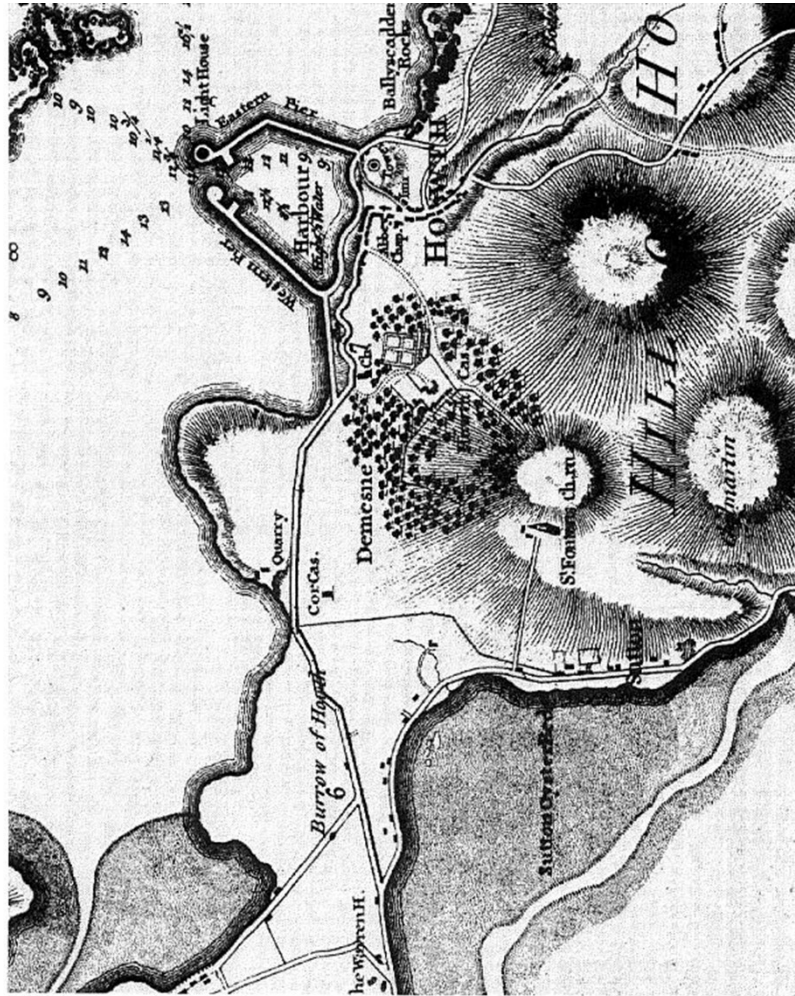


11. 1798 Map Dublin Bay



12. 1820, the Castle, George Petrie, detail

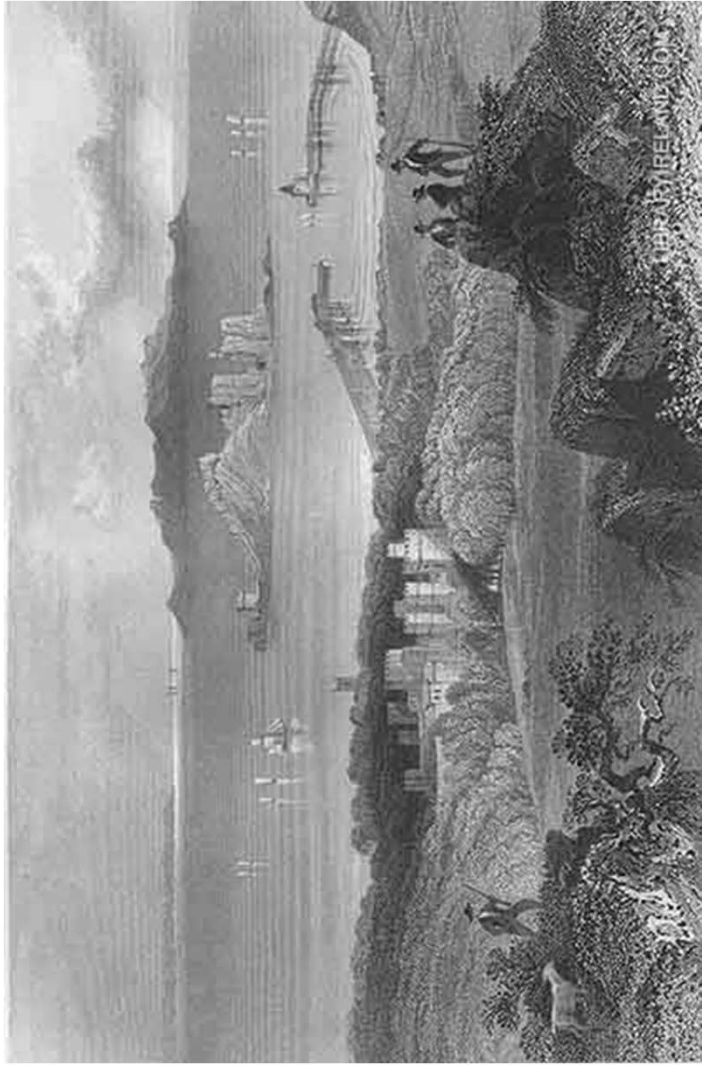




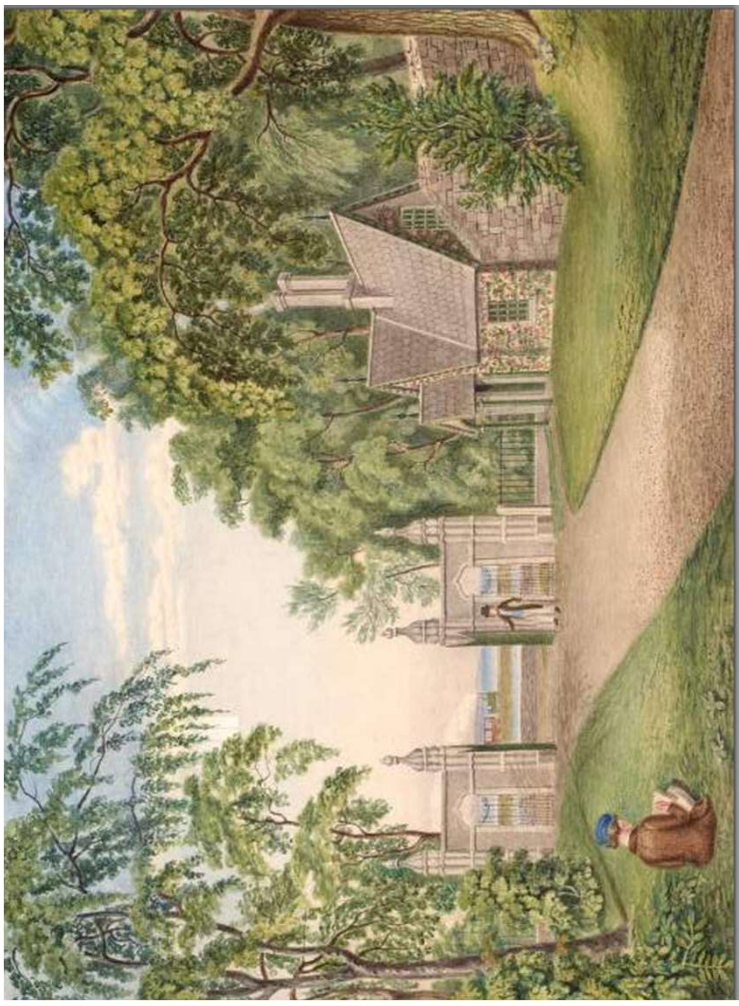
13. Extract from the Environs of Dublin, by John Taylor 1816



14. Extract from 1843 Ordnance Survey Map



15. 1841 Scenery and Antiquities of Ireland



16. 1853, McFarland, A Drive from Dublin to Howth- No. 13- South View of Above Gate



17. 1853, McFarland, A Drive from Dublin to Howth- No. 12- North View of Entrance Gate to Lord Howth's Demesne



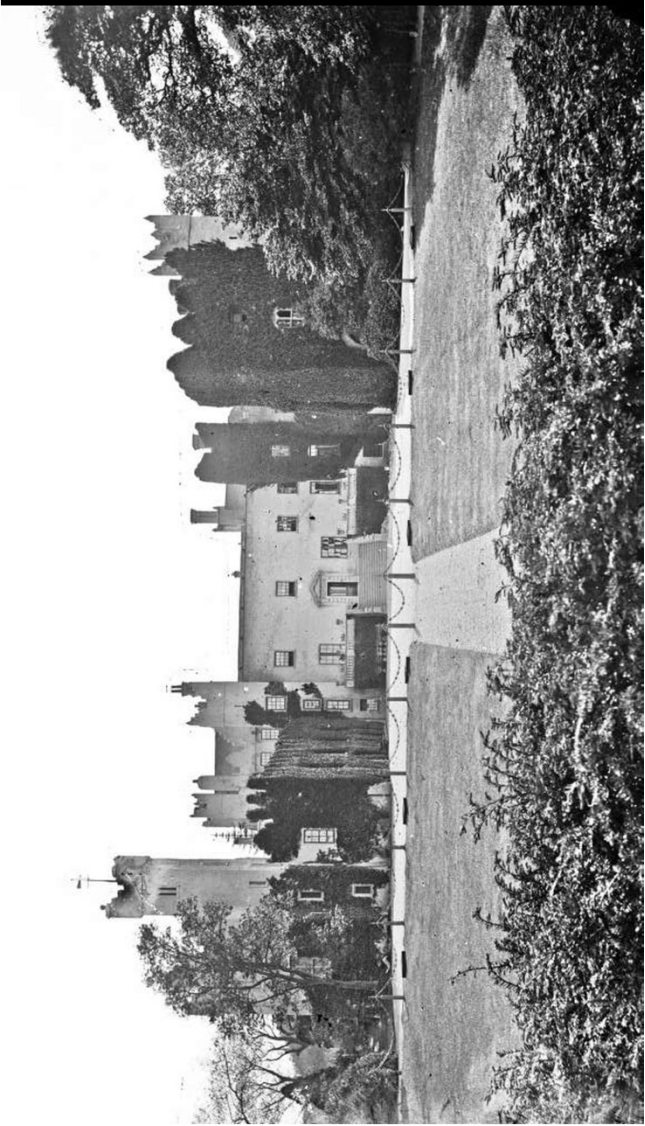
18. 1853, McFarland, A Drive from Dublin to Howth- No. 26- View of Demesne from Happy Valley



19. 1853, McFarland, A Drive from Dublin to Howth- No. 14- The Castle The Residence of the Rt. Hon the Earl of Howth



20. Extract from 1866 Ordnance Survey Map



21. 1865-1914 NLI Photograph L-CAB-00860



22. 1865-1914 NLI Photograph L-CAB-04735 DETAIL



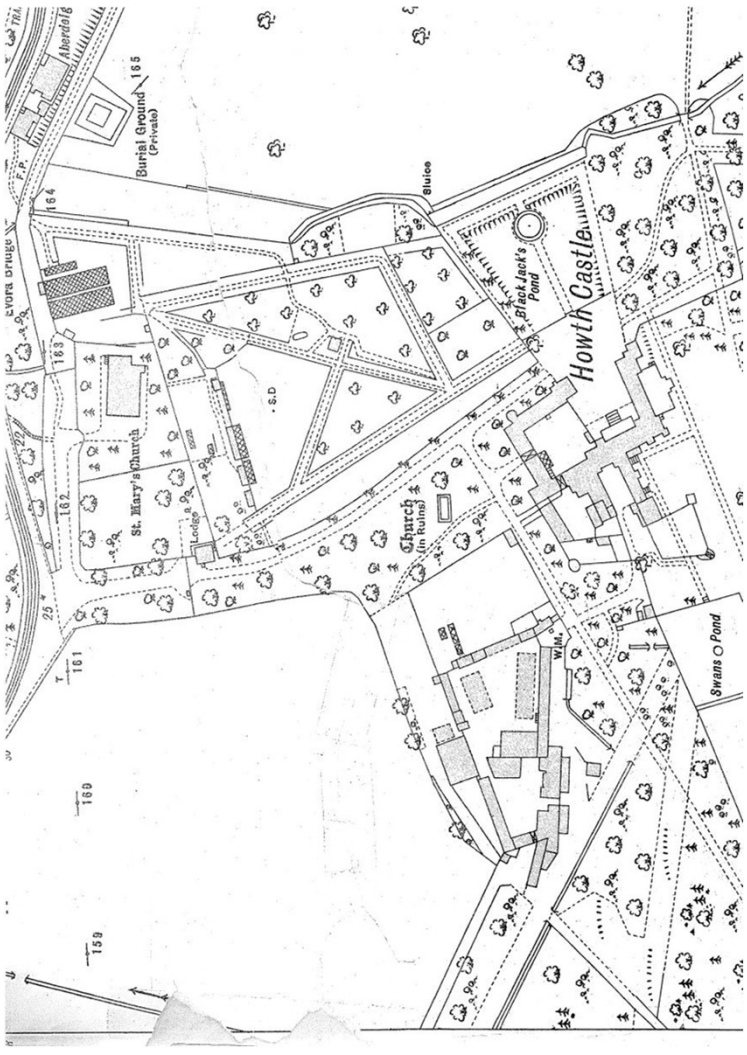
23. 1900-39 NLI Photograph- EAS-1829



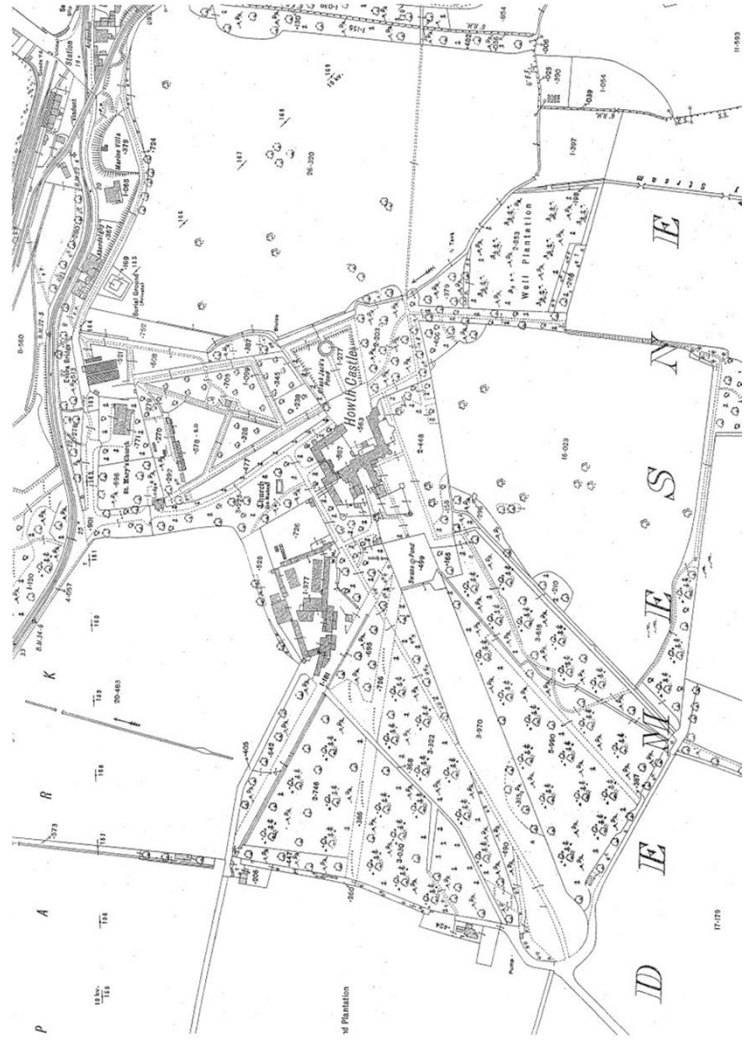
24. 1880-1900 NLI Photograph L-IMP-3696



25. Extract from 1907 Ordnance Survey Map

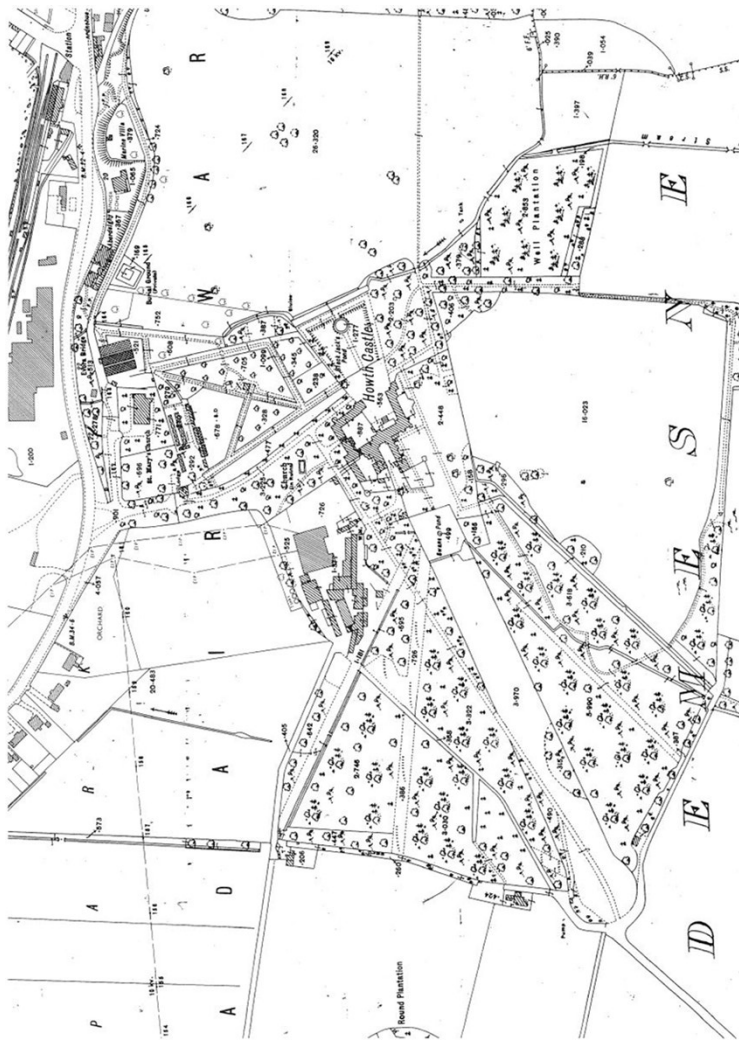


27. Extract from 1936 Ordnance Survey Map



26. Extract from 1926 Ordnance Survey Map





28. Extract from 1966 Ordnance Survey Map

# Appendix 15.1.2

Historic Documents



## **Howth Castle – Notes on History of Castle by Captain Stephen Francis Gaisford-St. Lawrence, c. 1956**

### **Howth Castle Pre 1910**

...Although roughly a rectangle the enclosure... at the NW corner; this is probably accounted for by swampy land... what is now the Swan Pond.

The existing south wall of the Sidney Garden is probably the remains of a ? wall running E and W from west enclosure wall to north end of Hall. It is ? that this was erected at a later date and after the detached kitchen was built c. 1660, the object being to ? off the back regions from the Pleasure Grounds. It would have produced a courtyard ? westward of the Hall, possibly grassed and used for bowls.

During this period the ground levels were similar all round the Castle as is evidenced by the pintels of Gate Tower doors or the arched entrance to Keep ? Tower. The slop down from the southward would have terminated in a bank running east and west on the line of the present Sunk Garden south wall and disappearing with missing? Ground at the intermediate tower of Enclosure south wall.

Outside the Enclosure Walls would have been pastures. The 'Family Tree' planted in 1585 terminated the level ground to the eastward. A shallow valley through which ran the Bloody Stream, followed the line Penn Len –Black Jack ? Pond, the stream reaching the sea somewhere between the present Front Gates and Protestant Church passing under Evora Bridge, is such bridge ever existed which ...the site of present Protestant Church.

The 'Danes' Drain is somewhat of a mystery. Possibly it was a method of bringing running water into the enclosure from the Bloody Stream,. It enters the enclosure to the north of the SE corner tower and leaves at North? Enclosure wall where the ? Room is now found.

#### 1. Upper Floor to Hall 1620-40

It is known that alterations were made during the reign of Charles I. These would have been carried out by Nicholas 23<sup>rd</sup> Lord, who was in possession 1619-43. A complete 2<sup>nd</sup> Floor was added above the hall. The floor was divided up into 3 bedrooms (now known as Green, Middle and Sidney Rooms). The passage on the side was not added until a century later. The windows on the E side are probably ... in the west wall: later alterations would have destroyed them.

Floor level was and is 4 feet lower than that of the Keep 2<sup>nd</sup> Floor. Entry to this floor may have been directly down the spiral staircase or from the Keep room as it is at present. As the north wall of the Hall block was completely removed in the later alterations there is nothing to show whether these had access to the bedrooms at the ...end, it is possible that the mural staircase from ground level to the Hall was continued up ...2<sup>nd</sup> floor but there is now no indication that such was the case.

Nicholas had married Jane Montgomery in 1615 and it is probable that her dowry pf ...finances this addition, or that the Bishop did so.

## 2. Alterations between 1650 -1740

The Castle of 1650 consisted of the Keep with its loft vaulted basement room, which by the time has probably become a kitchen a low bedroom or living room above...and bedrooms on 2<sup>nd</sup> floor; together with the Hall block with bedrooms above. There was no access between Hall and Keep living room which must have been singularly inconvenient.

There was an old building tablet (since disappeared) of 1738. This undoubtedly ... the building additions to the North and West of the Hall. It has often been suggested that the East Wing was added after the northern extensions but there is nothing to substantiate this other than the fact that the doorway at SE corner of Hall is of an earlier date than the ...to the conclusion that the East Wing was built before the northern extension. Some clue as to the date may be found from the history of the ... of the period – William 25<sup>th</sup> Lord was in possession 1649-1671. His predecessor Thomas had hardly lived at Howth at all. Thomas 26<sup>th</sup> Lord was in possession until 1727 but he did not come of age until 1680. Both these owners has many children and would have been likely to require additional accommodation. It can probably be ... therefore that the East Wing was built between 1650 and 1671 or between 1680 and 1727. It is known that Thomas had building inclination as he build a Pier and the Protestant Chapel so the latter period is therefore the more likely.

Another alteration likely to have been undertaken before the 1738 work was the lower of Keep 1<sup>st</sup> floor levels. The staircase Hall to Keep room appears to be of an earlier date than the corresponding staircase to the north. A direct result of the lowering of the Keep kitchen ceiling would have been that it was no longer suitable as a Kitchen... The new kitchen requirement was fulfilled by building a detached one. Ball states that the 'new' kitchen probably dates from 1564 but this seems most improbable and a more likely date is around 1700 at the same time as the lowering of floor level in Keep.

In the Dublin Record Office [Ball p115] the Hearth Tax levied on Howth Castle after the Restoration (1649) was upon 12 hearths. It is difficult to associate this with any building stage at Howth. If the East wing had not as yet been built the number of hearths might have been:

Keep – Kitchen, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor = 3; Hall – Hall, 3 bedrooms = 4; Gate Tower – Guard Room, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor = 3; The East Wing would have added at least 6 hearths. The hearth Tax ...to help though.

## 3. The East Wing 1680-1727

As already stated the wing was probably added 1680 to 1727 but possibly as early as 1650-78, it follows the line of the South Enclosure Wall viz. 3° to the south of a right angle and was probably built on this estlom? Wall. It extended up to the east enclosure wall. The SE corner tower of the Enclosure was incorporated; its east wall does not appear to incorporate the East enclosure wall.

The ground floor of the wing had no access to the Castle and consisted of 4 separate rooms each with a door to the forecourt on the north wall of the wing. Three of these doors and 2 windows till remain today but the western door has been moved round to the keep turret and replaced by a window. At the south east corner of the wing the end room was connected to

the Enclosure Tower by a doorway and by a staircase up to the Tower floor above. There was no staircase at the western end.

The 1<sup>st</sup> floor of the wing appears to have consisted of a lobby at the west end followed by 3 rooms, the first of which was a 'through' room. A passage on the west side of the 2<sup>nd</sup> room led to the 3<sup>rd</sup> room which was connected to the 1<sup>st</sup> floor of Enclosure Tower and to its staircase. The rooms were probably panelled when built but it is possible that the panelling was not introduced until the Castle alterations of c. 1738 were undertaken. Entry to the 1<sup>st</sup> floor of the wing from the Castle was arranged through the Keep turret chamber by cutting doorways in its west wall into the Hall and in its south wall into the wing. Floor level of wing and Hall were similar. The mural staircase of the turret was probably retained and rearranged to give access to the 1<sup>st</sup> floor of the Wing thus forming a staircase from 1<sup>st</sup> floor of wing to ground floor of Castle. At this period the Hall, 1<sup>st</sup> Floor of turret and 1<sup>st</sup> floor of wing were all on the same level. There was probably no direct access from wing to Keep dining (or living) room as the ? was at that time at a much higher level.

Above the upper floor of the wing has a slated roof but then ? battlements. The chimneys were high and unsightly and were surmounted by ornamented chimney pots 4ft high.

#### 4. Keep 1<sup>st</sup> Floor Lowered 1660-1727

The exact date of this alteration is unknown but it is likely to have followed the building of the East Wing and to have preceded the north tower extensions. Up to the time the Hall had been used for meals; a separate dining room was required and this was attained by lowering the Keep 1<sup>st</sup> floor room to give it easy access to Hall and to ?its ? as a ?. The floor was lowered some 4-5 feet and a doorway cut in the Keep north wall from which a short staircase led down to the Hall. In the staircase turret, the old entries to Keep and Hall were closed up with new dual purpose entry cut for both rooms. The lowering of floor level cut off the chamber on 2<sup>nd</sup> floor of NE Keep turret, the floor was therefore completely removed leaving the 2<sup>nd</sup> floor chamber, which was now being used as a passage way to the east wing a lofty lobby as it stands today. It is uncertain whether the present doorway from wing to the turret lobby was cut at this period but it is more likely that it was not done until the time of the 3<sup>rd</sup> Earl when the East wing staircase was built up. The new Dining Room was unpanelled and had 2 windows ?. The SW turret was floored at new Dining Room level and became the 'wig powdering' room but whether this included sanitary arrangements is not known: later it became a china cupboard.

#### 5. The New Kitchen 1660-1727

The 'new' kitchen would have followed the keep floor level alteration and was probably carried out about 1700. Although this is a reasonable supposition it is by no means certain that it was ever a detached building and did not originate with the north wing among the 1738 additions. The alignment of its south wall at right angles to the Hall block and not to the north wing suggests that it was in fact in place before the wing. In its initial form it as probably a single room, the annexes having been added with the North Wing. Some form of covered way, as was found later, may have connected it to the NW entrance to the Castle.

#### 6. The East Wing of Coach Yard c. 1650-1727

The Coach Yard was not built up until the North Wing had been added ? 1750. Its East Wing however appears to be of an earlier date and it is probably that it was added to the north of

the Gate Tower some half century earlier. Unlike the East Wing of the Castle it was not built onto the Enclosure Wall, but a few ? to the westward, the Enclosure wall gate tower to NE enclosure tower being demolished it probably ended short of the Tower and North \Enclosure Wall. It was a 2 storied building with 2 rooms followed by a stables on the ground floor. The 2 rooms (a workshop and saddle room) had separate entrances and close to the Gate Tower was a passage entry to Gate Tower turret staircase which was altered t form a ? to the upper floor of the wing. The upper floor probably consisted of ? rooms followed by a loft much the same as it stands today. The slated roof would have had no battlements.

#### 7. Alterations between 1730 and 1750

The Castle of 1730 consisted of Keep, Hall block and East Wing with detached Kitchen, Gate Tower and Stables. One of the chief difficulties in ? the general layout is that we have no knowledge of where the principle entrance was sited. There was a low entry in the east wall of the Hall block towards the northern end and another at the NW corner; both were unimposing. There is no sign of a main entrance below the present front door but it is probable that an entrance existed on the east wall near the Keep; this would only have been a short distance from the Keep spiral staircase which at this date would have been the main staircase to Hall and Dining Room.

The additions made 1730-50 can be seen generally in the 'Prospect Picture' of 1745-50 and are dated by a building tablet of 1738 although there is no indication of the particular addition the tablet refers to. They were made by William 27<sup>th</sup> Lord who was in possession 1727-1748 and are likely to have been finances by the dowry of over £4000 of Lucy Gorges whom he married in 1728. The first addition must have been the North Tower, subsequently the North Wing and Kitchens and Coach Yard followed by the West Wing. Finally the whole character was changed by the Terrace ? and front door construction and the opening up of the Enclosure Walls. It is not clear whether the whole was a preconceived scheme or whether each was a separate undertaking.

#### 8. The North Tower c. 1730

Outwardly this addition lengthened the Hall Block before adding the Tower to ? with the Keep to the south. Inwardly the floors were at a different level to that of the Hall Block which gave the tower a separate entity internally.

The massive north wall of the Hall Block was completely removed at first floor level and replaced by a central chimney flue block the wall being completed by timber panelling between which cupboard were arranged on the 1<sup>st</sup> and 2<sup>nd</sup> floors. The Tower was bisected by a solid wall running east and west on all floors. Only one turret was built, that at SEW corner, the other turrets were in the form of dummy battlements only.

At the Ground floor the southern half formed a Pantry; on the SE corner a staircase was built to the Hall. The northern half was divided into 2 rooms with an entrance? passage in which was an outside door to the east, a door to kitchen? and a 'back; staircase up to the floor above. It is not clear whether there was a passage to the west or whether merely a 'covered way' to connect the Kitchen with the Hall basements; the latter is the more probable.

The 1<sup>st</sup> floor was divided in a similar manner: the southern half was turned into Lady Howth's bedroom with the turret space as an alcove; a door in the south-west corner with a short staircase gave access to the Hall; this staircase was designed to match that of Hall to Dining

Room at the Keep end. The northern half was divided into 2 rooms (Lord and Lady Howth's Dressing Rooms) with landings beyond on the back staircase. The bedroom was panelled with the 'Siege of Buda' over the fireplace; it is not clear whether the panelling extended to the Dressing Rooms, probably not.

On the 2<sup>nd</sup> floor the southern half consisted of a large bedroom (now the Tower Room) with an alcove in the turret. In the northern half was a small bedroom (now the French Room) with back landing and staircase beyond. Entry to both rooms from? Back landing was by a passage on the west wall. This passage was extended into the Hall block thus converting the 3 'through' bedrooms into separate rooms and terminated? At the 'Castle' Room and spiral staircase. It is now known as the Blue Passage. The wall of the passage as panelled and panelling was put up in all the bedrooms from the passage except the Castle Room and French Room. During repairs in 1956 a newspaper dated 1761 was found behind Tower Room panelling; this is no proof however that panelling was not in place before that date.

On the 3<sup>rd</sup> floor the original layout is uncertain. There was probably two ? rooms corresponding with the rooms below. There was no 3<sup>rd</sup> floor in the Turret.

#### 9. The North Wing c. 1730-40

The object of this wing was the provision of a Coach House and it is probably that the servants rooms above was a secondary consideration. It conformed more to the East wing of the future coach yard rather than to the remainder of the Castle. It is curious that it did not follow the alignment of the Castle, being 5° towards the West, it is however roughly at right angles to the north wall of the Enclosure which may have been the object in view; alternatively it may have followed the line of the east wall of the detached kitchen.

The ground floor consisted of a long Coach house beyond which was the dairy and Stewards House, which projected slightly beyond the Enclosure Wall which would have to have been demolished.

The upper floor consisted of 3 'through' servants rooms above the Coach House beyond which floor level drops 2-3 foot and was probably a part of Stewards House. The slate roof was ornamented by a cupular above Stewards house.

#### 10. The Kitchen Block c. 1730-40

The single room kitchen was extended to the westward to form an entrance porch and larder. On its north wall a 2 storied building was added consisting of a saddle room below and 2 bedrooms above. A doorway connected the Saddle room to the Coach House. The 2 bedrooms had no access to North Wing but were reached by an external staircase and were presumably used by grooms.

The original dome and plaster ceiling and cornice of the kitchen are still in place as are the windows in its south wall.

#### 11. The West Wing c. 1730-40

This wing was added after the North Tower and probably after the North wing. It fulfilled the triple requirement of a large Dining Room or Drawing Room, Front Staircase and more bedrooms. Its alignment is not at right angles to the Hall Block but 2° off to the northward; it is possible that it followed the line of the inner Enclosure Wall (referred to previously) the end

of which now forms the north wall of Sidney Garden. A 3-storeid slate roof building, it was probably unadorned by battlements in its original state. Its north wall did not follow the line of the Hall block north wall but was slightly to the northward and overlapped into the North Tower west wall; this was probably in order not to block the mural staircase to Hall. For some reason the west wall into which no windows were cut is curved and falls away at its NW corner.

The Ground Floor consisted of a small lobby to the eastward which acted as a servants passage to the main block. From this lobby a door led to a large room, probably a Servants Hall, with 2 smaller rooms abreast of each other beyond, probably Housekeepers Room and Store Room. Two further rooms were reached from outside only and were probably menservants or grooms rooms. It is probably that at this period ground level to the north and south of the wing were similar and that the ground to the south was not raised until later.

On the 1<sup>st</sup> floor a large doorway was cut in the Hall west wall giving access to a lobby, later known as the Sidney Hall. From this lobby a staircase led to the landing above and a door to a large reception room originally intended as a dining room but never used as such. For some reason this room as about 12" below the level of the Lobby and Castle Hall which necessitated a step down. A door in the lobby to the south led to steps down to the Pleasure Ground. It is possible that the South Hall had a window where the doorway had now been cut.

The Drawing Room much in the same state as when built but without the bow window. The panelling contained the seascapes and Prospect Picture as at present. The Boudoir beyond has changed little except that window has been enlarged; its original use was probably a Writing Room. There was no passage on the north side.

On the 2<sup>nd</sup> Floor the landing from the staircase was at a lower level to the Castle 2<sup>nd</sup> Floor. A doorway was cut in the Blue Passage wall possibly where a window had been previously. To the west of the landing were 3 bedrooms; it is uncertain whether the passage is original or whether they were 'through' rooms.

On the staircase the original window with the signature of William St. Lawrence (2<sup>nd</sup> Son of William 27<sup>th</sup> Lord) in one pane of glass is still in place.

## 12. Front Door Terrace and Steps, c. 1730-40

As has already been pointed out there is some doubt as to the position of the principle entry to the Castle of 1560. It must have been very unimposing wherever situated. William made good the deficiency by a doorway in the east wall of the Hall; to reach this doorway a terrace was built up from tower to tower with a wide central sweep of steps down to ground level. The door was placed slightly to the north of the centre; this may have been for convenience within the Hall or in order to put it directly under a window. It is curious that the 'Prospect Picture' which in many respects is accurate should have placed the door central and between two windows above; this suggests that it may be totally inaccurate in other respects such as the Italian Garden.

A natural completion of the improved East frontage was the removal of the East enclosure wall and building a wall from North Tower to Gate Tower to correspond with the East Wing to the south. It is possible however that the East Enclosure wall had already been removed at the time the East Wing was added.

## 13. The Coach Yard and Stable Yard c. 1740



The building additions had already enclosed the Coach Yard on three sides. The North side was probably undertaken soon after the completion of the Castle North Wing. It extended from the Stewards House to the NE Enclosure Corner Tower, this tower being removed. The present circular tower is not shown in the Prospect Picture and was probably not added until the end of the century.

The North side building was built up to conform generally with the east and west side. It consisted of 7 horse stalls to the west and 4 loose boxes to the east. Above at the west end were grooms rooms reached by an exterior staircase (still in place) and the remainder of the building taken up by lofts. It is unlikely that the North Enclosure Wall was incorporated into the new building in which case it must have been demolished. As built the north face was similar to the south face. The battlements were not added until later.

The cupular over the Stewards House was transferred to the centre of the building and it is found today but there was no clock nor was there an entrance to the yard from the north; the only carriage entrance was in the Gate Tower/North Tower Wall which was a large arched entrance with doors.

The Stable yard to the west of the Stewards House was used for riding horses; it was probably put up soon after the Coach Yard. The main stables (now laundry) formed the north side and was onto, or replaced, the Enclosure Wall. On the South side another stables was built to the West of Kitchen and Saddle Room. The west side of the yard was formed by a wall running north and south. The area to the westward of the yard formed a small paddock (now Drying Green) at the NW corner of the Enclosure; the corner tower does not appear to have been utilised. The entry to the Stable Yard was at the SW corner as still found, with approach gates in the west Enclosure wall which were probably also used as a 'tradesman' entrance to the Castle. A narrow foot passage at the Stewards house was the only communication between the 2 yards. There may also have been an entry to Stable Yard from the north close to Stewards House, but it is more likely that this entry was to his house or to Dairy ?

#### 14. The Gardens and Grounds 1650-1730

The Enclosure Walls must have remained intact until the early VIIIth century but a western gateway may have been made in the west wall late in the VIIth century. The north gate post with its ? is still in place; it was probably a 'tradesman' entrance. Later this entrance was moved some 20 yards to the northward and the old entrance walled up

It is unlikely that there were any gardens outside the Enclosure but there were probably many minor buildings and sheds inside and outside the Enclosure to the North West.

The Protestant Chapel replaced St. Mary's about 1700. Thomas 26<sup>th</sup> Lord who was then in possession was a friend of Robert Grafton the rector; this may account for the erection of the Chapel so close to the Castle. It remained in use for a century.

The new harbour had not yet been built and the Howth-Dublin road ran along what is now the 'Harbour Walk'; below it was probably sea shore and above pastures would have run up to the Castle Enclosure.

#### 15. The Italian Garden Frontage of 1730-40

The east frontage would have been made by William 27<sup>th</sup> Lord early in his tenure as a part of the terraced entrance scheme; it required the removal of the east enclosure wall if that had

not already disappeared with the East Wing erection. It has been suggested that the Beech Hedge Garden is of an earlier date; this seems most unlikely as it is difficult to visualise the South Wall before the built up pathway of the frontage had been made. The first step of the frontage scheme would have been to divert the Bloody Stream to the eastward to form the Moat; the excavation of the Moat would have provided the material to build up the terrace and approach paths. The pond 'Black Jack' previously in the bed of the stream was either a spring or became one. It is unlikely that the Italian Garden as depicted in the Prospect Picture of 1745 ever resulted? This picture shows walls banking up the approach pathways and a walled east face to the approach?; it is most unlikely that such walls had they existed would have been replaced by earth banks as they are today. Again Wheatley's sketch of 1770-80 shows no such garden?; the sketch shows a level grass plot to the eastward of the forecourt with paved ? carrying ornamental urns and with cannons on the west side. It can be assumed that the original layout was much the same as it exists today except that there were no flanking yews or yew hedge around the pond. The central pedestal on the terrace which is still in place carried a statue of 'Black Jack' as shown in Petrie's sketch of 1819; this statue was stolen for its lead in 1836. Petrie's sketch also shows the cannons and ? plot replaced by the posts and chains now in place. The cannons later appeared on the ? parapet above the Hall from where they were not removed until after 1914. It is possible however that there were real cannons; "8 pieces of cannon" were lodged in HM Stone, Dublin in 1793. Faulkner's Journal of 9<sup>th</sup> March 1793.

Wheatley's sketch shows that the entrance gates to the north and south of the frontage were in fact built; the east post and ? of the northern gates is still in place. That the south wall extended so far as the moat is more doubtful.

The Pleasure Grounds to the south of the Castle were probably accurately depicted in the Prospect Picture. It is known that an avenue ran east and west parallel to the west fence and the gateway and bridge into '20 Acres' is still in place. This section of the Enclosure Wall from keep to intermediate tower was probably demolished when the West wing was built but it is probable that ground level at this area was still level with that of the forecourt.

It is unlikely that the formal garden to the southeast of East Wing ever materialised. This area probably became a hollow when the new course of the Bloody Stream was banked up and it is a hollow today; it is unlikely therefore that it was ever levelled off to produce the garden. The Pleasure Ground would have ended to the westward at the avenue running north and south now known as 'Holly Walk'.

The Beech Hedge Garden was probably made with and after the formal east frontage. The Prospect Picture accurately depicts it. The extension walls to the east and ? were not added until after the new Howth-Dublin road had been made. The cottage at the north east corner was probably demolished when the Front Lodge was built c. 1850. The round pond was made on the old bed of the Bloody Stream as ? as today from Black Jack Spring. Where the old bed of the stream goes under the south wall a tunnelled entrance was made from Black Jack lawn; this tunnelled entrance later fell into disuse and was finally filled in about 1910.

#### 16. The Kitchen Garden and Farm Buildings c. 1738

It is probable that the Walled Kitchen Garden and Farm buildings were built at the same time as the Beech Hedge Garden. They are accurately depicted in the Prospect Picture as is the Deer Park boundary wall and Corr Castle (by then unused). It seems unlikely however that

the wall shown along west side of Drive or that on the south side of Back Drive were ever in existence. The Back Drive probably ceased at Farm Buildings with lanes running north and south. The north branch passed through farm and continued on to the ? past the Herds Cottage. The south branch skirted the west Enclosure Wall past the back entrance at the bottom of Cross Garvey; a branch of this lane ran up Jenny's Walk which at this period was walled on each side. It is doubtful whether the lane running from the top of Jenny's Walk to the Stewards and Herds Cottages were in existence at this date.

The 'little wood' at this period was a semi ornamental area probably completely walled in; a small ornamental pond still remains as do the foundations of a raised summer house at the north west corner.

The 'Danes Drain' – The origin and original purpose of this very large culvert which runs down the front drive in almost a tunnel is a mystery. In a drainage diagram by Higginbotham of 1909, dealing with the Castle drainage, it is shown running from the east corner of Kenelm's Tower across the forecourt and through the Coach Yard entrance, then ? to the East Wing of Yard to the north wing where it curves into the front drive running down the west side of it into the sea; another ranch is shown starting near the Farm and running down the south side of the back drive and into the main culvert at the Front Drive; the sources of neither branch are shown, but there is ? a storm/stone? drain or a culvert running into it from along Holly Walk; this may be merely a method of discharging the field drain in Walk Meadow and the Sunk ?. The curious course at the forecourt suggests that originally it had nothing to do with the Castle and this is confirmed by its traditional name. It was not utilised when ? drainage was introduced into the Castle in the VIIIth century although at this period it was n use for stable and kitchen drainage; it was utilised however when modern drainage was ? in 1910.

The Swan Pond is of doubtful origin; its shape suggests that it is artificial. It is suggested that it did not exist up to the early VIIIth century and that the area was then a boggy? Swamp. Towards the end of the century the pleasure ground to the west of the hall must have been levelled up requiring some 3 to 4 foot of filling; it is suggested that the pond was made at this time for the dual purpose of removing the swamp and of provided in the earthy? Filling for the levelling up. It must be admitted that this is pure conjecture.

#### 17. Ambitions of 3<sup>rd</sup> Earl 1824-5

Thomas the 3<sup>rd</sup> Earl succeeded in 1822 but did not come of age until 1824 when he started great schemes to enlarge the Castle; the leading Architects of Dublin were commissioned to make proposals; the major object was to provide a new Dining Room and it must be admitted that the Keep Dining Room fell short of requirements in comparison with the large Hall and Drawing Room. The resultant designs varied from extensions to the Keep, extensions to the North Tower and a Tower to the West Wing. All were most unrealistic and out of place; the West Wing Tower, later adopted by Lutyens was the obvious solution, but the Architect filled it with small insignificant rooms which would have been quite useless; these drawings are on record. In January 1826 Thomas married Emily de Burgh and it was her influence combined with financial difficulties which decided him against any additions. Ten years later he embarked in minor alterations most of which were desirable if not necessary. To finance these he sold in 1836 three horses which provided £800.

#### 18. Alterations to East Wing 1836-38

These alterations were made to provide nurseries and additional bedrooms and an office for himself. In order to make better use of the ground floor a staircase and landing as introduced at the Keep end, the ground floor being brought into the Castle by cutting a doorway in the south wall of the Keep turret. The mural staircase was now redundant and was blocked up. A ground floor passage was made on the north side giving access to the 4 rooms; his passage turned along the east wall and gave access to the Enclosure Wall turret; the existing doors to the forecourt were left in place but only the western one probably remained in use.

On the floor above a similar passage was introduced and an additional room off the new landing became the office. The look of the staircase was spoiled by a cupboard which extended out from the office over the staircase.

As built both upper and lower landings coincided in level with the wind and Castle so that no steps were required. It was not until 1910 that both landings were raised.

Externally battlements? replaced 3' parapet were added in order to improve the appearance by hiding the slated roof; similar battlements were added to the wall on the north side of the forecourt.

#### 19. Alterations to the Keep Dining Room c. 1836

In order to improve serving meals a door was cut into the east wall of the Keep to the new landing; it is not clear how the step down was arranged but it was presumably inconvenient as in 1910 Lutyens raised the landing level, the object of which must have been to improve the access. With the new doorways the spiral staircase must have fallen in to disuse for in 1910 it was found to be in complete disrepair.

The Dining Room itself was panelled completely and the chamber in the SW turret converted into a China cupboard.

#### 20. Additions to Hall c. 1836

An exterior porch was contemplated, but an interior glass porch was built in lieu. A cornice depicting the St. Lawrence and de Burgh Arms was made around the walls. In other aspects no changes were made in Hall or in Sidney Hall.

#### 21. Alterations to West Wing c. 1836

As has already been stated there was a step down from Sidney Hall to the Drawing Room; this seems to have annoyed Lord Howth and his guests after dining too well. It was eliminated by raising the Drawing Room Floor Level; presumably the Boudoir Level was also raised. In the Drawing Room a Bow window was built out (at ground level only) and the other two windows enlarged as was that of the Boudoir.

On the floor above the passage on the north side, if not already in place, was built up to convert the through rooms into separate rooms. The small room of WC on the staircase landing may have been added at this time or later; they were in place in ? and were a great eyesore.

Exterior additions made were the ugly battlements and 4 buttresses on the south face the object of which is obscure.

#### 22. Alterations to Coach Yard c. 1840

A drawing by Morrison of these alterations is on record but is undated. They consisted of a carriage entrance with gates through the north area. It was an obvious improvement long overdue. The carriage entrance in the south wall was filled in to form a pedestrian door only. The object would have been to shut off the Coach yard from the front of the house, a doubtful improvement which was altered in 1910. A Clock loft was built in under the cupola and a stable clock fitted.

### 23. The Front Gates and Lodge 1848-50

This was the only addition made during the 3<sup>rd</sup> Earl's widowhood. Emily had died in 1842 and he did not remarry until 1851.

The tradition is that the Gates were built out of the winnings of Peep-O-Day Boy who won the Chester Cup in 1848. Previously there were not gates until those abreast the Gate Tower were reached these were close to the Garden Wall so that with the new gates the line of the drive must have been moved some yards to the westward. The Irish yews down the drive were planted at this time. If the small cottage at the corner of the Beech Hedge Garden was still in place it would have been demolished when the Front Lodge was built. The Gateway and wall connecting garden wall to Gate Tower was removed; if the corresponding wall and gates to the south were still in place they were probably removed at this date.

The Back Drive and Back Lodge and Gates probably appeared soon after.

### 24. Kenelm's Tower 1850-60

The name suggests that the Tower was built soon after Kenelm was born (December 1855) at this time all his half-sisters except Margaret who was 15 were out of the schoolroom and his two sisters were 4 and 6 respectively. There was no real reason for additional accommodation therefore. It is ? that the Tower was built c. 1856.

The SE Enclosure wall tower was demolished and the new tower erected almost exactly on its site. It is rectangular with a turret at the NE corner; the battlements are cruder but conform generally to the Keep. The turret contains the staircase giving access to 2 floors and the roof.

On the ground floor an entrance from the forecourt gives access to the staircase and by a passage on the west side to a single room. The old tower entrance from the wind was blocked and a new passage built on to the south wall of the wing. The passage on the north ? the east of the end wing rooms was diverted to this new 'outside' passage thus enlarging the end room.

On the 1<sup>st</sup> floor the arrangement was similar to the ground floor. The passage in the wing remained unaltered and connected to the staircase landing of the new Tower.

On the 2<sup>nd</sup> floor there was no passage and a single room only which became in later days the Billiard Room.

### 25. Pleasure Grounds and Gardens 1825-70

The east front formal garden lost its formal aspect early in the [19<sup>th</sup>] century; the paving edged grass plot and line of cannons had disappeared by the time of Petrie's sketch of 1819 and the present chain railings were in position; the only formal aspect remaining was 'Black Jack' on his pedestal. With a view probably of tidying up the appearance the 3<sup>rd</sup> Earl c. 1850 planted Yew trees along the approach walks on either side and hid the ill-kept Black Jack

pond with a clipped Yew hedge which left the area in very much the same state as it is seen in today.

The Pleasure Grounds. According to contemporary letters the Pleasure Grounds early in the XIXth century had become a wilderness. Irish Yews were now planted along the avenues running east and west and as was the fashion of the period, small flower beds were dotted about ? without any apparent method. On the west the Farm lane was abolished completely? approach path made to Jenny's Walk a few yards to the westward of the old lane. The walls on either side of Jenny's Walk were falling down; the north all was removed completely and only parts of the east wall retained. To replace the walls a Yew Hedge on either side was planted in 1865 and a Beech avenue planted.

Between the Pigeon Field and Walk Meadow a terrace was built p in 1865 with a Summer House at its east end. Irish Yews and Beech Trees were planted up the avenue to the rhododendrons (now known as Cherry Walk). A Beech Tree Avenue was also planted below the Cromlech.

The Race Course was made about 1830. Originally it was a straight course from ? Corr Castle to beyond the Herds Cottage; later it was extended to the ? and turned south down what is now called the 'Race Course'. In 1853 Baldoyle Races were started and the Racecourse fell into disuse. There were stay houses? At Howth in 1826-7 but it was probably not until after c. 1853 when the Ward Union had acquired the hunt that the enclosed Deer Park was made.

#### 26. The Castle 1860-74

The 3<sup>rd</sup> Earl, after adding Kenelm's Tower made no further major additions. Minor additions included exterior porches to the Coach yard back door and to the kitchen SW entrance door. After 1870 he was only at Howth for short periods in the summer and by 1874 when he died the interior deterioration had set in.

#### 27. The Castle 1874-1909

On succeeding William, the 4<sup>th</sup> Earl resided at Howth for the greater part of the year until 1886. Thereafter he came to Howth for the summer only. Between 1895 and 1897 the Castle was let to Lord Ashburn; it was in this latter year that the Duke and Duchess of York came out to Howth and planted the two trees on the lawn.

Although the gardens and demesne were well maintained – lawns mown, paths ? and hedges clipped – and the woods kept in order little as spent on the interior of the Castle and no modernising attempted. With the formation of the Balkill Reservoir in 1907 water was piped through the demesne, but it does not seem to have been laid to the Castle where all water was hand pumped. There were no bathrooms and only 3 or 4 water closets, there was no form of central heating and lighting was by candle and oil lamp only. The amenities of the house were in fact completely antiquated and the carpets and curtains worn out or deficient. When Lord Howth died in 1909 he had not seen the Castle for 7 years.

This was the condition when, in 1909, Julian Gaisford succeeded. He decided to modernise the Castle with the proceeds of the Sale of Offington (Offington House and ? realised £20,000). The primary requirement was a library to house the Gaisford Library from Offington and it was intended to add a tower to the west wing for this purpose.

## **28. The Castle Renovation 1910**

The Castle renovation coincided with the end of the Edwardian Era, which may have been unfortunate. It was a period when luxury in country houses reached its peak, to be soon followed by the economies curtailed by the 1<sup>st</sup> World War. The renovation was undertaken at the close of this period of 'plenty' and those who may criticise the extent of the alterations should bear this in mind. As things turned out the Castle was not fully occupied for more than 2 or 3 years before war retrenchments became necessary. On the other hand it was a fortunate date for re-furnishing; material was never again so good or so cheap. That it coincided with the demolition of Killester House was also fortunate; much of the Killester interior decoration was usefully employed for the Castle.

In the summer of 1909 Edwin Lutyens (afterwards Sir Edwin) was approached and was commissioned to make proposals on the understanding that if not engaged, he would charge a fee for his advice. At the time he was working on Lambay and was therefore already in the vicinity.

Julian hoped that the work required could be done for about £3000; Lutyens at once said that it would require treble that amount and this was accepted. Lutyens was not prepared for competitive tenders, being of the opinion that not only would this be unfair to the best architect but that it would not give the best results. He admitted that it was the type of work which interested him and that he would like to undertake it. He came over to Howth in August 1909 for preliminary discussion before dimensional drawings had been made. Mr St. Lawrence wanted the new tower to be a replica of the Keep, but Lutyens was definite that this would entail heavy additional expense and waste of space. It was decided that the Tower would be in keeping with, but not a replica. His first rough idea, of which the rough sketches are on record, resembled a French Chateau and was not followed up.

During the winter Lutyens was definitely engaged and early in 1910 dimensional drawings were prepared and a general design for the Tower and other major alterations was agreed upon. In March 1910 a contract was made with Mellon, a Dublin builder to complete the work in one year for £8696. This was the estimate for structural and building alterations only and owing to structural difficulties and later modifications the time was increased to 2 years and the cost to about £13000. Furnishing added another £2000, Lutyens' fees £700, Clerk of Works £46000, Electric Engine and Bathing...?

## **29. The New West Tower 1910**

Originally known as the Gaisford Tower and later, when let, as the West Wing, in these notes it will be referred to as the West Tower. Intended to contain the Library the size of the Tower was governed to some extent by the bookshelf area of the Offington Library. The rectangular tower was added symmetrically to the west wall of the wing, the curve of the wall being filled in with cupboards on the 1<sup>st</sup> and 2<sup>nd</sup> floors. It was intended to pull down a part of the Enclosure internal wall, the material being used to form an ? wall to the Sidney Garden. A plain, bold style without battlements, turrets or other ornamentation was designed. At the SE corner the overlap was partly filled by a verandah and ? the NE corner the overlap was partly filled by a new passage along the wing.

The ground floor or Basement was used to form 3 menservants rooms, bath room and landing with a staircase at the NE corner extending up to the top floor. At the top/left? of the stairs the new passage gave access to the Castle and to the Courtyard by a door close to the Tower.

The 1<sup>st</sup> Floor formed the library with a small Book Room to the west of the ?. A door was cut to the Boudoir, being sited in order to give a view right through to the Hall. Doors from the library and Book Room led to the staircase and there was a connecting door from Library to Book room. A fireplace from Killester was used for the Library. In order to obtain correct proportions in this room the ceiling of the small Book Room was low, the spare space? Being utilised to make a box room as an intermediate floor. As on the ground floor a new passage in the wing connected the staircase to the Castle.

The 2<sup>nd</sup> Floor found the principal bedroom with a Dressing Room and bathroom to the north of a large Cupboard Room to the east. The passage ? in place in the wing ? the Castle to the staircase landing.

The 3<sup>rd</sup> and Top Floor consisted of a large bedroom to the SW with smaller rooms to the east and north. In the roof above large tanks formed the Castle water supply.

### 30. Alterations to West Wing 1910

The new passages at ground and 1<sup>st</sup> floor levels was the major alteration. This was required on the ground floor to connect the 'through' rooms into self-contained rooms and to connect up the new Tower. On the 1<sup>st</sup> floor it was less necessary, but it was a convenience to ? the Tower without passing through Drawing Room and Boudoir. This new passage also produced a means of adding a bathroom and lavatory to the west Wing bedrooms. One of the requirements in forming the new passage was that the SW window of the new Dining Room and that on the main staircase should not be blocked. This was attained by starting the passage at the east end at ground floor level only; it was then raised to 1<sup>st</sup> floor level to form the Drawing Room Passage but then further raised to 2<sup>nd</sup> floor to form the new bathroom and lavatory which terminated at the New Tower. As the Dining Room new windows looked out onto the courtyard between West Wing and Kitchen care was taken to make it a good outlook. Oriel windows were introduced and gargoyles in place of piping. The many levels of the passage were dealt with by providing an outside stone staircase with entrance to the passage on 2<sup>nd</sup> floor of the wing, terminating below in a verandah to the west of the Dining Room. This verandah was formed by widening the passage already in place ? the kitchen. A doorway on Castle Back Staircase gave access to the verandah; it and the exterior staircase were of little practical value and seldom used, their only object being to improve the view.

1<sup>st</sup> Floor – the new passage approach passage was built under the Castle staircase with a door to the Sidney Hall, the remaining under staircase space being utilised by a small 'Flower Room'. The Drawing Room remained unchanged as did the Boudoir except for a new door into the new passage.

On the 2<sup>nd</sup> Floor the small room and lavatory at the staircase landing was removed. The bow of the Drawing Room was extended up to the bedroom above. The new lavatory and bathroom were formed above the new passage. The 2 small rooms to the west were converted to one large room (the South Room).

Outside the out of place ornamentation and buttresses on the south side were removed and replaced by bold, plain battlements.

### 31. The Loggia 1910

The main object of the Loggia was to produce a bathroom and WC for the 7 bedrooms of main block. At the same time it improved external appearance by filling in an ugly corner.



On the ground floor under the Loggia the space was utilised to house the boiler of the new Central Heating. The Loggia itself included steps down to the lawn from the Sidney Hall in the same position as built originally.

On the 2<sup>nd</sup> floor a passage running out from Blue Passage gave access to a large bathroom to the south and to a WC and Syphoning. Around to the north later when steam heating was replaced by HW heating the Syphoning Room became an Airing Cupboard.

### 32. The North Tower Alterations 1910

The main object was to convert the 3 rooms of 1<sup>st</sup> floor into one large room to be used as a Dining Room. The alteration involved much structural work as a min wall had to be removed on ground and first floors but left in place on the 2<sup>nd</sup> floor above.

On Ground Floor a north/south girder was introduced to support the floor above in place of the wall; other partition walls were removed which formed a large Pantry. At the SW corner a large Safe was built in and at th SE corner the staircase to hall was removed. A new fireplace was built on the south wall, the flue being led to the chimney above. The exterior porch at Back Door was removed. The passage to the west was widened to ? the verandah above.

On the 1<sup>st</sup> Floor two east/west girders were introduced to support the wall above. The panelling was rearranged to cover all walls with the portrait of Swift on the north wall. He WC in NE lobby was removed.

No alterations were made on the 2<sup>nd</sup> floor.

On the 3<sup>rd</sup> floor a room was formed in the turret by introducing a gabled roof. A passage to the east was made which gave access to this room and to the room to the south. The new gable entailed additional weight which was taken partly by introducing a north-south girder into the ceiling of Tower Room below, but much of the weight devolved upon the double girders above new Dining Room, which 10 years later sagged under the strain.

### 32. Alterations to Main Block 1910

Only minor alterations were made.

On the ground floor cellars were rearranged and the south cellar converted into a Document Room.

In the Hall above the inside Porch was removed and a new floor laid. The stove was removed and old fireplace opened up and pillars from Killester formed into it. A pictorial map designed by Sir Eric Gill formed a new over mantle. The doorway leading to the Pantry staircase was converted into a Coat Cupboard.

No alterations were made on 2<sup>nd</sup> floor except those required for the new Loggia block.

### 33. Alterations to North Wing and Kitchen Block 1910

The major alterations were the conversion of the Coach house into a Servants Hall, the Saddle Room into a Scullery, the introduction of a 1<sup>st</sup> floor west of kitchen and the conversion of the stable on south side of Stable Yard into a dairy.

On the Ground Floor the Coach House doors were filled in and a fireplace introduced. The room to the east was made into a Servants Hall Scullery. Other than sinks etc. and a doorway

to kitchen little change was required to the Saddle Room to convert it to Scullery. To the west of the Kitchen, the exterior porch and entrance were removed and a Cook's Room introduced.

On the 1<sup>st</sup> floor the rooms above old Saddle Room were brought into the Castle by building up a passage running over the north wall of the kitchen; this passage led on to 3 new rooms build over the outhouses to the west of the kitchen. The exterior stairs to the rooms above the old Saddle Room as removed and over the platform a servants WC was built. In the north wing minor improvements were made to the rooms, the southern room being converted to a servants' bath room and annexe.

In the Stewards House, vacated by Bullick. The Dairy was removed and incorporated into the house, which became the Chauffeur's House.

#### 34. Alterations to Keep 1910

Only minor alterations were made.

On the Ground Floor a partition wall was put upon the north side connecting the area to a passage to the north with a Brushing Room to the south. The spiral staircase in NW Turret was ?. In the NE turret floor level was raised and a door to forecourt cut in the east wall.

On the 1<sup>st</sup> floor the old Dining Room was converted into a Smoking and Billiard Room, a new window being made in the south wall to the east of the fireplace. The chamber in the SW turret as converted from a China Cupboard into a small writing rom. The NE turret passage became a Telephone Lobby, the window in its north wall being blocked up.

On the 2<sup>nd</sup> floor the Castle Room and Dressing Room remained unchanged except that the entrance to the NE turret ? was enlarged.

On the roof above chimneys and flues were rearranged to form one chimney stack (hidden by the turret battlement) in place of two which was ?

#### 35. Alterations to East Wing 1910

The major alteration was the introduction of a Chapel at the east end.

The Chapel was formed by doing away with bedrooms and passages on ground and upper floors, the space being converted to a chapel to the east with sacristy to the west; above the sacristy a gallery was former. The old exterior passage to Kenelm's Tower remained as such, but all communication between Wing and Kenelm's Tower was blocked on the floor above. The original idea was to make church like windows on the north, south and west walls but this was abandoned as out of keeping with the Castle and small square windows were formed to north and south and the large east window blocked up altogether.

The staircase at the west end was remodelled; the lower landing was raised about a foot to conform with the new level in Keep Turret. The landing above was raised about two foot; the object of this was to improve the access to new Smoking Room, the stairs down from which were too steep; it entailed steps down in the idle of the telephone lobby to reach Hall level and again steps down to reach the Wing passage and rooms. The western forecourt door of the wing was no longer required and was replaced by a window.

The Ground Floor – the passage on the north side was retained and now ended with the entrance to Sacristy which also formed the communication to Kenelm's Tower. At the west

end a large lavatory was formed with WCs on either side; this was followed by a cross passage giving access to the new Sunk Garden; this cross passage was in line with the door out to Forecourt; the door was retained but fell into disuse. The two rooms beyond remained unaltered and were used as Bachelor visitors bedrooms.

The 1<sup>st</sup> floor between staircase and new Chapel gallery remained unaltered, the passage ending with the Chapel Gallery. In the Office Room to the west, known as the Panel Room, the cupboard overhanging the staircase was removed.

No alterations were made in Kenelm's Tower other than re-decoration. The upper rooms were intended as Bachelor bedrooms but were seldom used. The Ground Floor room became a 'Garden' Room.

The Roof – this was unaltered except that the high chimney pots were removed (they are stored in Farm, 1956). This greatly improved the appearance from the south, but unfortunately later it was found necessary to add revolving tops.

### 36. The Coach Yard Alteration 1910

As already stated the Coach House was converted into a Servants Hall. The North arm which contained Loose Boxes and Stall was completely rebuilt internally; to the west a 4-car garage was made and to the east an Engine Room and Battery Room for the new Electric Light plant. The central tunnel entrance was left unaltered by the old coach entrance in the south wall of the yard was opened up to its original state and a refuse shed was built on close to the Bac door. Little changes were made in the East Arm of the yard which formed the only remaining stables.

In the Stable yard the stables on the north side was converted into a laundry and that on the south side into a Dairy and Laundry.

### 37. Pleasure Ground and Garden Improvements 1910

On the east front no changes were made other than killing the Ivy on Gate Tower Walls and Steps.

On the south front a sunk garden was formed outside East Wing to replace the ugly grass bank and shrubs. The southern east/west path and its Irish Yew avenue were removed as were the Yews on the south side of the southern path; by this means the lawn space became sufficient for 2 tennis courts and a Croquet Lawn. Outside the Drawing Room the odd beds were grassed over and a paved path built up to the Swan Pond passing through the Sidney Garden in which an east wall was built. The old doorway entrance though the SW Enclosure Wall Tower was filled in.

On the west front the east bank of the Swan Pond was walled and the pond surround planted; further north the approach to the Kitchen yard was converted into a garden and that section of the Enclosure Wall removed in order to improve the view from Dining Room windows.

In the Beech Hedge Garden the hedge section from Garden House to the Eastward was removed, a heath garden formed to the east of Greenhouses, 'Dial Garden' formed to the west of greenhouses (vines) and a Herbaceous border planted along the Harbour Walk approach walk. The whole area was planted with Fruit Trees and Shrubs. It is of interest that the Bee Hives remained in the same position as in the Prospect Picture of 1745.

As originally planted there was just over half a mile of Beech Hedge, the main vista being 85 yards long and the Ireland's Eye Vista 150yds long.

NB By 1955 the average height of the hedges was 27ft and the total area to be clipped was approximately 3 ½ acres.

### 38. Some building expenses of the 1910 Alterations

The following are some builder's (Mellon's) charges. They are approximate only:-

|                                       |         |
|---------------------------------------|---------|
| - New Tower                           | £3690   |
| - West Wing Alterations               | £1580   |
| - Loggia Block                        | £775    |
| - Alterations in Keep                 | £400    |
| - Alterations in North Tower          | £960    |
| - Library Book Shelving Etc.          | £880    |
| - North Wing, Kitchen Block and Dairy | £1090   |
| - East Wing and Chapel                | £820    |
| - Land Drains and Drainage            | £490    |
| - New Hall Floor                      | £80     |
| - Hall Fireplace                      | £35     |
| - General Paintings Etc.              | £660    |
| - Renovation Drawing Room             | £113    |
| - Cellars                             | £124    |
| - Laundry                             | £400    |
| - Repairs to Old Parts of Castle      | £480    |
| - Attendance of Electrician           | £296    |
| - Electric Wiring and Fittings        | £250? * |
| - Attendance of Heating Engineer      | £316    |
| - Central Heating                     | £300 *  |

\*This does not include Boiler and Electric Engine and Batteries

Total Expenses:

|                    |         |
|--------------------|---------|
| - Building         | £12,329 |
| - Clerk of Works   | £4,606  |
| - Electric Light   | £742    |
| - Library Woodwork | £883    |
| - Furnishings      | £2,044  |
| - Lutyens Fees     | £716    |

**Total Cost: £22,777 (excluding gardens)**

### 39. Some Furnishing Expenses of the 1910 Alterations

The furnishing was done by Muntzer & Co. of London. Some of the items were as follows:-

Carpets including underfelts and fitting:

|                      |      |
|----------------------|------|
| - Drawing Room       | £102 |
| - Dining Room Carpet | £42  |
| - 3 metres           | £14  |

|                                 |      |
|---------------------------------|------|
| - Sidney Hall Landing           | £13  |
| - Library passage               | £59  |
| - Boudoir                       | £27  |
| - Castle Bedroom                | £15  |
| - Dressing Room                 | £8   |
| - Tower Room using own Carpet   | £3   |
| - W. Tower Principal Bedroom    | £30  |
| - Smoking Room 3 runners        | £13  |
| - Sidney Hall                   | £13  |
| - Front Stairs and Blue Passage | £114 |

Curtains, valances and fittings:

|                                      |      |
|--------------------------------------|------|
| - Library                            | £85  |
| - Iron Shutters and Covers           | £120 |
| - Loggia Door                        | £16  |
| - Hall                               | £43  |
| - Drawing Room                       | £150 |
| - Boudoir                            | £54  |
| - Smoking Room                       | £34  |
| - Blue Passage                       | £73  |
| - Castle Bedroom                     | £28  |
| - Tower Room                         | £18  |
| - W. Tower Principle Bedroom         | £16  |
| - Casement Curtains throughout       | £110 |
| - Upholsterers and Fitters at Castle | £150 |

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# APPENDIX 15.2

# PHOTOGRAPHIC RECORD

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**VOLUME III**  
APPENDICES TO ENVIRONMENTAL IMPACT ASSESSMENT REPORT



# Appendix 15.2

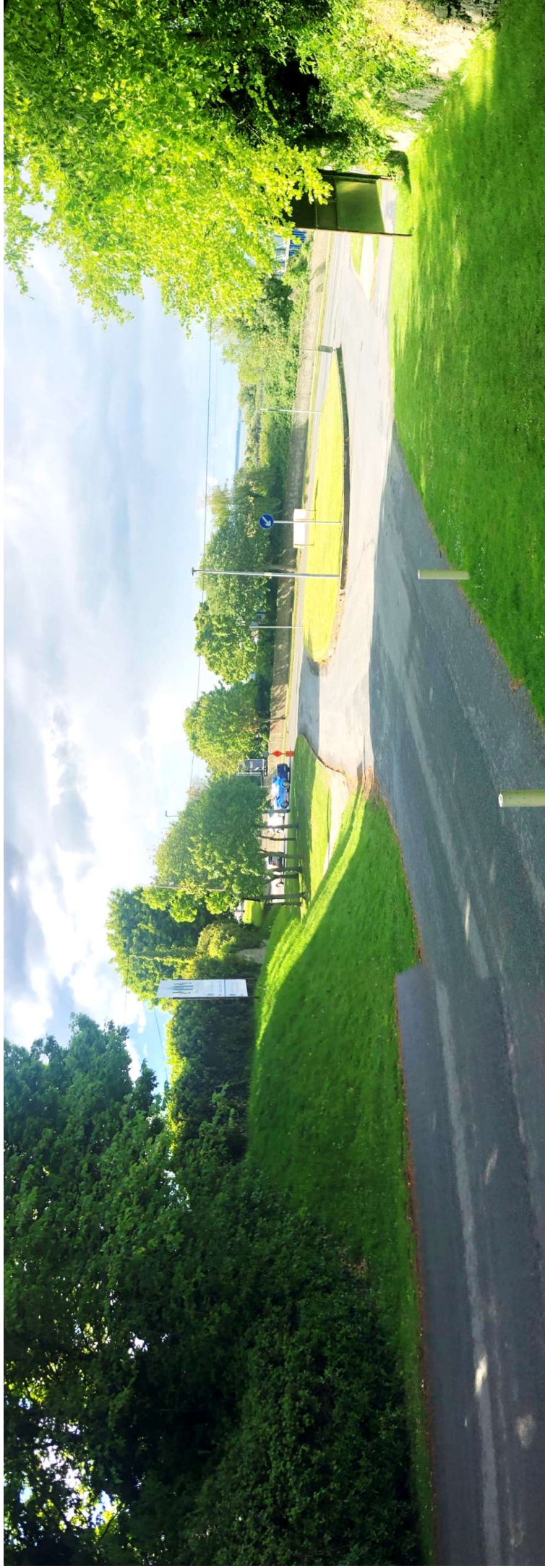
15.2.1 - Photo Record – Subject Site

15.2.2 - Photo Record – Howth Castle

# Appendix 15.2.1

Photographic Record – Subject Site





1. Panoramic view of the streetscape of Howth Road, at the junction with the entrance to Howth Castle



2. View of the entrance gates to Howth Castle, looking north towards Howth Road



3. View of St. Mary's Church



4. Panoramic view of the boundary wall to St. Mary's Church



5. Panoramic view of the approach to St. Mary's Church from Howth Road



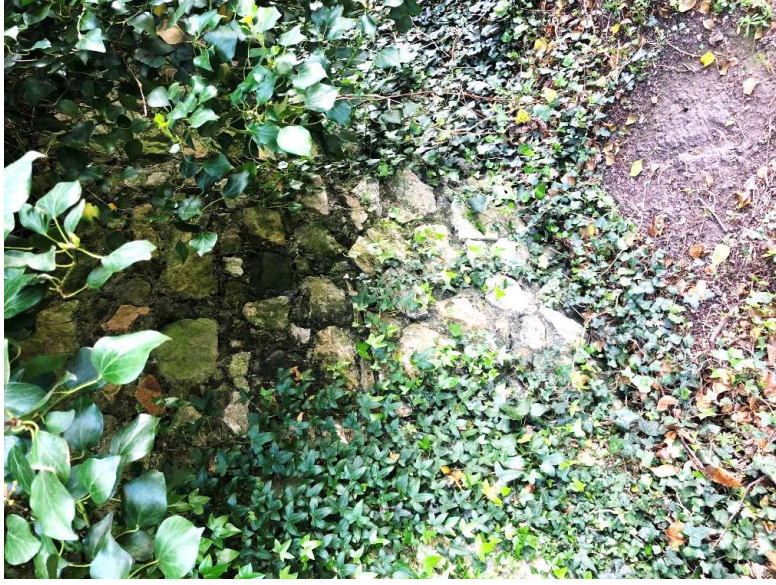
6. Detail view of the historic demesne wall to Howth Castle



7. Detail view of the historic demesne wall to Howth Castle



8. Detail view of the historic demesne wall to Howth Castle



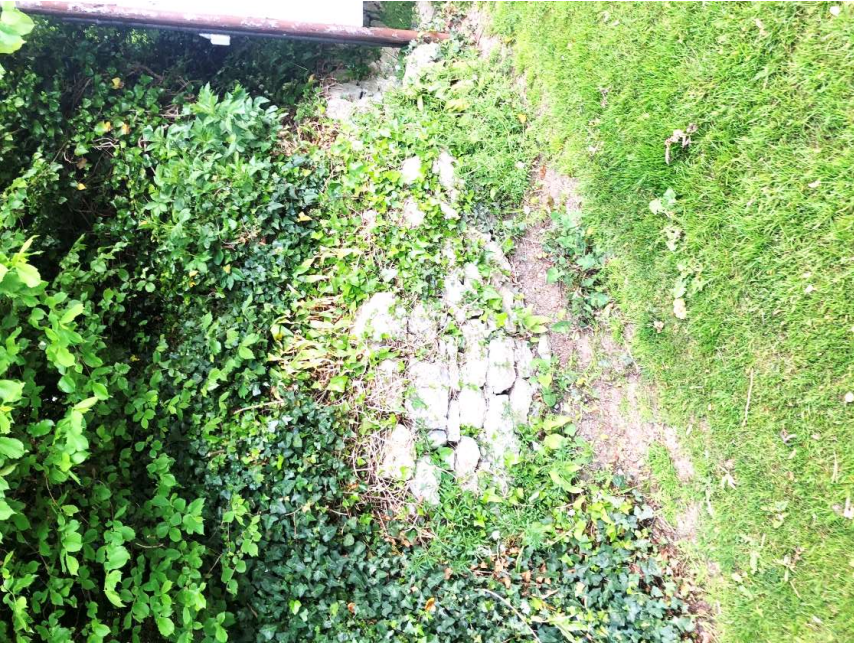
9. Detail view of the historic demesne wall to Howth Castle



10. Detail view of the historic demesne wall to Howth Castle



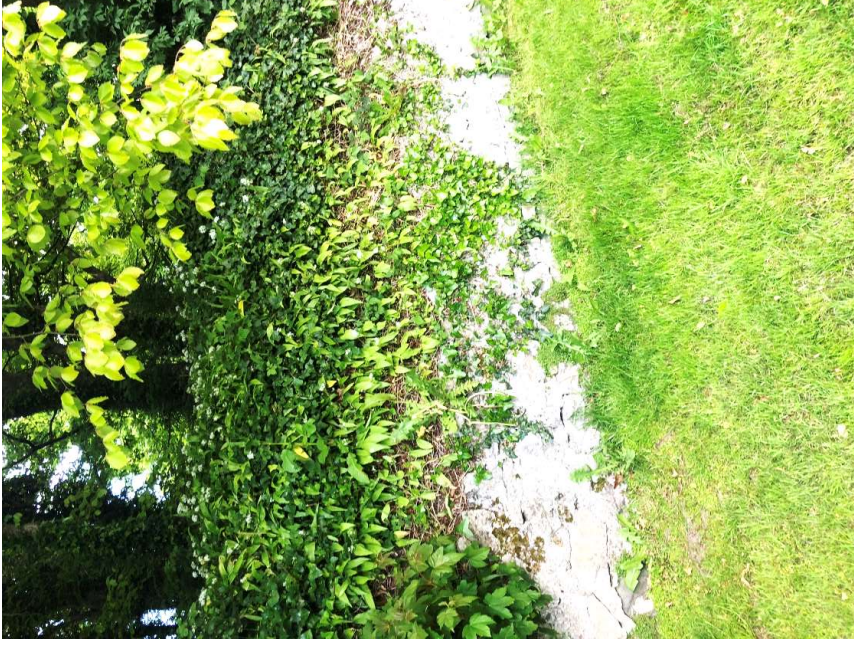
11. Panoramic view of the streetscape of Howth Road at the entrance to Howth Castle and St. Mary's Church



12. Detail view of the historic demesne wall to Howth Castle



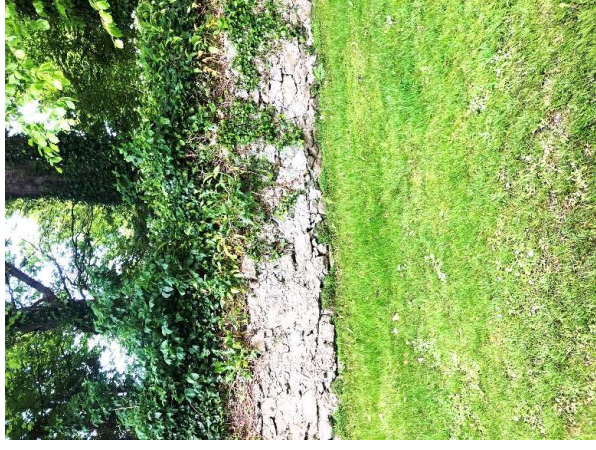
13. Detail view of the historic demesne wall to Howth Castle



14. Detail view of the historic demesne wall to Howth Castle



15. Panoramic view of the boundary wall to the west of the entrance avenue



16. Detail view of the historic boundary wall





17. Detail view of the historic boundary wall



18. View along the boundary wall along the entrance avenue



19. View of the junction between the historic boundary wall and the Entrance Gates to Howth Castle



20. View of the junction between the historic boundary wall and the Entrance Gates to Howth Castle



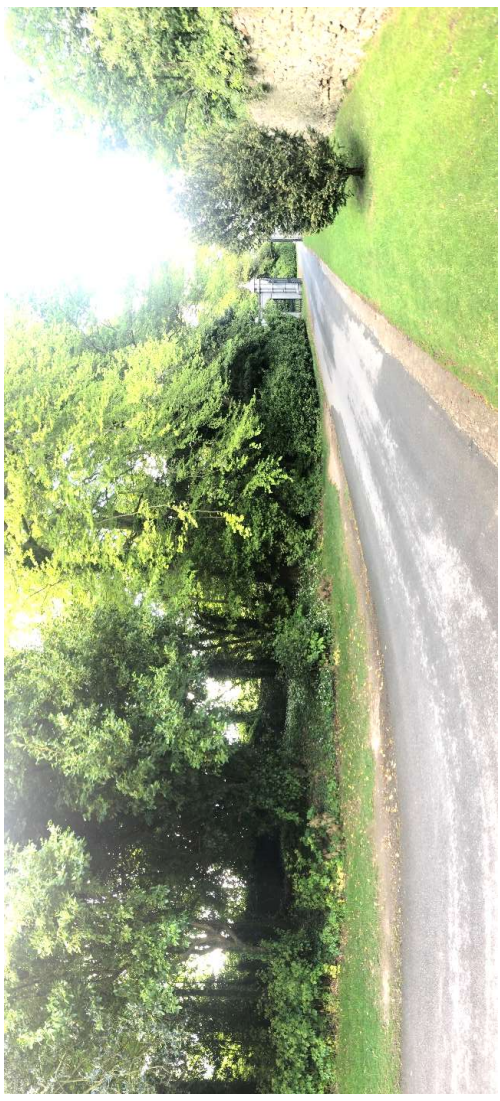
21. View of the Entrance Gates to Howth Castle



22. Panoramic view of the entrance avenue to Howth Castle, looking East



23. Panoramic view along the entrance avenue showing the Entrance Gates



24. Panoramic view along the entrance avenue showing the Entrance Gates



25. Modern blockwork replacement boundary wall



26. View of the railings flanking the entrance gates



27. Panoramic view of the entrance avenue, looking towards the subject site



28. View of the boundary wall to the east of the subject site



29. View of the historic boundary wall at the north-eastern section of the subject site



30. Panoramic view of the historic demesne wall to the northern boundary of the subject site

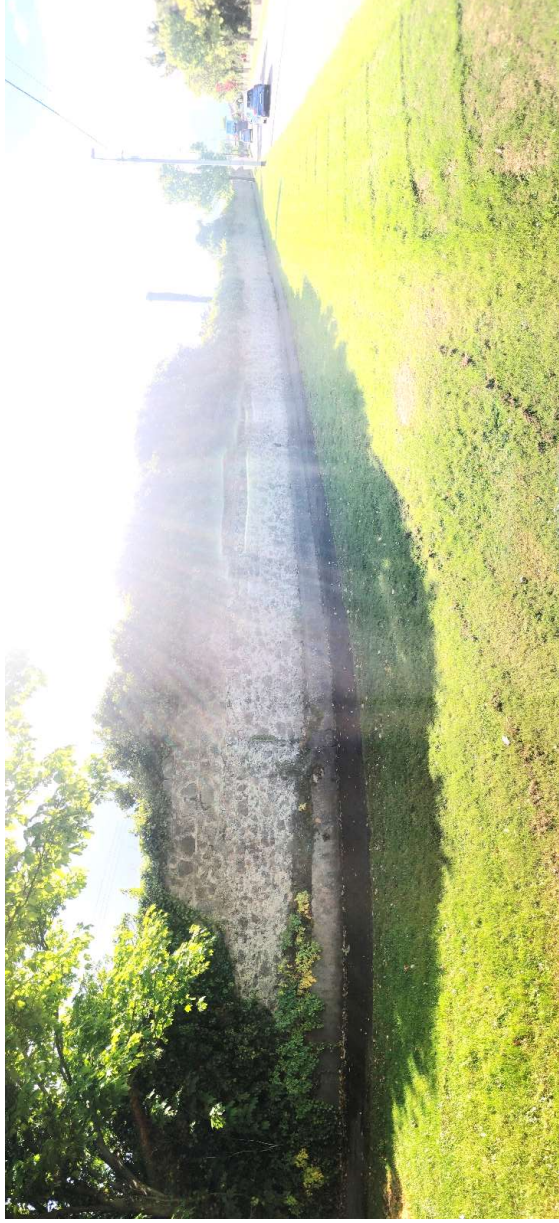


31. Panoramic view of the historic demesne wall to the northern boundary of the subject site





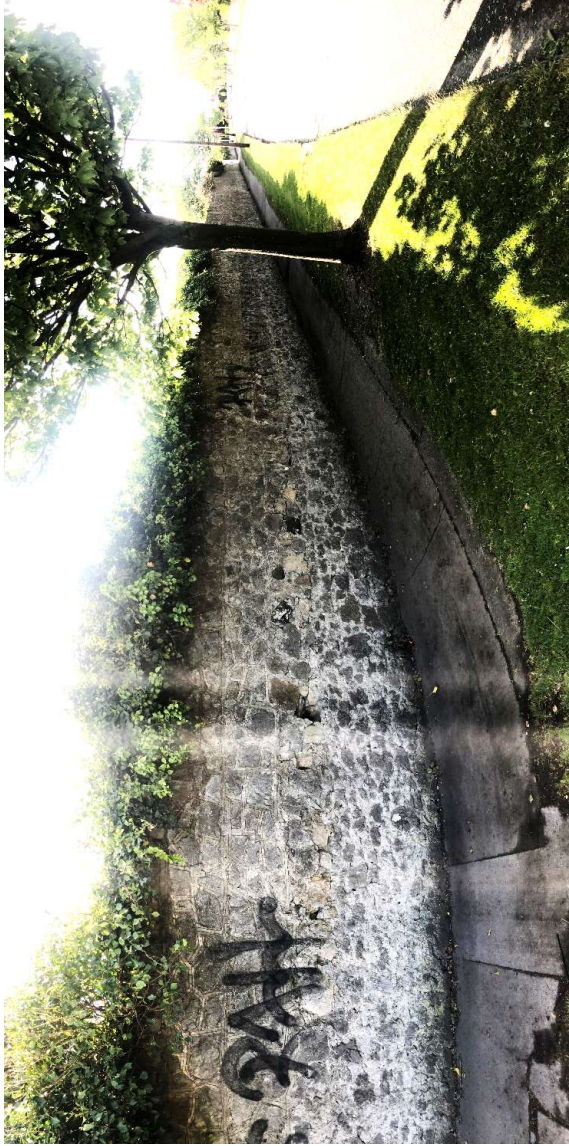
32. Panoramic view of the historic demesne wall to the northern boundary of the subject site



33. Panoramic view of the historic demesne wall to the northern boundary of the subject site



34. Panoramic view of the historic demesne wall to the northern boundary of the subject site



35. Panoramic view of the historic demesne wall to the northern boundary of the subject site



36. Panoramic view of the historic demesne wall to the northern boundary of the subject site



37. Panoramic view of the historic demesne wall to the northern boundary of the subject site



38. Panoramic view of the historic demesne wall to the west of the subject site, along Howth Road



39. Panoramic view of the historic demesne wall to the west of the subject site, along Howth Road



40. View of the historic demesne wall to the west along Howth Road



41. View of the historic demesne wall to the west along Howth Road



42. View of the historic demesne wall to the west along Howth Road



43. View of the historic demesne wall to the west along Howth Road



43. View of the historic demesne wall to the west along Howth Road



44. View of the historic demesne wall to the west along Howth Road

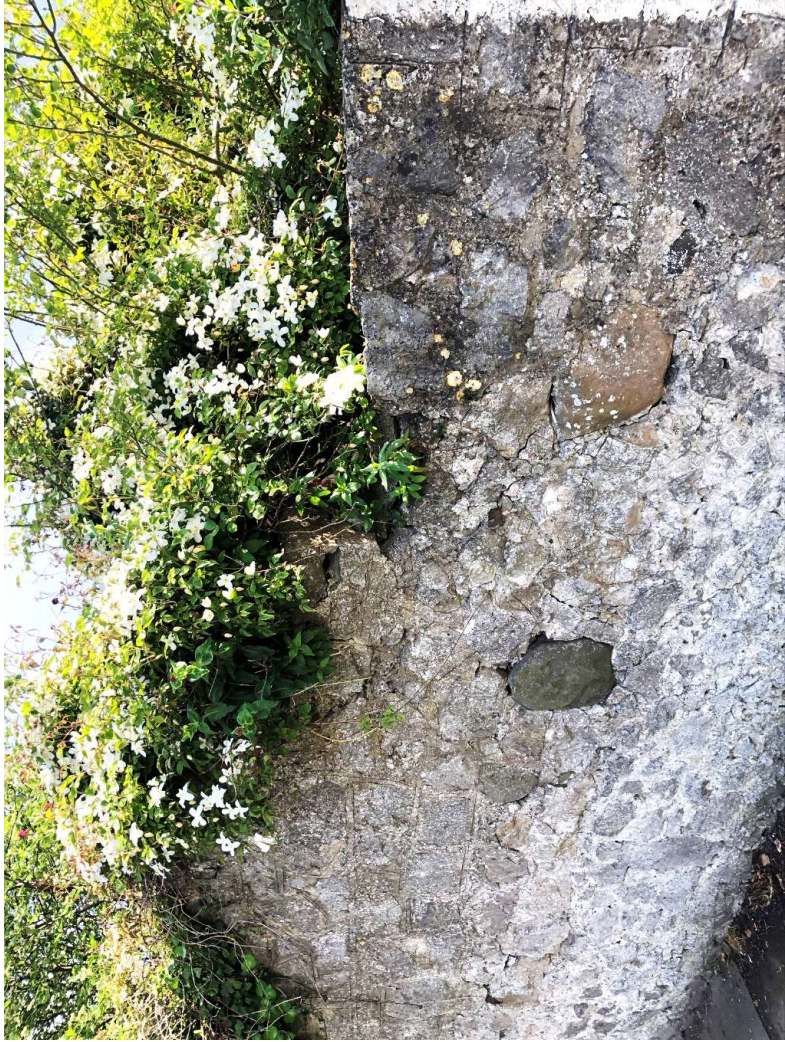


45. View of the modern entrance gateway to a neighbouring house along Howth Road



46. View of the modern entrance gateway to a neighbouring house along Howth Road





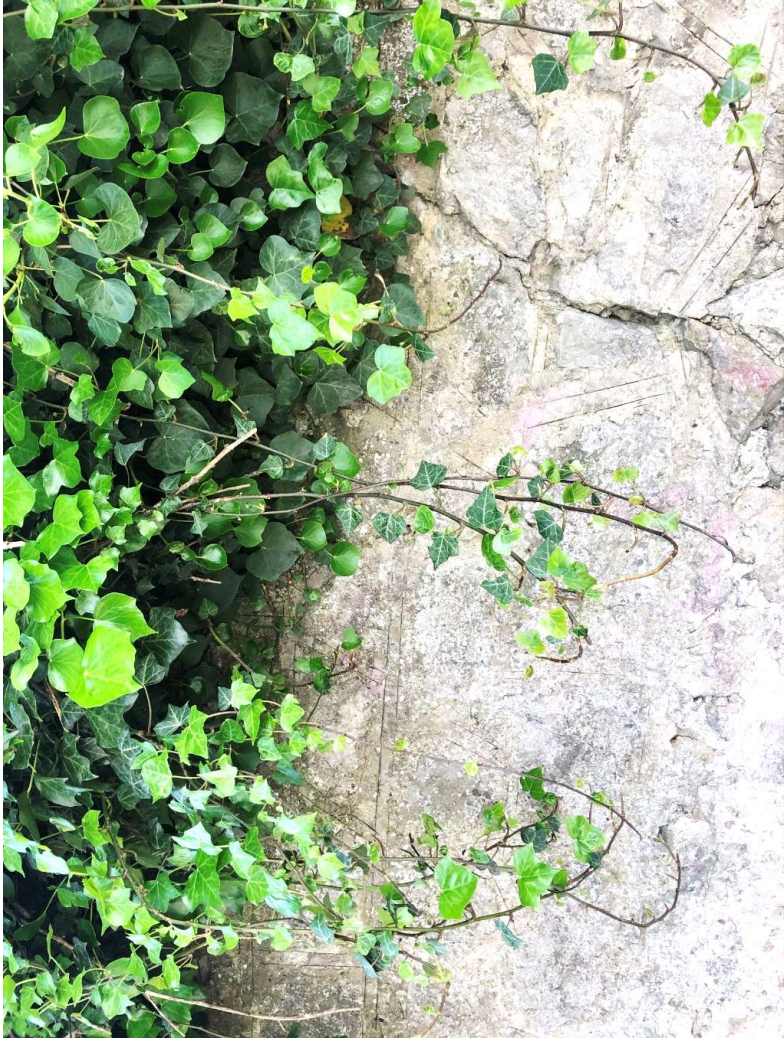
47. Detail view of the boundary wall to the northern boundary of the subject site, showing the change of height of the wall in this area



48. Detail view of the boundary wall to the northern boundary of the subject site, showing the change of height of the wall in this area



49. Detail view of the boundary wall to the northern boundary of the subject site



50. Detail view of the boundary wall to the northern boundary of the subject site



51. Detail view of the boundary wall to the northern boundary of the subject site



52. Detail view of the boundary wall to the northern boundary of the subject site

# Appendix 15.2.2

Photographic Record – Howth Castle Exterior and Demesne



1. Panoramic view of the front setting and entrance court of Howth Castle



2. Panoramic view of the western setting of Howth Castle



3. Panoramic view of the south-western setting of Howth Castle



4. Panoramic view of the southern setting of Howth Castle





5. View of the demesne lands of Howth Castle, looking South towards Howth Hill



6. Panoramic view of the western area of the demesne of Howth Castle



7. Panoramic view of the woodland area to the west of Howth Castle

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# **APPENDIX 15.3**

# **OUTLINE CONSERVATION**

# **METHOD STATEMENT**

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**VOLUME III**  
**APPENDICES TO ENVIRONMENTAL IMPACT ASSESSMENT REPORT**



# Appendix 15.3

Outline Conservation Method Statement

APPENDIX C METHOD STATEMENT  
Conservation stonework demesne wall

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## **Method Statement**

Method Statement for the dismantling of two sections of the boundary wall at Howth Road. This methodology is provided for planning permission purposes only.

### **General**

All works should follow internationally accepted conservation principles, as defined by the International Council on Monuments and Sites (ICOMOS) in the Venice Charter of 1964, and in subsequent charters. These may be summarised as follows:

Conservation work should be based on an understanding of the site and its historical development and the primary aim should be to retain and recover the significance of the site.

Any alterations should be carried out in accordance with the principle of 'minimal intervention'.

Repairs to original fabric should always be favoured over replacement. Where replacement of an original element is unavoidable, this should be historically accurate in form and materials.

Where lost elements must be reconstructed, these should aim for historic authenticity and avoid conjecture in as far as possible.

Modern interventions should be reversible and if appropriate visually identifiable. New work should be recorded.

Works should be carried out by suitably skilled craftspeople with proven expertise in their trade working with historic buildings.

The approach to the conservation of the historic building material of the boundary wall shall follow the principles of research, understanding and analysis prior to any commencement of works and all works shall be carried out in accordance with the statutory *Architectural Heritage Protection: Guidelines for Planning Authorities and the Advice Series* issued by the Department of the Arts Heritage and the Gaeltacht, 2011.

The implementation shall be based on respect for the existing fabric and the least possible intervention. Method statements will be provided to the specialist contractors for all proposed conservation works to the historic building fabric and who will be required to carry out the works in accordance with the documentation. Contractor should refer to 'Ruins The conservation and repair of masonry ruins'.

### **Proposed works**

It is proposed to dismantle a section of the demesne boundary wall in order to enable the construction of two entrances to the development. The subject wall is of coursed random rubble construction mainly Calp limestone, the upper section which has been rebuilt and repointed. The masonry construction is generally limestone laid and originally pointed with a non-hydraulic lime mortar mix. The wall is designated a protected structure. The evidence of later rebuilding can be seen by the variation in stone and workmanship. The wall is partly supported on a grassed bank and at this point its foundations are not known. In places the concrete capping is in poor condition and will require replacement in stonework.

### **Inspection and recording**

The historic boundary wall shall be recorded with a full Measured Survey. Dimensional information will include length to be removed, height, relative levels, stone material and coursing.

### **Protection and monitoring**

The approach to the conservation of the section that comprises the historic fabric of the wall shall follow the principles of research, understanding and analysis prior to any commencement of works in line with international conservation charters. Expert conservation advice shall be incorporated within detailed specifications and safety documentation. Appropriate inspections and guidance to be provided during the implementation of the works by a RIAI Grade 1 conservation architect.

The Architectural Conservation Officer of Fingal County Council is to be consulted at all stages of work.

Protection and monitoring is to be provided to ensure that the dismantling of the section of the wall is undertaken with care in order to make sure no damage to stones or loss results.

### **Skill**

Contractors and their operatives are required to display proficiency and experience in traditional building skills when dealing with protected structures. If necessary a training programme to be implemented.

### **Supervision**

The works to the wall will be carried out under the professional supervision of a conservation engineer in accordance with the Department of the Arts, Heritage & Gaeltacht Guidelines and Advices to ensure that all works are carried out in accordance with best conservation practice. All monitoring arrangements to be agreed at the outset of the works.

Before any work commences the Contractor must carry out a detailed inspection of every element and confirm that the Method Statement is appropriate to the works. Where necessary, where required by the dismantlement, the Method Statement must be adjusted to take account of new information. Where this occurs, the revised statement must be submitted to the conservation architect for approval prior to the continuation of the works

The wall is a Protected Structure as described in the Planning and Development Act 2000 (as amended) which states, inter alia:

58.—(1) *Each owner and each occupier shall, to the extent consistent with the rights and obligations arising out of their respective interests in a protected structure or a proposed protected structure, ensure that the structure, or any element of it which contributes to its special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, is not endangered.....*

*(4) Any person who, without lawful authority, causes damage to a protected structure or a proposed protected structure shall be guilty of an offence.*

The over-riding objective of the conservation works is to retain and to protect the original stone fabric damage or loss. The Contractor's Method Statement must address all aspects of protection to the structure and all elements of it which contribute to its special interest.

#### **Specialist Drawings and Records**

Record documents of the wall must be delivered to the conservation architect and approved in writing before any removal takes place.

#### **Dismantling and storage**

Stone salvaged from the boundary wall is to be tagged, removed carefully and stored in a secure location on site. This reduces the handling of the historic material and thereby lessens the risk of loss, damage or breakage. The stone is to be laid on pallets and evenly supported to prevent breakage. The supply of such historic hand-crafted material is limited, therefore care shall be taken to avoid damage. Power tools for the removal of stone and mortar are not to be permitted.

On dismantling the stones shall be cleaned of old mortar, organic growths and soiling.

The storage facility shall provide clean, dry conditions, free of contamination. The stones shall be stored on level bearers clear of the ground and separated with resilient spacers.

#### **Re-use of stones within the site**

It is intended to re-use the dismantled stones within the landscaping scheme of the proposed development. In the Jekyll manner the retaining walls of the steps will be constructed of rough stone to allow wall plants colonise and seed. Before dismantling, the stones shall be numbered and the section of wall recorded photographically. The numbering of stones shall be carried out using a water-soluble paint that can be washed off later without damage to the surface of the stone. Each unit shall be marked clearly, indicating its original position in the construction. The markings shall be transcribed on to drawings/ photographs. A full scale drawing of the stonework in place is to be made on a transparent plastic sheet prior to dismantling. Any insertions will be carried out using lime mortar and traditional stone masonry techniques.

#### **Pointing**

New pointing where required and at interface between contemporary openings and original wall shall harmonise with surrounding work. New mortar shall be softer, in terms of compressive strength and more porous than the masonry. A sieve analysis of a substantial sample of the original mortar will be necessary so that the texture of the replacement mortar will match as closely as possible. The sand should be washed, sharp, and graded as close as is practicable to the sand in the original mortar. Grit should be added in the same proportion in which it occurred in the original mortar. The exact ratio of lime to sand and grit will be determined by the grading of the sand being used and the degree of exposure of the wall. The mortar needs to be tightly packed into the joint to ensure that it engages with the masonry, and struck off level with the face of the stone. As the mortar is setting, it needs to be tamped or hammered on the face with a stiff bristle brush to finally tighten up the joint and to expose the coarse aggregate in the original mortar. In dry weather keep areas of work damp for a minimum of four hours before pointing and three days after

#### **Cleanliness**

The face of stonework and brickwork is to be kept clean during pointing. The surface is to be washed down to remove light staining as soon as it occurs.

#### **Removal ivy**

All ivy is to be cut back and undergrowth to be cleared by hand, using scythes, slash-hooks or strimmer prior to dismantling the wall. Nearby tree stumps to be treated with an appropriate systemic herbicide. Ivy to be removed from the wall face is to be treated with an approved herbicide at the stump or root and cut at its base prior to its removal from wall face. Loose stones uncovered by clearing vegetation shall not be moved until site recording of cleared area has been carried out. Any loose stones are to be tagged and stored in secure location on site. The extent of dismantling and reconstruction is to be confirmed by structural engineer. Clear vegetation or organic material, spray diluted biocide as recommended by manufacturer. Products suitable for vegetation removal on and around masonry monuments contain the active ingredient glyphosate that requires appropriate Health and Safety precautions for public and operatives. Refer 'Dealing with vegetation on Historic Masonry Monuments' from Environment and Heritage Services, NIEA Northern Ireland Environment Agency.

#### **Masonry cleaning**

It is not considered that the demesne wall requires cleaning.

#### **Mix ratios**

Natural Hydraulic lime EN459:Part 1: 2001 Grades NHL2, NHL 3.5 mixed with sand 1:1.5, 1:2, 1:2.5, and 1:3. Strength to match original mortar samples. Gauge mix by weight. Water conforming to EN12518 Final mixes subject to appraisal of sample panels. Joint depth > 130mm or where stones loose: point 1:3 NHL 3.5 hydraulic lime:sand mortar mix to within 30mm of outer stone face, allow 48 hours to pass then point 30mm deep face joint 1:1:2 NHL 3.5 hydraulic lime:sand:crushed stone.

Joint depth <30mm point 1:1:2 mix NHL 3.5 hydraulic lime:sand:crushed stone mix in one operation.

Use mortar mill or paddle mixer for mixing lime mortar.



**Repointing**

Begin from top of section to be repointed. Immediately before re-pointing flush out joints with water to remove all dust and to control suction. Wet surface until it remains wet. While damp fill joint with specified mortar. Thoroughly compact mortar to fill all voids and to ensure it adheres firmly to each side of joint. Iron mortar in with appropriate pointing tool (not trowel) of width to suit joint width, keeping finished mortar face back from damaged and weathered stone corners and to width of original joint.

**Finish**

Ensure that all new pointing to stonework harmonises in pattern, width, style, colour and texture with the old and surrounding work. Finish joints slightly recessed from the stone face.

Rub mortar as it 'goes off' with a stiff bristle brush to pull forward grit and give the mortar a roughened but weathering surface. Ensure that no mortar is smudged over the surface of the stones.

**Protection**

During course of the works and for a period of time after completion (min two weeks) of re-pointing ensure protection from weather conditions or too rapid drying out with damp hessian covers 100mm from face of work and kept damp throughout curing period.

**Wash down**

Wash down the completed sections of wall from top to bottom after pointing has hardened

**Stitching across major cracks**

Should the repair of cracks be required it shall be carried out as here instructed and as directed specifically by conservation architect in consultation with the structural engineer. Remove stones as instructed for a distance of a minimum of 900 mm across the crack. Clean stones, mark and set aside for re-use. Using removed stone or matching stone salvaged from elsewhere on site, fill each pocket with pieces of stone at least 200 mm long. Set stones in mortar. Ensure vertical joints are between 15 mm and 25 mm wide and that the crack line is covered by a stones placed centrally across it.

**Dismantling and storage**

Stone salvaged from the boundary walls are to be tagged, removed carefully and stored in a secure location on site. This reduces the handling of the historic material and thereby lessens the risk of loss, damage or breakage. The stone are to be laid on pallets and evenly supported to prevent breakage. The supply of such historic hand-crafted material is limited, therefore care shall be taken to avoid damage.

Before dismantling, the stones shall be numbered and the section of wall recorded photographically. The numbering of stones shall be carried out using a water-soluble paint that can be washed off later without damage to the surface of the stone. The extent of dismantling will be minimised to permit the openings and reconstruction of the edges will be specified by the conservation engineer. Records shall be maintained to inform reconstruction.

Power tools for the removal of stone and mortar are not to be permitted. Mechanically fixed scaffolding is not to be permitted.

On dismantling the stones and bricks shall be cleaned of old mortar, organic growths and dirt, and left in a suitable condition for rebuilding.

Each unit shall be marked clearly, indicating its original position in the construction. The markings shall be transcribed on to drawings/ photographs. A full scale drawing of the stonework in place is to be made on a transparent plastic sheet prior to dismantling.

**Repointing**

It does not appear that the wall requires repointing. Removal of cement based pointing is likely to do more damage than is justified. However after removal of vegetation it will be assessed and should repointing be required the following methodology shall be applied.

**Dust**

Dust prevention measures shall be included for control of any site airborne particulate pollution. The Contractor shall put in place and monitor dust levels in the vicinity

**Noise**

The Contractor will be required to monitor base noise levels at the site location before commencement of the project. Noise monitoring will be required throughout the project. Variation of noise levels from those experienced as part of everyday life in an area can result in extreme disruption, The Contractor shall implement measures to eliminate where possible and reduce noise levels where not. The proposed development shall comply with BS 5228 'Noise Control on Construction and open sites Part 1: Code of practice for basic information and procedures for noise control' (or such further limits as imposed by Fingal County Council).

**Proximity to the Howth Road**

The demolition works will occur in close proximity to the adjoining public road. The Contractor will need to develop a Construction Management Plan and agree it with Fingal County Council.

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# APPENDIX 15.4

# CVs

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## VOLUME III

## APPENDICES TO ENVIRONMENTAL IMPACT ASSESSMENT REPORT



# Appendix 15.4

CVs

**PRACTICE DESCRIPTION.**



## *DAVID SLATTERY – Architects – Historic Buildings Consultants*

8, Vergemount, Clonskeagh, Dublin 6, Ireland. Tel: +353(1) 2697344 Fax: +353 (1) 2604098

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[www.slatteryconservation.ie](http://www.slatteryconservation.ie)

*e-mail: [info@slatteryconservation.ie](mailto:info@slatteryconservation.ie)*

### **DESCRIPTION OF PRACTICE**

The practice was established in 1990 office location No. 8 Vergemount, Clonskeagh, Dublin 6. The works and projects undertaken are solely of a conservation nature.

In addition to completing major projects for clients, the practice provides specialist consultancy services to other architectural practices. The repair and conservation of historic stonework, brickwork and metalwork; the preparation and use of historic materials such as lime and the conservation and repair of decorative plasterwork, joinery and statuary are areas where the practice has a particular expertise and substantial experience. In addition, the practice has completed a substantial number of assessments of historic buildings and has provided consultancy services for the historic fabric aspects of a number of larger mixed developments.

The practice has seven permanent members of staff and carries Professional Indemnity Insurance.

The practice has worked jointly and in a consultancy role on complex new design and conservation projects on many occasions. It has a proven ability to work as part of a design team.

The practice was part of the Design Team and advising on conservation issues regarding the proposed Terminal 2 at Dublin Airport and conservation architects to the Railway Procurement Agency on Metro North and LUAS Line BXD and to C.I.E./Iarnrod Eireann on the DART Underground Project. The practice was commissioned to act as Conservation Advisors to the E.S.B. on their proposal to redevelop their premises at Lower Fitzwilliam Street. The practice provided advice on the restoration and redevelopment of the former Central Bank Site Dame/College Street now under construction. The practice was also engaged as Conservation Consultants on conservation and repair works carried out on St. Muredach's Cathedral, Ballina, Leinster House, Belvedere College and on the Irish Stock Exchange at Foster Place/College Green.

The Practice is providing ongoing conservation advice on the Bolands Mills Project in the Docklands and on the restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) on the Grand Canal as well as the works to the Tropical Fruit Warehouse on Sir John Rogerson's Quay.

**CURRICULUM VITAE - JAMES SLATTERY**



## CURRICULUM VITAE - JAMES SLATTERY

Name: James Slattery, B Arch MRIAI DiplABRCons.  
Position: Principal  
Profession: Conservation Architect, Historic Buildings Consultant.

### Professional Affiliations:

- \* BArch Degree in Architecture, UCD-1995-2001.
- \* Member of the Royal Institute of the Architects of Ireland.
- \* Diploma in Applied Building Repair and Conservation from Trinity College, Dublin, 2007-2008.

### Brief Summary of Experience:

- 2001-2006 BCDH/BDA Architects  
2004-2006 U2 Tower-Competition Winning Scheme & Design up to Tender Stage for DDDA.
- 2005-2006 Lead designer on the 2nd placed design for the Irish World Performing Arts Village at UL and on shortlisted scheme for Anthony Fokker Park, Schiphol, Holland.
- 2001-2005 Residential Development to Protected Structure (Regional Significance) at 30-32 S.J.R.Q., Dublin 2 up to Planning Stage
- 2006-  
2006-2012 David Slattery Conservation Architects Ltd.  
Conservation Architect for Restoration of the National Maritime Museum Protected Structure (National Significance), Haigh Terrace Dun Laoghaire within the former Mariner' Church including roofworks, restoration of stonework, stained glass repairs and protection, interior restorations and new interventions to improve functionality. Lead sketch, planning, tender, construction phases.
- 2007-2009 Protected Structure (Regional Significance) at No. 13 Stephen's Green, Dublin 2-Conservation Architect for Restoration of external fabric (decorative stucco, sash windows and slate roof) and interior alterations. Lead sketch, planning, tender, construction phases.
- 2007-2008 Redevelopment of the Humewood Castle Protected Structure (National Significance), Co. Wicklow- Conservation Consulatant to successful

planning for redevelopment of the gothic revival estate which was recently completed.

- 2008-2012 Kent Station (Protected Structure of National Significance) Redevelopment Masterplan, Horgan's Quay, Cork - Conservation Consultant up to planning stage.
- 2008- Dartry House (Protected Structure of National/Regional Significance), Rathmines-Restoration - Conservation Consultant through planning, tender and on site stage of a number of phases of work to main house and to Dartry road.
- 2008-2009 65 Fitzwilliam Sq, Dublin 2 (Protected Structure of National/Regional Significance) – Conservation Consultant to planning stage for conversion of former house in offices back to a single family dwelling.
- 2008-2010 Ardeevin, Otranto Place, Sandycove (Protected Structure Regional Significance) - Conservation Architect for Extension and Restoration of detached Victorian House by the sea. Sketch, Planning, Tender and Construction stages.
- 2009-2014 Redevelopment of Ballroom and Stables at K-Club, Straffan House (Protected Structure of Regional Significance)-Conservation Consultant
- 2008-2012 Works to Railway Stations at Newbridge, Kildare, Sallins, Ballinasloe, Tullamore and Drogheda- (all Regionally Significant Protected Structures) Conservation Consultant.
- 2008-2012 Dart Underground-Conservation-Consultant for Design, EIS Preparation etc. to successful Railway Order.
- 2008-2012 Luas Line BXD-Conservation Consultant for Design, EIS Preparation etc. to successful Railway Order for works affecting numerous Nationally and Regionally significant Protected Structures and National Monuments within ACA and CAs in Dublin City.
- 2009-2012 Redevelopment of interior to Powerscourt Townhouse (Protected Structure of National/Regional Significance) and Restoration Works to Front Setting, Sth William St, Dublin 2 - Conservation Consultant and Architect.
- 2009-2012 Redevelopment of Doyles/Times Hostel, Fleet Street, Dublin 2 (including Regionally Significant Protected Structures) - Conservation Consultant.
- 2010-2014 NUI Galway – Reroofing Quadrangle Building – Protected Structure and Refurbishments to Aula Maxima – Conservation Architect for planning, tender and construction.



- 2010- Redevelopment of RTE Campus, Dublin 4 (including assessments of Protected Structures of Montrose and Mt Errol and the STW campus itself) - Conservation Consultant.to Planning and Tender for Restoration Works to Montrose House redevelopment.
- 2010-2015 Redevelopment of Irish Distiller's Site, Smithfield - Conservation Consultant.
- 2010-2012 Redevelopment and Restoration of CWU Headquarters, NCR, Dublin 3- Conservation Consultant for planning, tender and construction phases of works to former early Georgian house (Protected Structure of Regional Significance).
- 2010-2012 Restoration of Seatown Road Parochial House Swords - Conservation Consultant for planning, tender and construction phases of works (Protected Structure of Regional Significance).
- 2010-2012 Restoration to Interiors of St. Francis Xavier's Church (Protected Structure of National/Regional Significance), Gardiner Street, Dublin 1-Conservation Consultant
- 2011-2013 Redevelopment of Former Ford Factory Site (Protected Structure of National Significance), Marina Park, Cork-Conservation Consultant. Sketch and planning stage.
- 2011-2013 Restoration Works to Macroom, Carrig, & Kildare Bridges-Conservation Consultant. Planning and Tender Stages.
- 2011- Restoration of Leinster House External Fabric (Protected Structure of National Significance) - Conservation Architect to Tender Stage.
- 2011-2012 Restoration of Fire Damaged Church, Ballinroad, Waterford (Protected Structure Regional) – Conservation Consultant. Tender and Construction stages.
- 2011-2015 Restoration of Olympia Roof and Interiors, Dublin 2 (Protected Structure Regional) – Conservation Consultant. Tender and construction stages.
- 2011-2012 Redevelopment of former Dutch Billy at No. 50 Mary Street, Dublin 3 (Regionally Significant Protected Structure) - Conservation Architect. Planning and Tender stages.
- 2011-2013 Restoration of Stonework and Copper Lamps and Standards to Sarsfield Bridge, Limerick (Regionally Significant Protected Structure)- Conservation Consultant. Planning, tender and construction stages.

- 2012- Belvedere House – Belvedere College – Conservation Architect planning tender and construction stage.
- 2012- Restoration and protection of Apse Roofs to Pugin Chapel, Slate Roofs to Apple Store and Redevelopment of Stoyte House and Kitchen Courtyard all at St. Patrick’s College Maynooth including a number of Nationally Significant Protected Structures. Conservation Architect for planning, tender and construction stages.
- 2012-2013 Restoration & Redevelopment of Marley Grange, Rathfarnham (Regionally Significant Protected Structure) - Conservation Consultant for planning and tender stages.
- 2012-2016 Redevelopment of former Georgian Houses at Nos. 18-20 Merrion Street, Dublin 2 (Protected Structures of Regional Significance) - Conservation-Architect for planning, tender and construction stages.
- 2012- Restoration of Glendruid House, Cabinteely (Protected Structure of Regional Significance) - Conservation Architect for planning, tender and construction stages. Conservation consultant for redevelopment of estate.
- 2012- Restoration and Redevelopment of Ashbourne Church and Parish House (two Regionally Significant Protected Structures), Ashbourne, Co Meath-Conservation Consultant for planning consents, tender and construction stages of restoration and extension works.
- 2013 Redevelopment of Site of Former Celbridge Workhouse, Co. Kildare (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2013- Restoration of the Church of Our Lady and St. David, Co. Kildare (Regionally Significant Protected Structure) -Conservation Architect for planning, tender and construction stages of restoration.
- 2013-2014 Tyrconnell Bridge Reconstruction, Donegal, Co. Donegal (Regionally Significant Protected Structure) - Conservation Consultant to planning and tender stages.
- 2013- Redevelopment of Former Late-Georgian Terraced Houses at Camden Street Upper to Camden Street Hotel, Dublin 8 (Protected Structures of Regional Significance) - Conservation Consultant to Planning stage.
- 2013 Garryduff Bridge in BNM Land - Conservation Consultant in Relation to Proposed Inclusion on RPS.

- 2013-2016 Restoration of No. 70 Blessington Street, Dublin-Conservation Consultant for planning, tender and construction stages of work to restore a mixed surgery and apartment use to the former Georgian House.
- 2013- Redevelopment of Regionally Significant (not on RPS) Ormond Hotel and adjoining Protected Structures, Ormond Quay, Dublin 1 - Conservation Consultant planning stage.
- 2013-2016 Redevelopment of Fleet Street Hotel, Westmoreland Street, Dublin 2 above former Bewleys premises (Protected Structure Regional) - Conservation Consultant for planning, tender and construction stages.
- 2013-2014 Redevelopment of Molesworth Street to South Frederick Street Block, Dublin 2-Conservation Consultant planning stage.
- 2014-2015 Redevelopment of Chatham House, Chatham Street, Dublin 2-Conservation Consultant planning stage.
- 2014- Boland's Mills Redevelopment – Conservation Architect for planning, tender and construction stages.
- 2014- Spire Restoration at Pro-Cathedral of Saints Peter and Paul, O'Connell Street, Ennis, Co. Clare (Protected Structure Regional) - Conservation Architect tender stage.
- 2014-2015 Former Dowager House (Now BOI) Restoration, Westport, Co. Mayo (Protected Structure Regional) -Conservation Consultant planning stage.
- 2014-2016 Works to Trinity Hotel, Dublin 2 Site of Former Tara St Fire Station (including Regionally Significant Protected Structures) - Conservation Consultant planning stage.
- 2015- Trinity College Business School including Restoration and Adaptation of former houses on Pearse Street - Conservation Architect for Planning, Tender and Construction stages.
- 2015- Restoration of Gate of Justice, Dublin Castle, Dublin 2 (National/Regional Significance Protected Structure) - Conservation Architect for Tender and construction stages.
- 2015- Extension and Restoration of Regionally Significant Arts and Crafts Protected Structure at “Seaside”, Burrow Road-Conservation Architect for Planning, Tender and Construction stages.

- 2015- Restoration and Redevelopment of Irish Stock Exchange and Armoury Building, Anglesea Street/College Green (National/Regional Significance) - Conservation Consultant for planning, tender and construction stages.
- 2016- Restoration of single family dwelling to former Georgian house at No. 5 Mount Street Crescent, Dublin 2 (Regionally Significant Protected Structure) - Conservation Consultant for planning stage.
- 2016- Restoration and redevelopment of former Clerys Site, Dublin 1 – Nationally Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of No. 2 Grand Parade, Dublin 6 (former Carrolls building) National/Regional Significant Protected Structure - Conservation Consultant for planning and tender stage.
- 2016- Restoration and redevelopment of site of former Hampton Carmelite Convent and Pugin Chapel, Drumcondra, Dublin 3 (Regionally Significant Protected Structure). Conservation consultant planning and tender stage.
- 2016- Works to original Fitzgerald airport terminal for DAA (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and redevelopment of former 19<sup>th</sup> Century Hotel at Crofton Hall, Crofton Road, Dun Laoghaire (Regional Protected Structure) – Conservation Consultant planning stage.
- 2016- Restoration and reinstatement of residential use to no. 61 Merrion Square, Dublin 2 (Regionally Significant Protected Structure) – Conservation Consultant planning and tender stage.
- 2016- Restoration and redevelopment of former Central Bank Site Dame/College Street including one National/Regional Significant Protected Structure (No. 9 College Street) - Conservation Consultant for planning stage.
- 2017- Redevelopment at Howth Castle Masterplanning – Conservation Consultant.
- 2017- Restoration and Extension to No.16 St. Stephen’s Green – Nationally Significant Protected Structure - Conservation Consultant for planning stage.
- 2017- Restoration and Extension to former Ardmore House within the UCD Estate – Nationally Significant Protected Structure - Conservation Consultant for planning stage.

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# **APPENDIX 15.5**

# **ORIGINAL AHIA**

# **BY CLARE HOGAN**

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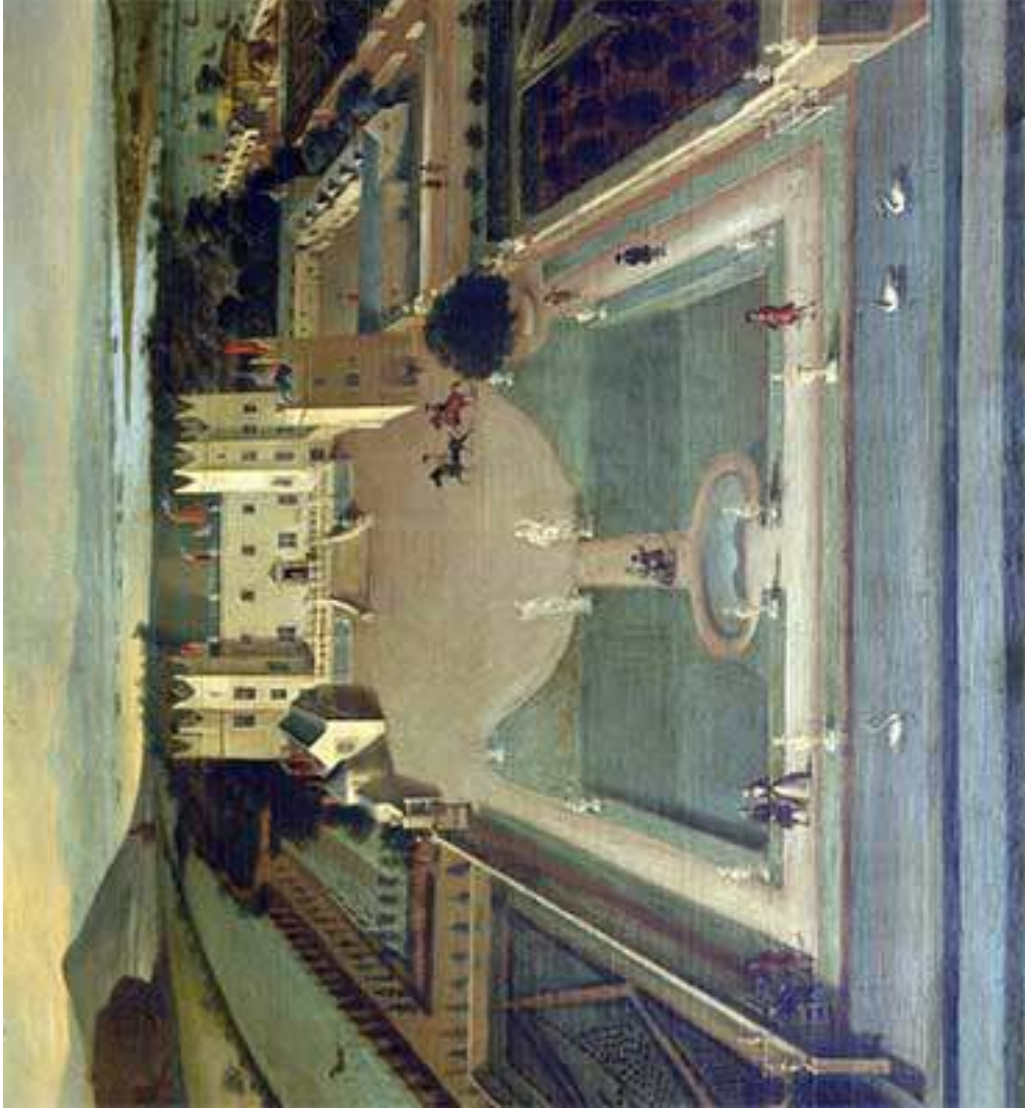
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**APPENDICES TO ENVIRONMENTAL IMPACT ASSESSMENT REPORT**



# Appendix 15.5

Architectural Heritage Impact Assessment prepared by Claire  
Hogan at Pre-Application Consultation Stage

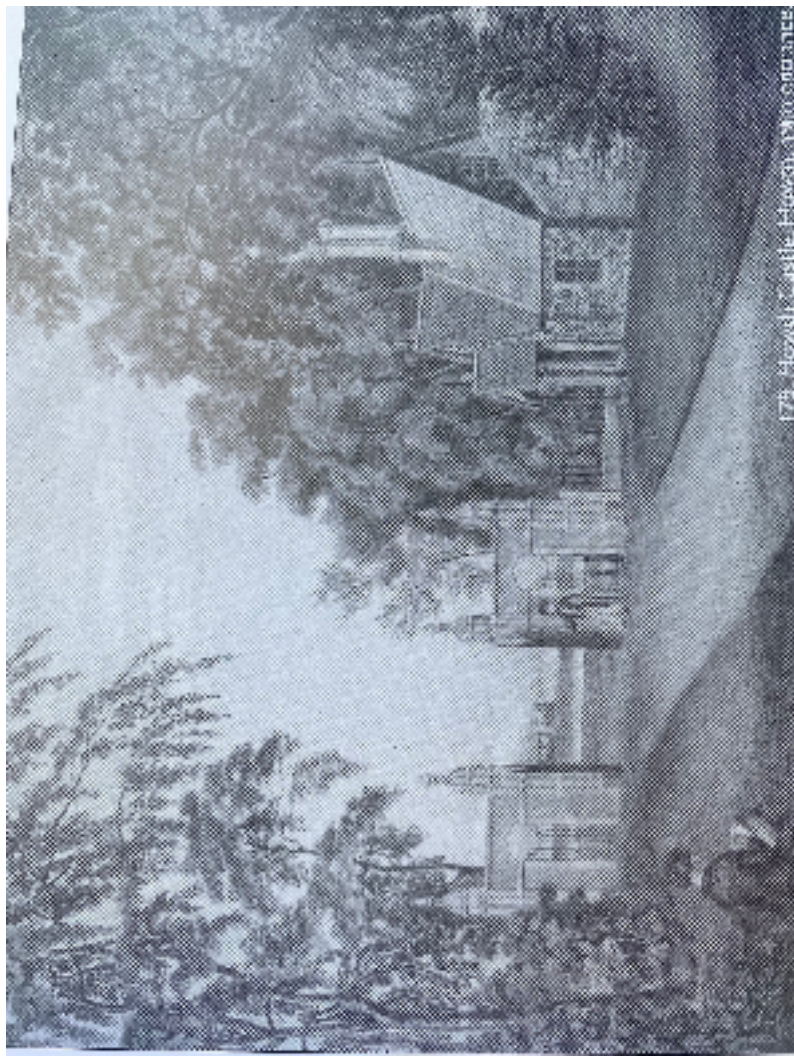


'Prospect of the House of Howth', the bird's eye view 1745

## Howth Road Development Architectural Heritage Assessment Report

Report prepared by Clare Hogan conservation architect

October 2020



179 Elizabeth Clarke Hogan Conservation



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### Appendix A : Historic Maps

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## 1.0 INTRODUCTION

The following Architectural Heritage Assessment Report is prepared at the request of GLL PRS Holdco Limited in relation to a Strategic Housing Development application to An Board Pleanála for a proposed development located on lands at Howth Road that form part of the Howth Castle demesne. (Record of Protected Structures Fingal Development Plan 2017-2023 ref. 556/557). The estate includes much of the peninsula of Howth Head including extensive heathland and part of the famous Howth cliff walks, with views over Dublin Bay, light woodland, and the island of Irelands Eye. The castle is set in gardens and grounds of over 250 acres near the village of Howth, nine miles north of Dublin and is a series of irregular buildings, some castellated others not, with the appearance of having been added to in many different periods. In parts the castle is in good condition but some parts are in disrepair.

Where a proposed development is to be sited within or adjacent to a historic or culturally significant demesne, a landscaped estate or the setting for one of these, it is recommended by the Heritage Council that an appraisal is carried out. In view of the importance and protected status of Howth Castle and the associated section of extant demesne wall that will be affected by the development it is intended with this report to address conservation issues that arise. The precise curtilage of the protected structure has not been defined and the report assumes that the wall located at the boundary of the development site comprises part of the attendant grounds of Howth Castle as the focal point of the designed landscape and on the basis that the setting of the protected structure extends to what now remains of the immediate surroundings of the demesne.

The purpose of the report is to evaluate and assess any impact the proposed development might have on the setting and the character of Howth Castle and its formal landscape. It includes proposals for the provision of openings to provide access and permeability from its northern boundary where it overlooks the coast and it considers the impact, if any, of the proposed development on the demesne. The report also considers the visual impact of the proposed development on historic views and significant views that have been identified within the Architectural Conservation Area assessment report.

A section of the demesne wall forms part of the boundary of the site of the proposed residential development. The report will assess the nature and extent of this heritage feature that will be impacted by the proposed development and the measures to be taken in order to avoid any significant adverse impacts on this architectural heritage.

The demesne has at its focus Howth Castle, a significant castle complex dating from the fifteenth century, a unique family seat overlooking the Irish sea and Ireland's Eye. The setting of the building, beyond its curtilage, that has been designed to be complementary will need careful management of any significant change. Awareness of Ireland's historic gardens and demesnes have brought this issue of extent of protection into focus and this report refers to the main legislation and statutory guidelines on these matters.

It is a portion of the original deer park, lying between the castle and the road, that is the subject site of the development proposals. The Ordnance Survey map of 1847 shows this as an area, originally part of the deer park, cleared of trees and with a perimeter track for horse racing. Woodlands now conceal the castle buildings from the parkland and views on both of its principal fronts and the golf course now encompasses most of the former demesne lands. In describing the existing built environment of the demesne the Architectural Conservation Area states that *'The landscaped elements of Howth Castle demesne, like the built fabric, have changed and evolved over the centuries and it is the current surviving features that contribute to the character of the Architectural Conservation Area, rather than any features that existed in the past.'*

The analysis of the parkland setting has considered the impact of potential development on this landscape and on the much altered nature of the setting of the protected structure. Design recommendations have been included that centre around the conservation of the demesne wall and the lessening of the impact of development, on the retention of open parkland within the landscaping designs, the opportunity to reveal historic landscape elements and the promotion of appropriate contemporary design within the proposed development.

The setting of James Joyce's 1939 novel *Finnegans Wake* is 'Howth Castle and Environs' and it begins and ends with a reference to this. The initials *HCE* appear within many references within the novel, including the name of its presumed main character, Humphrey Chimpden Earwicker. In *Ulysses* there are also more than a dozen references to Howth and the rhododendron walks near the castle.

1699 'This le-Hoth appears to be an island on the right hand, as that before mentioned in Wales, but it is not so having a neck of land that leads to it: from Dublin, from which is about seven miles by land. Upon it stands the Lord Le-Hoth (Thomas St Lawrence, 11th Baron Howth) house, I need not tell you whether Summer or Winter house, but here is plenty of corne, great stores coneyes (rabbits), and very good fowling'

'.. You know you are coming to a town by the presence of a high stone wall, probably built in the famine to provide work. This is now overgrown with ivy and gaps in it show remains of a landscaped park, still with a few beech trees...the distant house, with its weedy walled garden ...'  
Sir John Bejeman, press attaché (and probable spy) British embassy 1941-3

### 1.1 Description of proposed development

The proposed development is described in detail in the accompanying planning report. Briefly it consists of :

Three blocks of apartments arranged perpendicular to the Howth Road as a series of pavilions. Situated within the demesne of Howth Castle the architectural design of the proposed development has adopted this approach in order to maximise views through the site and the tree planting that forms its backdrop. The site is located adjacent to the main entrance gates of Howth Castle and in order to mitigate against the impact it will have on this setting the buildings have been located as far as possible from the boundaries and the height of the blocks has been lowered to five storeys towards the road frontage and the entrance gates and avenue of Howth Castle (four storeys with a set back penthouse level). The grounds of the proposed development are extensively landscaped and organised to provide sheltered courtyards between the buildings. Two openings are required within the demesne wall, one to provide vehicular access and the second a pedestrian access to permit public access to within the site and for the residents, a route to the nearby railway station and the village.

### 1.2 Description of the receiving environment

At Techrete to the north planning permission for a residential development on a former industrial site has been granted, To the south a golf course and mature tree belts occupy ground rising towards Howth Hill. To the east the entrance gates announce the main avenue to the castle and atop a nearby hill, St Mary's Church. To the west houses of undistinguished modern designs line the road..

The main physical interventions of the proposal relating to the removal of parts of the demesne wall to Howth Castle are order to provide a vehicular access to the site and a pedestrian gateway which will be open and permit the entrance of the public to the landscaped areas of the site.

### 1.3 Scope of report

The Architectural Heritage Assessment Report consists of a visual survey, a historical background of context and an architectural appraisal of the historic landscaped demesne. This understanding informs the preparation of a statement of heritage significance that assesses the special interest of the site.

The report is accompanied with photographs of the demesne context and the site. The report considers :

An appraisal of the historic designed landscape past and present

Extent of historic building fabric remaining of the demesne boundary wall.

Proposals for the creation of openings to the boundary wall to access the proposed development

Adjacent protected structures and impact, if any.

The visual impact of the design proposals on historic views from the castle and within the demesne.



Next morning vizt. Tuesday 27 of July; at peep of day the Master (I thank him) shew me the Isle of Man & that's all I know of it. About 12 a clock we gott between Le-I lotts [I lott] and Bulllock through a narrow passage within two Leagues of Dublin. This Le-Hath appears to be an Island on the eight hand; as that I before mentioned in Wales, but it is not so having a neck of land that leads to it from Dublin, from which it is about seven miles by land. Upon it stands the Land Le-Hoths house; I need not tell you whether Summer or Winter house, but here is plenty of corn, great store of coney's, & very good fowling. About 6 a clock with towing we gott into the bay of Dublin where we were immediately visited again with the Old Plague the Surveyors [p. 30] They told us that they had lately received occellrs that everything we had should be carry'd to the Custome house & there examin'd before we could pass mussier (by the way I had now secur'd my guineas knowing my danger, but its no matter where). The

*Journal of a tour to Dublin and the counties of Dublin and Meath in 1699. Analecta Hibernica No. 43*



Down survey 1656-1658, the **Down Survey** of Ireland is the first ever detailed land survey on a national scale carried out anywhere in the world. It indicates the castle at Howth

**1.4 Study methodology**

The study identifies and assesses the significance of the architectural environment of the site and describes and evaluates the potential impacts that the proposed development may have on the architectural heritage. It outlines the conservation strategy to be applied.

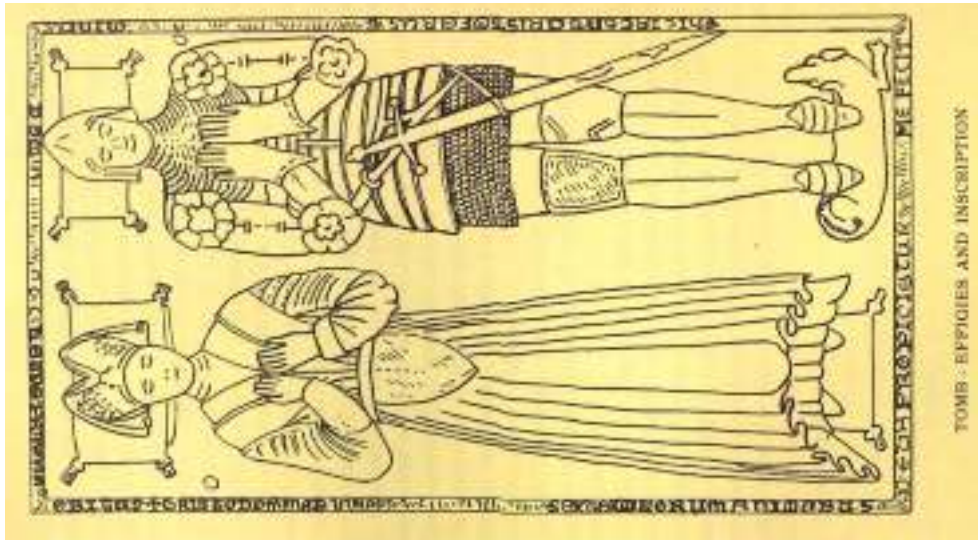
This study has been undertaken following research of known architectural, historical and mapping resources and from site inspection. It includes a review of historic mapping that reveals the development of the demesne landscape over time, the acquisition of information arising from site inspections and the evidence of the building fabric on the site.

Computer generated views (CGIs) that coincide with the sensitive context have been provided by Modelworks in order to illustrate locations pre and post development and are included with the application documentation. Relevant historically important views have been included within this report in order to assess the visual impact the development will have on adjacent protected structures, the castle and historic views.

The report is accompanied by Appendices:

- Appendix A** Reviews historic mapping relevant to the period of the development of the site and that reveals the development of the urban landscape over time.
- Appendix B** Photographs of Howth Castle, demesne landscape and buildings..
- Appendix C** Method Statement for the conservation of the stonework of the demesne wall.
- Appendix D** NIAH assessment of the Howth Castle complex.
- Appendix E** Computer generated views taken to illustrate the visual impact of the proposed development on sensitive views and vistas of the historic Howth demesne.

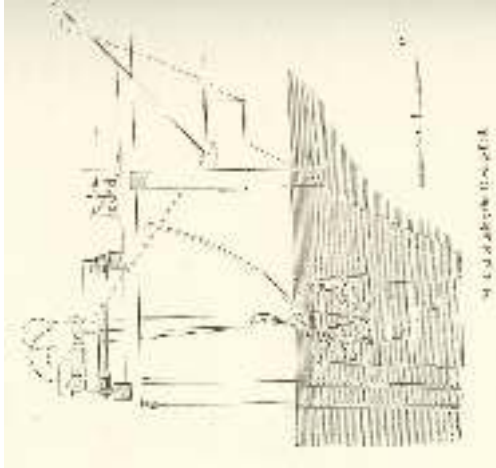
The report has been prepared in accordance with the Department of the Arts, Heritage and Gaeltacht *Architectural Heritage Protection Guidelines for Planning Authorities 2011*.



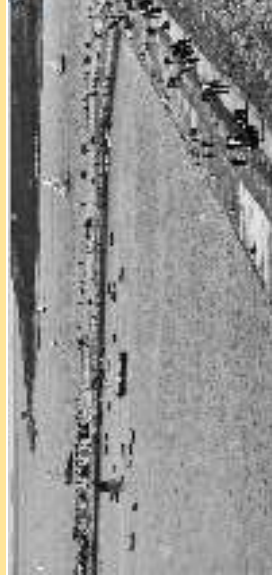
TOMB EFFIGIES AND INSCRIPTION

In the parish church is found a tribute to one of the most illustrious of the St Lawrence line. *The tomb bears on its slab, which measures seven feet two inches long, and three feet eleven inches broad, the effigies of a knight and a lady, and its ends and its sides are elaborately carved.* F. Elrington Ball, Howth and its owners 1917

Section of Rennie's diving-bell. The diving-bell (first used in Ireland for the construction of Howth harbour) was used to build the pier-head foundations



'At this point is a spacious harbour, constructed about twenty years since, but now nearly a useless work, as it is rapidly filling in with mud and sand.' Slater's Commercial Directory of Ireland for the year 1846, publ Manchester and Dublin



'This pure water on analysis proves to be equal to many of the great spas and has proved such an effective cure to those in failing health and as it contains bone forming qualities it is so indispensable for children in the important period of growing youth.' Advertisement for Howth c1900

## 2.0 APPRAISAL OF HISTORIC ENVIRONS

### 2.1 Howth village and the coast

Howth is a rocky peninsula that reaches out from the north extremity of Dublin Bay into the Irish Sea, about two miles in length, comprising an area of almost one thousand acres. It rises to an impressive height of 560 feet on the skyline, visible from all along the shore, sometimes appearing as an island due to the low elevation at Sutton Cross. On the south side of the peninsula the grand prospect of the bay sweeps for twelve miles in a continuous backdrop of hills to Bray Head. On the northern shore of the peninsula are the port and town, in the centre of which is the ruins of the Abbey of St Nessan. In Elizabethan times it was described as 'one of the largest and best towns in the country' (E. Hogan Description of Ireland in 1598 Dublin 1878 p.37) despite by the eighteenth century still only consisting of a street running along the ridge of the cliff above the sea and along the coast beside the harbour. The census of Ireland in 1659 Sir William Petty, returned 27 persons residing in 'ye House of Howth' and 111 in Howth town.

*'several fishing boats that take such fish as is usual on that coast whereof the Lord of Howth hath of every boat the choice of fish which is called the Lords Fish.'* 1659 Commonwealth Census

The peninsula was isolated from mainstream city life as the journey from Dublin was costly and dangerous and a boat trip the only other option. In 1803 the Martello tower was constructed on the site of the original castle. Construction of the harbour began in 1807 under John Rennie. Leinster granite from Dalkey; Howth quartzite from the nearby Kilrock quarry and smaller amounts of Howth schist are the main rocks used in the construction of the harbour. An eminently hydraulic mortar made with Blue Lias lime, local limestone aggregate and low water: binder ratios was used below and above the high water mark. Contemporary writers described the development on the peninsula, the local inhabitants and the poverty. In 1837 Lewis identifies prominent residences and the intrepid traveler Mrs Hall - the archaeological interest. *'However if the tourist will 'step ashore' at Howth, he may, before he is half an hour in Ireland, visit some of the most striking and interesting objects in the country - a ruined church, a very ancient castle, some druidic remains a village which is dignified with the name of 'town' and which is essentially Irish in its desolated character.'* (Mrs Hall 1840)

Bartlett: *'and the little town and harbour with the castle of Howth are pleasantly situated under the shelter of the hill which rises precipitously behind them. The town, or more properly the village, consists of one straggling street; the inhabitants are a rude, hardy race, the greater number of them being fishermen, who hold their cabins rent free, on the ancient tenure of supplying the lord of the manor with the best fish taken in each boat.'*

*A contemporary account describes the inhabitants as '...a singularly hardy, healthy race of men, and generally above the common stature. Their life is a scene of privation and fatigue; after days of incessant labour, they snatch a few hours rest in the wet clothes in which they are drenched, recruit their spirits with fish, potatoes, and whiskey, their only diet, and proceed again to the repetition of their danger and toil. Till very lately they were noted smugglers, and added to the perils of this illicit calling to the hardships of their ordinary life; yet they lived to a great age, and instances of longevity beyond the age of 100 are not uncommon.'*

A pamphlet written by Lord Howth depicted the town as *'Many of the houses are of a primitive description and several are in a bad state. As an owner of a town might be held responsible for the condition of its houses, I may add so easy are the rents and their collection, I am out of pocket by the tenancies under my control. My predecessor and myself built fifty one houses in the parish suitable for the poorer classes. The primitive condition of the town is fully exemplified through there being only ten civilized houses that have w.c's attached to them. The town contains practically only two streets, one the main street, which runs straight from the hill to the harbour; its great width and frequent absence of houses on both sides fully discount its shortcomings to the wayfarer.'*



*The street is somewhat narrow; a road has been especially constructed to cut off all traffic, and it's inhabitants are alone interested in its surroundings. Save that better lighting is required, I never remember any complaints being made in the public press of the town of Howth.* (Pamphlet Heaven- Born Officialism, written 1894)

Howth was cut off from the rest of the city until efficient rail and road connections were provided. Residential development then followed the good road connection and the pattern of development from mid nineteenth century onwards was the steady appearance of summer residences on the Hill of Howth availing of the panoramic views and fresh air. The town developed a reputation as a health and holiday resort, credited with the lowest death rate in Ireland and for a while flourished as the local waters were presumed to have curative effects. Numerous hotels and guest houses sprang up to cater for the thousands of seasonal visitors. *'Howth as a sanitary resort, is much frequented by the citizens of Dublin and 296,000 or just upon 300,000 passengers used Howth (railway) station in the year 1893.'* (Howth pamphlet)

The peninsula was productive for mining. The 1837 OS map indicates eight quarries, two two gravel pits and a manganese and lime works. A lead mine close to the Casana Rock was industrially worked. References are found for deposits of lead, copper, silver, iron, manganese, arsenic pyrites and gold.

In 1914 Erskine and Mollie Childers, after sailing the Asgarde from Hamburg landed in Howth with a consignment of rifles, Following a brisk unloading of its cargo the yacht set off for Bangor in Wales. Within a week of this incident the first world war broke out and Erskine Childers and three of the crew went off to serve in the British army. The yacht was sold by Mrs Childers in 1926 and today, following a conservation programme, is on view in the National Museum, Collins Barracks.



The Asgarde

Ireland's Eye is a rugged, rocky island north of Howth harbour with high cliffs on the northern edge, it possesses a Martello tower. On its west side are the remains of a chapel, built by St Nessian in 570. Three quarters of a mile in length by half a mile wide, its natural habitat included rabbits and medicinal herbs. Somewhat barren due to its exposed site, trees are non-existent, however a large variety of birds species nest on the island.

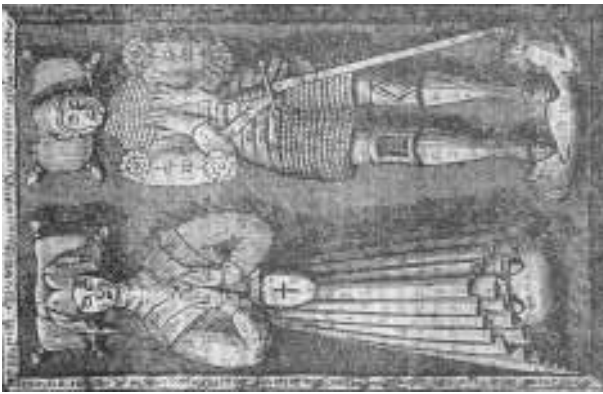


*'Ireland's Eye, as it is called, is a dangerous island, composed of an elevated rock, about half a mile north of Howth, and where many a mariner has met an untimely grave.'* Slater's Commercial Directory of Ireland for the year 1846



*'the intervening country between it and Dublin is very delightful from the numerous beautiful seats, with which it is interspersed, and the enchanting views spread out on every side.'*

Slater's Commercial Directory of Ireland for the year 1846.



*It was in Swift's time that the present entrance from the courtyard to the Castle, the classic doorway and the broad steps and terrace, were constructed, and uniformity in the appearance of the Castle secured by the erection of turrets and battlements in imitation of those on the ancient keep. The birds's eye view shows also that an Italian garden was laid out, and that it terminated in a canal; but before the 18<sup>th</sup> century, as will be seen from an old engraving, this garden had undergone alteration.*

Francis Elrington Ball, 'Howth and its owners' 1917

*The venerable mansion, or castle of the Earl of Howth, which has been in possession of the family more than six centuries, is boldly situated on the west side of the hill, where it is particularly wooded, and commands an extensive view of the channel' Slater's Commercial Directory of Ireland for the year 1846, publ Manchester and Dublin*

## 2.2 Howth Castle and demesne

Following the invasion of the Anglo-Normans, Amoricus Tristram (later St Lawrence) landed on the peninsula with a sizeable military force, defeated its Danish inhabitants and was rewarded with the establishment of the St Lawrence family as Lords of Howth. Initially received as a grant from Strongbow, the astute family never opposed an English king and thus held onto their lands throughout the centuries. Their first castle, most likely a motte and bailey structure, was built by the sea on an important strategic site at the present location of the Martello Tower until, in 1235 a deed references indicates a new castle built where the present building now stands. The seat of thirty successive barons of Howth, since the twelfth century, it had, until sold recently, the unique distinction of being inhabited by the same family for over seven hundred years.

The present castle structure was originally a 15th century keep or tower house. Today it is presented as an irregular, mid eighteenth century mansion flanked by square towers at each extremity and battlements. The front elevation is framed by a fifteenth century gate tower to the north and a 19th century wing to the south with crenellated battlements. The building is a complex amalgam of phases of building and rebuilding. A tall and broad mediaeval keep is situated to the south of the main entrance range. Of mid fifteenth century mediaeval origins the former gate-tower is linked to the present entrance front with a battlemented range. A hall was added to the keep towards the end of the century along with enclosure walls and turrets. Later an additional floor was added above the hall.

In the sixteenth century the keep was extended to the north of the entrance to create the present entrance range. Between 1649 and 1671 the east wing was built.

Popular legend describes Graineuaile, the pirate queen, as returning from a visit to Queen Elizabeth the first and having been denied entry to the castle kidnapped the owners son. Part of her ransom was that the gates would never be barred to travelers. Records show that the dates of her visit to London and the age of the boy do not match up to substantiate this, but it is a good story.

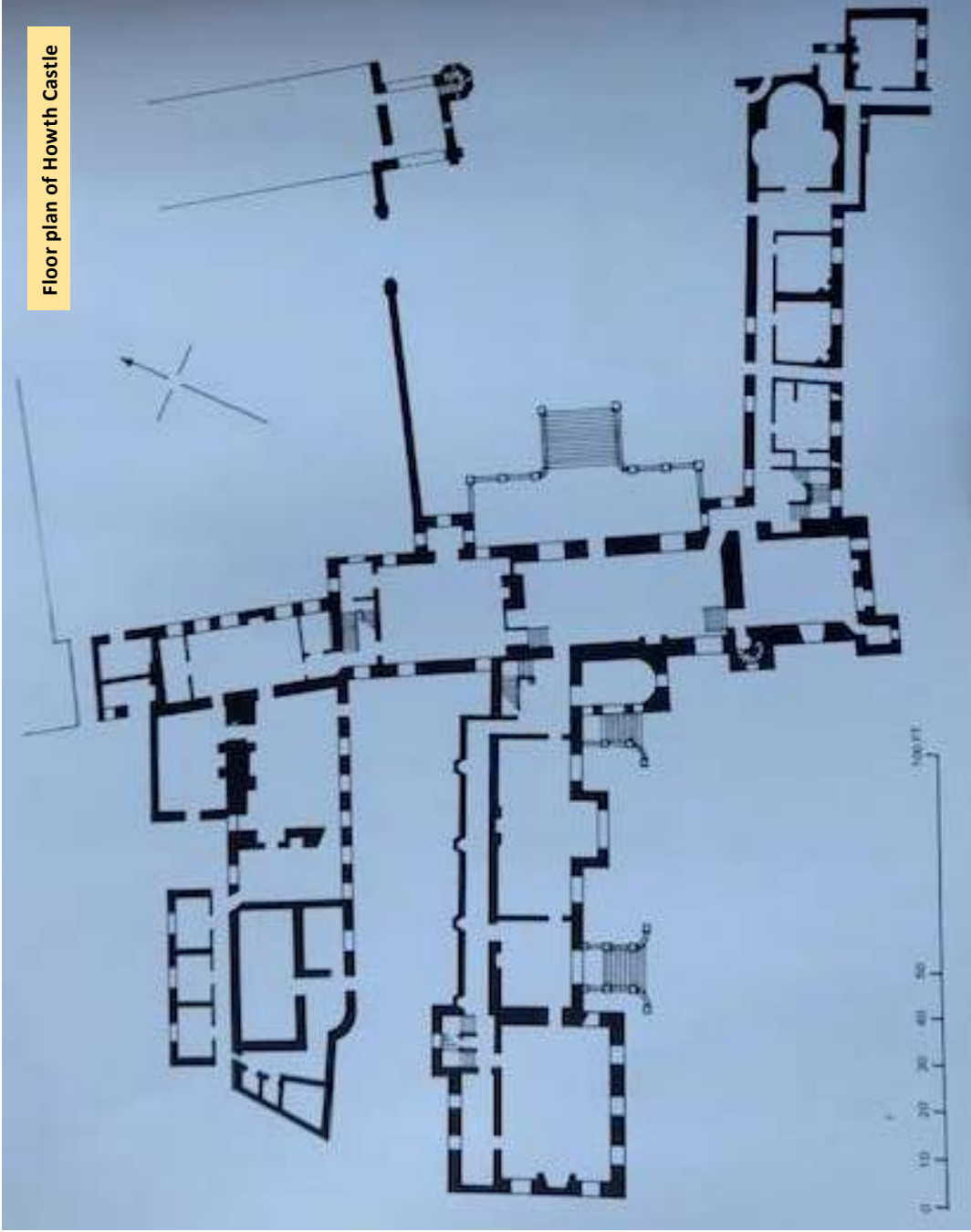
It was William, the 27<sup>th</sup> lord who transformed the castle into its present state. The front courtyard had been enclosed with wall and gate tower. This was removed and a perspective symmetry introduced with the erection of the north tower, the north and west wings, turrets and battlements similar to those on the ancient keep. The old keep was modernized and enlarged, a classical doorway added with terrace and steps from the main front court and multi paned sash windows. Many of the farm buildings were constructed. An inscription beside the hall door reads '*The castle was rebuilt by the Right Honourable William, Lord Baron of Howth, Anno Domini 1738.*' Although there is no documentary evidence, the Knight of Glin was of the opinion that Francis Bindon may have been the architect for these works.

The battlement decoration on the original and additional structures unifies the various phases of development and the appearance of the castle including the 19th century stable range with its crenellated towers and turrets.

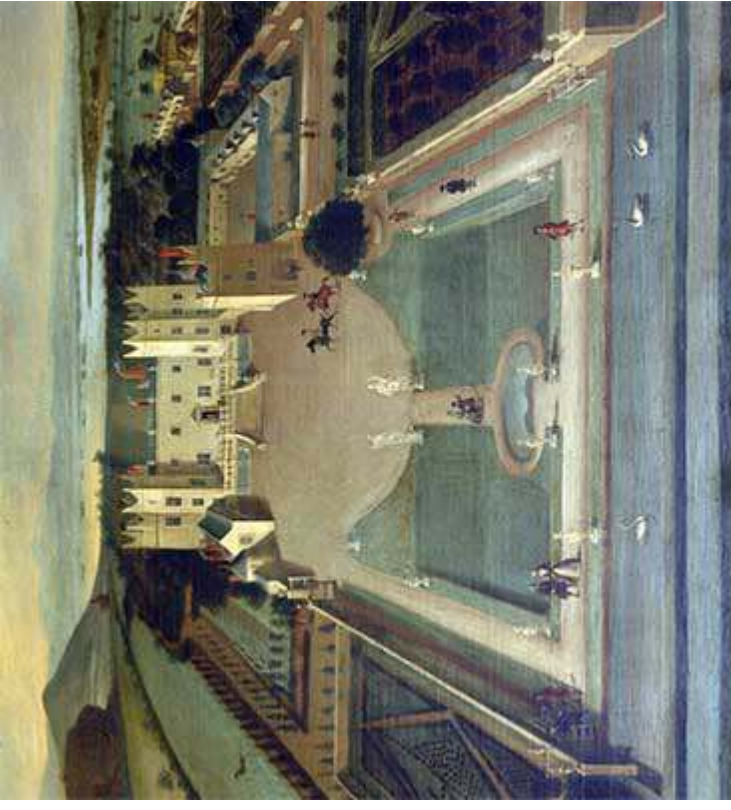
In the 1780s it was described by Thomas Milton as '*It is at present but an irregular Building, and somewhat in decay; the Hall, once the scene of revelry, is the only spacious apartment in it. The Cannon in the Courtyard are kept merely for Pleasure. Near the House, encompassed with a small Grove of Ash Trees, stands the Family Chapel, rather a modern Building.*'

In the early 1800s the round tower and turret at the corner of the stable yard were built.

*' And the castle itself, which was for so many ages the residence of the noble family, retains but little of its remaining character. It has been altered at various periods according to the wishes or wants of its proprietors and with far more regard to convenience than to architectural skill and beauty. It does however, contain several interesting relics of antiquity, with, among others, the sword with which Sir Tristram is said to have won the victory at Clontarf...' Mrs Hall travelling around Ireland wrote In 1840*



**Floor plan of Howth Castle**



*'The bird's eye view 1745 shows also that an Italian garden was laid out, and that it terminated in a canal; but before the end of the eighteenth century, as will be seen from the reproduction of engravings, this garden had undergone alteration. The round pond and great tree shown in the view still survive and, the former being known as Black Jack's pond and the latter as the family tree.'*

**'Howth Castle and its owners' 1917 Francis Erlington Ball**



THE CASTLE FROM THE WEST

Howth Castle and members of the St Lawrence family



THE CASTLE AND THE



THE CASTLE FROM THE EAST



THOMAS JOHN STORER 1810-1842



WILLIAM JOHN STORER 1810-1842



THE HALL OF THE CASTLE



WILLIAM JOHN STORER 1810-1842



WILLIAM JOHN STORER 1810-1842



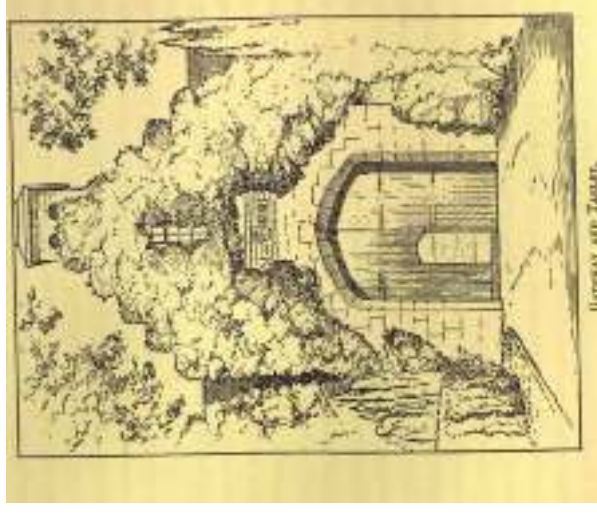
At the beginning of Elizabeth's reign comfort began to be considered by the owner of Howth, and a mansion was added to the ancient keep. This mansion was, no doubt, of a semi-fortified type, like the castle of Rathfarnham, which was erected some years later by Archbishop Loftus. Though probably not all occupying their original place, three tablets, which were affixed near it, still remain at Howth. They bear the St. Lawrence arms impaled with those of the Plunketts. To a daughter of that house the Lord Howth of Elizabeth's time was married, and the largest of the three tablets has, as well as their arms, their initials and an inscription: *INSS DEVS MISERIC<sup>1</sup> XIII* (probably standing for *Jesus Dominus Deus misericordius est nostris*). This tablet, which bore also formerly the date 1564,<sup>4</sup> is over an arched gateway, through which the stable-yard is entered from the north, and it seems not improbable that an entrance to the courtyard of the Castle was constructed in 1564 at this point to supersede the use of the vaulted passage through the mediæval gateway tower, which afforded little room for vehicles. What portions of the present buildings date from that time cannot be determined with certainty, but the hall and kitchen appear to have been amongst them.

The friendship between Swift and the owners of Howth, which the great portrait of him proclaims, did not begin until William's time, and was evidently attributable to the attractions of William's wife. Swift used to call her his blue-eyed nymph, and was so captivated by her as to interfere, at her request, in the sordid affairs of the Irish Parliament on behalf of her brother, who had been defeated in an election at Rathath, and sought to unseat his opponent by a petition. Although Swift told her, as his custom was, that she ought "to go to a writing-school and spelling-book," she wrote him three very pretty letters, which Swift, although he did not commit himself to a reply, treasured. The first of these letters, which is dated August 15, 1734, and was written from Kilkenny, in the county of Kilkenny, tells of a commission from Swift to find him an easy riding-horse, and of the efforts which she had made, although only three days in the country, to execute it. The next letter, which is dated August 6,

Extracts from Francis Elrington Ball, 'Howth and its owners' 1917 Part 5 Alex Thom and Co.



Dean Swift



Urrey and Tait.

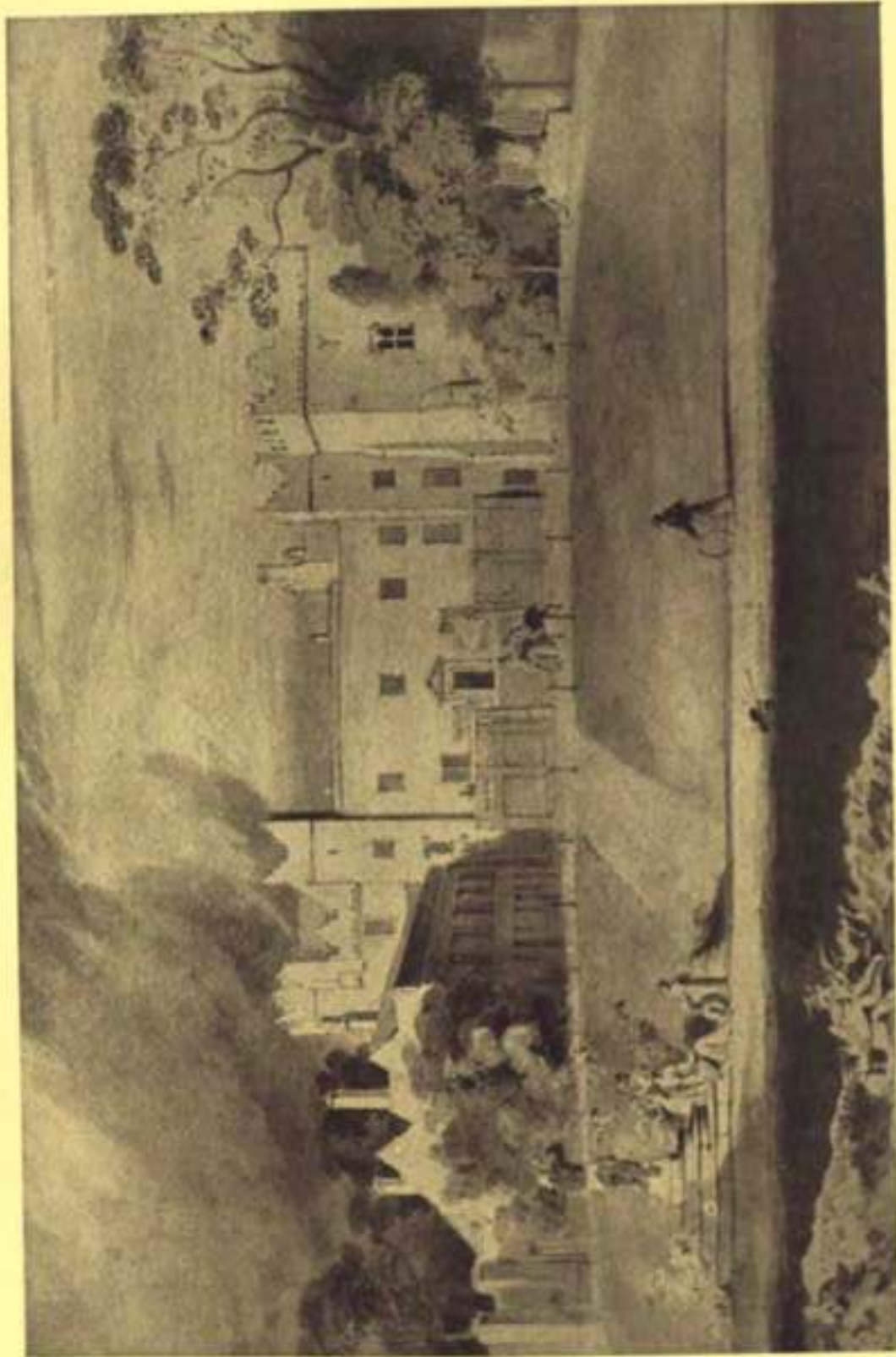
period, which still remain. On the walls there hang a whole-length portrait of Swift by Francis Bindon, unique amongst portraits of him, in that its history is determined with absolute certainty, and nine family portraits, all, with one exception, still in the Castle, besides a pair of fine carved brackets, London gilt, her power.

The story tells that about the year 1870, on her return from a visit to Elizabeth, Grainsa Uaile landed at Howth, and proceeded as far as the Castle gates, which she found closed. On learning that the gates were closed because it was the dinner hour, she is said to have expressed great indignation at what she considered a denigration of Irish hospitality, and meeting on her way back to her ship the heir of the house, who was then a child, she retaliated, according to the tradition, by seizing him and carrying him off to her home in the county of Mayo, where he was detained until a promise was given that the gates should never be shut again at dinner-time, and that a place should always be laid at the table for a guest.

Modern research has shown that the date of Grainsa Uaile's visit to Elizabeth's court was eighteen years later than that assigned to it in the story,<sup>5</sup> and the story has been therefore deemed to be unfounded. But without direct evidence to controvert it, tradition should not be lightly set aside, and the possibility that an incident such as the tradition relates may have occurred



The family elm tree seen to the right hand side of the front with a stone seat at its base.



THE CASTLE circa 1820



Kenelm's Tower at Howth Castle and below the Sunbeam driven by Kenelm Lee Guinness to land speed records and later by his friend Malcolm Campbell as Bluebird



Kenelm Lee Guinness at the 1922 French Grand Prix in his Sunbeam

Lady Henrietta Lawrence, daughter of the third earl married Benjamin Lee Guinness and their son, born in 1887, was christened Kenelm Lee Guinness. Following his birth an old round enclosure turret at the end of the west wing was renovated and a square tower built up named Kenelm's Tower.

A talented Formula One racing driver Lee Guinness broke the world speed record. He also invented and manufactured the KLG sparking plug. Experience in racing competitions had revealed weaknesses in the efficacy and efficiency of the spark plugs in use at the time. Until about 1912 variants of porcelain-insulated spark plugs had performed reasonably well, but the advent of smaller, higher revving engines demonstrated the deficiencies in their overall performance. Lee Guinness experimented with various materials and eventually discovered that mica-insulated plugs were a distinct improvement on their predecessors. When the mica was stacked in sheets and compressed by the central electrode being tightened on a thread, a more effective performance was achieved. A patent was obtained in 1916 for mica-insulated plugs for use in aero engines and such was their reliability that by the end of the war they were extensively used by the RAF. His initials, KLG was registered as a trade mark in 1918. KLG spark plugs were used in the majority of motoring, motorcycle or flying achievements in the inter-war years. They were inserted into several hundred special engines and in two cars which broke world speed records including Sir Henry Segrave's Golden Arrow and his friend Malcolm Campbell's Bluebird.

In May 1922, in a Sunbeam, he set a new world record over a measured distance at Brooklands, with a mean speed after covering the course in both directions, from a standing start, of 133.75 m.p.h. On 20 September 1924 he won the Junior Car Club 200 mile race at Brooklands in a Talbot-Darracq. A week later, driving a Sunbeam at the San Sebastian grand prix, momentarily distracted, he was involved in a crash which left him unconscious with head injuries for several days. His riding mechanic, Tom Barrett, was killed. Lee Guinness was badly affected by his death suffering depression and eventually suicide in 1937.



Left : Lady Henrietta Guinness nee Lawrence  
Right : The KLG spark plug





OS Cassini map below. The stable yard was located to the north west of the main castle building with an avenue leading past the northerly edge to the extensive farm buildings which have been largely replaced with modern buildings and are now in use as the transport museum. The round tower and the turret at the corner of the stable yard was built by the second or third earl.

Clockwise from left above : Farmyard buildings, now transport museum  
 Centre : buildings within the farmyard Right : Stable buildings  
 Below : Round turret of the stable yard



Extracts from Francis Erlington Ball, 'Howth and its owners' 1917.

But it is as a sportsman that the third Earl of Howth enjoys most celebrity. His death was said to have left a gap that would never be filled, and to have revived recollections of glorious days in the history of the Irish turf. His love of horses was lifelong, and in his early years he was recognized as one of the best and most discerning riders in the United Kingdom. A German prince, who visited Howth in 1829, found the castle stables and kennels full of noble hunters and jutable hounds, and relates how he followed Lord Howth throughout a stag-hunt, of which not many saw the end. "You in this 'Morning Post' applauded Lord Howth for the example which he set on the turf, and said that a better judge of a horse or of young runner breeders. He pictured him as a fine horseman, with a powerful, although light, figure. In England, as well as in Ireland, Lord Howth's colours, white body with black sleeves and cap, were often successful. In 1842 he carried off, with *St. Lawrence*, the Stand Cup at Liverpool, and in 1848, with *Peep-o'-Day Boy*, the Chester Cup. The Warwickshire Hunt Stakes fell to him with *Crossed*, and the Marsh Stakes at Goodwood with *Boatrace* and *Peep-o'-day*, which from Falmouth he bred *Kingdom*, *Maverick*, and *Admiral*, which gained for other owners classic honours. In Ireland, at the opening meeting of Bushy's Race-Course, which he established, he won the first race with *Lansley*, and carried off also the stakes in three other races!

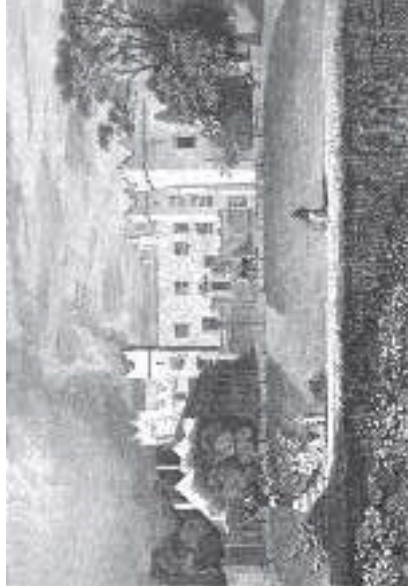
The third Earl of Howth was twice married. His first wife, whom he married in 1826, was *Lady Emily de Bough*, daughter of John Thomas, thirteenth Earl of Clancarde, who died in 1842.



Clockwise from top  
Thomas, third Earl of Howth in the hunting field  
Thomas, third Earl of Howth  
Peep O' Day Boy, whose winnings paid for the Morrison gateway

## Demesne landscaping

In 1892 Rosa Mulholland referred to the grounds thus: 'Back on the lower land you must visit the ancient demesne of the Earl of Howth, where a quaint old castle stands in a prim garden with swan-inhabited pond, and splashing fountain, encircled by dark beautiful woods full of lofty cathedral-like aisles, moss carpeted, and echoing with the cawing of rooks.' (Mulholland 1892: 35)



Above : The front façade of Howth Castle

Below : The demesne wall enclosing the site of the proposed development as seen along the Howth Road



## 2.3 Demesne landscaping

The name demesne refers back to the 'domaine' of the Anglo-Normans and is a generic title that covers the majority of historic lands attached to the Big House. The definition is *'all the land retained by the lord for his own use'* as distinguished from that *'alienated'* or granted to others as tenants. The demesne normally contains the full extent of the ornamented landscape. There are over 6,000 demesnes and landscaped sites surviving in Ireland.

The demesne normally contained the ornamental gardens, productive garden, park, woodlands and farm buildings associated with the house. The layout of demesnes for persons who avidly enjoyed shooting included woodland for the rearing of game along with gardens for leisure purposes. New roads, big houses and enclosed demesnes resulted in a realignment of the Irish landscape replacing earlier tower houses, bawns and small clusters of hamlet dwellings. Demesnes could be enclosed by either strong stone walls or prickly hedges. Stoutly enclosed deer parks had been a feature of castles since mediaeval times and fox hunting had become formally established by mid seventeenth century with demesnes like Howth providing ideal ground cover and hunting areas.

Decoration was provided by the flower planting and the less permanent features. The traditional walling material for the enclosing demesne wall was usually selected for ease of supply. Field stones and the local quarry provided a cheap and convenient building material

In 1728 'The Geographical Description of the Kingdom of Ireland' survey found that of the 600 acre demesne in Howth – 300 were arable, 200 pasture, 20 meadow and 80 rock. *'one fair mansion, two castles – the keep and gateway tower- one stable, one barn, one dove house and several other office-houses of stone slated, together with the walls of a decayed chapel'*

In describing a landscape, the 'structure' includes significant landform, boundaries, plantations, drives, walks, gardens, buildings, views, vistas and focal points which define how the landscape is seen and appreciated. The structure of parkland is largely defined by woodland blocks and the spaces left between them, both by way of defined vistas and more substantial blocks of open land as can be seen to the east of the castle at Howth. Along with gardens and lawns for ornamentation and leisure purposes the layout of the Howth demesne included a race course located within the original deer park.

Howth Castle was a family seat and described as an estate (a holding in excess of 500 acres). It possessed many of the typical landscaping elements introduced by the discerning landlord and 'improver'. To begin with it had the advantage of a particularly wild and rugged natural setting, benefitted from stunning sea and mountain views as well as providing height to open up panoramas in all directions. Along with this natural beauty a sequence of intended 'events' to be enjoyed by the visitor was one of the key elements introduced into the landscaped design. To achieve this avenues or walks were established between trees and across parkland allowing them to take advantage of these experiences. The circulation through Howth demesne can be seen on historic maps and these historic routes are of heritage interest.

Demesnes came to symbolise the overt economic and social power of the landowning class. They dominated developments in the Irish landscape for centuries until, following the collapse of the estate system, they lost their social and economic role and in due course the dwindling fortunes of the St Lawrence family led to the necessity to sell off lands piecemeal at the perimeter of the estate. A combination of the first world war and the Easter Rising accelerated the decline of many estates and land was divided or sold off piecemeal, frequently around the boundary of the demesne. At Howth the classical landscape was substantially modified to make the Deer Park golf course and the Deer Park Hotel. The spectacular natural landscape and views remain. The rhododendron gardens under the shelter of Muck Rock and the rugged scenery and marine location are still the setting of a unique and significant castle.

## 2.4 Landscaped pleasure garden

The pre-eminent gardens of the seventeenth century were French, reaching their full glory with the achievement of Versailles. Their aim was ceremonial grandeur and a desire to impress. Following 1660, with the restoration of Charles II to the throne of England, this influence could be seen in the introduction of great formal landscapes characterised by avenues, expanses of grass and water features. Irish estates developed during the Caroline (1625-1649) era followed by Williamite wars (1689 -91 ) were ornamented with pleasure gardens, deer parks, decoys, bowling greens and water works.

Collections of garden design manuals were common in England but none were published here. Samuel Chearnley's unpublished 'Miscelanea Structura Curiosa (1745) contains designs for garden buildings under these headings : Ruins, grottoes, surprises, cascades, fountains, bridges,obelisks, columns, terminations for vistas, temples, triumphal arches, chimneys, monuments. Design of pleasure gardens were usually rectangles or squares intercepted with gravelled walks and sometimes lined with box hedging. Radiating avenues led off into the distance occasionally on axis with the local church. The styles ranged from refined classical to grotesque rustic work. Lutyen's Sunken Garden, the Sidney Garden, and Swan Pond still survive as features of the private gardens immediately adjoining Howth Castle.

At Howth, the demesne was richly wooded, and included a spacious and well-stocked deer park. Hedges of beech, 20 feet high and 6 feet thick and 2000 species of rhododendron made the gardens famous. The lands were laid out to accommodate healthy past times – walking, riding, fishing or hunting and the situation provided very beautiful views. Bosquets of trees, tree lined allees and wilderness directed to chosen views.

Significantly the parkland and its woodland were also required to be productive landscapes, used for grazing and timber growing. Apart from the feeding of large households benefits included a source of income, providing vegetables and wildlife. The herds associated with parkland, as well as the kitchen gardens were all part of the productive value of the estate.

In 1892 Rosa Mulholland referred to the grounds as: '*Back on the lower land you must visit the ancient demesne of the Earl of Howth, where a quaint old castle stands in a prim garden with swan-inhabited pond, and plashing fountain, encircled by dark beautiful woods full of lofty cathedral-like aisles, moss carpeted, and echoing with the cawing of rooks.*' Howth Castle is not unusual in having lost most of the original design for its pleasure gardens. Very few late seventeenth and early eighteenth century gardens have survived. The estate previously included much of coastal northern Dublin, including the lands of Kilbarrick, Raheny and parts of Clontarf but these were gradually sold off from the mid-19th to the mid-20th century. However two documents give us a very good idea of the original layout – The Rocque's map of 1756 and the birds eye view from 1740. The layout of the pleasure gardens at Howth featured formal walled gardens grouped close to the entrance front and main avenue castle with the trees to the west just about visible above the roofs of the castle. A formal avenue between the trees gives a framed view of Sutton Creek and Dublin Bay.



The landscaped structure survived into the early twentieth century as demonstrated on the OS Cassini map



### Formal gardens

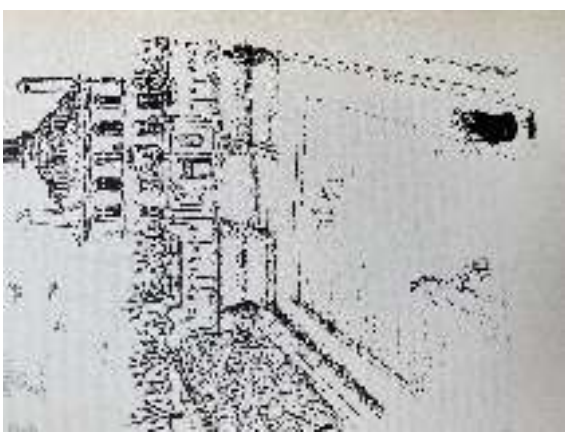
The gardens at Howth, dating onwards from the end of the seventeenth century, can be seen, from the historical maps and the bird's eye view, to have followed the precedent of enclosed logical shapes and gravelled walks migrating out into the park as fields, rides, plantations and ultimately the rocky backdrop of Howth hill.

The formal garden side was given its structure with straight walks bordered by walls, trees and shrubs that formed compartments grouped tightly around the castle. Topiary seen in the view had, by 1740 become unfashionable and was more associated with the Dutch style of gardening. It's retention may have been interpreted as a demonstration to the Protestant House of Orange. A circular pool, known as Black Jack's Well, set in lawns, was placed on axis with the main entrance leading the eye to swans swimming up and down a rectangular moat. Central and flanking gravel paths provided walks to benches placed strategically against the walls. Statues adorned the walks and seating against the enclosing walls provided 'places of repose'. The walls were continued into the moat affording a measure of security.

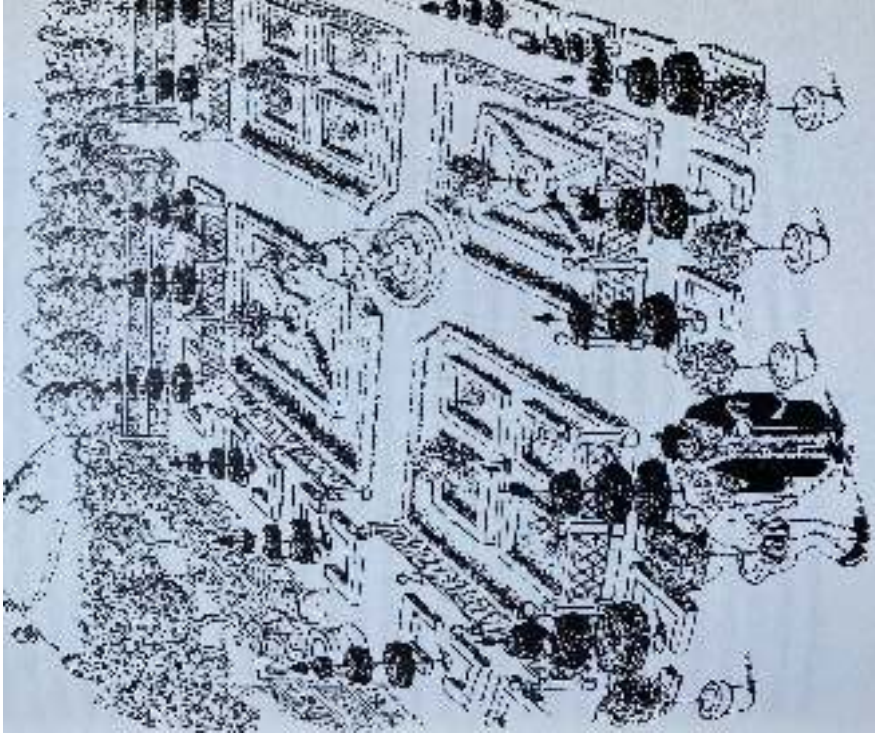
A large gravelled court was provided to the entrance front in order to enable the lumbering carriages of the period to turn around. The walled garden to the south of this central element is laid out as formal garden and to the north a more productive garden has as a centrepiece, a pitch roofed summerhouse. The Family elm planted in 1585 was the oldest imported tree in Ireland. A prediction was made that when the last branch fell the title would become extinct. Despite extensive propping to postpone this event the tree succumbed and in 1909 the ancient title died out with the estate devolved to a nephew of the fourth and last Earl. The stables are seen to the side of the fifteenth century gate tower with the farm buildings further from the main house toward the sea. Surrounding the more formal landscaped features are fields enclosed by hedges. While some landscaped elements depicted in this painting survive to the present day, it is a painting and is not an exact representation of the demesne in the mid 18th century.

Rocque's Map produced in 1756 would be a more accurate depiction and illustrates the house and gardens after the building works carried out by the 14<sup>th</sup> Lord Howth as well as the formal classical gardens surrounding the house. The wall enclosing the gardens to the left of the house was not built. Beech allees, reputedly the highest in the British Isles, led from the castle walls to views out over the sea to Ireland's Eye. Rocque's map illustrates the composition of the goosefoot or patte d'oie pattern radiated out from the south western front of the castle and linked by traversing to form elaborate star shapes.

Depictions by Osbert Lancaster of gardening styles similar to those incorporated within Howth demesne over the years  
 left : Parkland  
 Right : Tudor and Jacobean style with water feature







Traditional formal garden layout surrounded by tree planting as shelter as depicted by Osbert Lancaster, note helps located to the left of the illustration

As late as the mid-20th century, there was a rock garden near the Church of Ireland parish church, a 'sundial garden' near the main entrance gate, an orchard and a moat and the site of a well or spring in front of the castle; all of these features later fell into disuse. A small sunken garden introduced by Lutyens introduced a typically English herbaceous border on the south side beside the castle's chapel wing, and a formal garden behind it, with a walk cutting through to the Swan Pond, beside which was a fern garden.

In 1919 Sir Edwin Lutyens, who was employed by Julian Gaisford, worked on Howth castle and its gardens. He laid out a formal sunken Dutch garden on the south east front sheltered by his tower with typical stepped battlements that formed a terminal at the west end of the castle. This was in the formal Early English style with stone flagged paths, box edging and formal beds raised above the walk so as to better exhibit the flowers.

A smaller, formal garden called after Lady Sidney, eldest daughter of first Earl, was located between the Swan pond and the castle and planted with hardy summer and autumn flowers, including lavender, paeonies, rosemary, agapanthus, and a large Buddleia Colvilei. Two of the walls were part of the original defensive stockade. A walkway led through to the swan pond and fernery.



Formal garden by Lutyens

### Avenues, walks and rides

Avenues, planted long and straight for effect and cutting through forests for hunting pursuits, distinguished the late seventeenth and early eighteenth century Irish estates. They permitted the visitor to walk leisurely through the estate viewing the variety of timber without tripping over the undergrowth. They were an indication of the ownership of the lands, designed for aesthetic reasons and visual purpose, frequently to focus on a distant view or specific topographical feature. At Howth Rocque's map shows an avenue cut through woodland directly on axis with Corr Castle. In addition to their useful or decorative function they created shelter belts for the more tender plants. These avenues were usually given names not unlike the practice of road names today.

*Pattes d'oies* as seen on the Rocque's map at Howth were linked by placing two or more around a circle to form elaborate star shapes. Howth also followed the fashion for prolonging the axes of the garden into the surrounding countryside. They are shown leading from the formal gardens to the wilder landscape of Howth Hill and the rhododendron covered hill of Muck Rock, skirting by enclosed fields. Secondary avenues had a more practical purpose providing the main approach to the house or connections to ancillary buildings. The demesne was also criss-crossed with ancillary avenues leading to the entrances of the estate and for practical farming purposes.

The avenue as the approach leading to the castle is a familiar feature of the big house and one of the features most likely to have survived in an Irish estate. At Howth the main approach avenue lacks a vista to the castle from the main gates. Lined with Irish yews, it gives little indication of what lies ahead as it curves eastwards to skirt around the ruins of a medieval chapel. The Irish yews were planted by the third Earl in 1865. It follows the boundary of the walled gardens and stables before approaching the house from the side at the mediaeval gate house. A secondary avenue branches off towards the home farm. The avenue that approaches from the gates to the entrance courtyard is lined with Irish yew planted by the third Earl in 1865. To the left of the avenue is the Beech Hedge Garden which had a beech walk 600 feet long planted in the seventeenth century that led through the sundial garden to the Harbour walk. The hedges 200yards long and 21ft high were planted at the beginning of the 17<sup>th</sup> century.

'Avenue' was a term gradually broadened to include 'rides' and 'walks'. Most ancient parks were covered with old trees and were suitable for rides intersecting at a rond-point in line with French wooded hunting preserves. Walks held different roles within the hierarchy of garden design and the principal walk was usually intended to face a building, pavilion or similar or similar eye catcher. At Howth an ornamental pond with gravelled walks and statues was created on axis with the steps and terrace to the front entrance. To the rear of the castle angled walks branch off the axial vista to explore the park and its views.

Rides were created throughout the demesne and up rocky bridle paths, lined with primeval oaks and ancient holly, one led to the cairn at the summit of the Hill of Howth with views south over Dublin Bay or North to the mountains of Mourne.



Clockwise from above : Woodland walk.  
Lancaster depiction of intersecting walkways in fashionable gardening,  
yew lined walk along the walled garden of Howth Castle



## Walled Garden



There is an element of surprise entering a walled garden but generally the walls create a peaceful character. The traditional design was split into four quarters separated by paths with a well head or pool at the centre, dating back to the very earliest gardens of Persia. There were circa 7,000 walled gardens in Ireland. From earliest times until the eighteenth century Irish gardens were confined within enclosures, generally keeping livestock in and people out. Amongst the oldest is that of Lismore Castle in Co Waterford which was acquired from Sir Walter Raleigh in 1626 by an ancestor of the Devonshire family and although the planting has changed the original outer walls and terraces survive. Sir Walter is said to have brought wallflowers from the Azores and tobacco plants from America and grown them in the walled garden of his Elizabethan house at Myrtle Grove in Co. Cork.

This enclosed, formal style of gardening was already established in Britain during the first century, courtesy of the Romans. Perhaps because they called Ireland "Hibernia" (winter) they were not tempted to visit and it was the early monastic settlements, many established in the sixth and seventh centuries, that introduced the concept of Roman gardening techniques and plants. These followers of St Patrick had both the knowledge and organisation to create physic gardens, orchards and kitchen gardens and brought seeds from the great schools of learning on the Continent. Its traditional rectangular shape ensured a maximum length of south facing wall. Gravel paths were used for walking routes and often the beds were lined with box. Dwarf fruit trees, low fruit bushes and espaliered fruit trees beside the main walks were common from the seventeenth century onwards.

The great pleasure gardens provided an aesthetic veneer for what was in effect a façade for a very utilitarian purpose. In particular the walled gardens provided fruit, vegetables, herbs and cut flowers for the large household. It produced the food required by the household from the kitchen garden using rational planning from the perceived tradition of centuries. Kitchen gardens also contained buildings for a specific purpose and general use. Hot houses, hot beds, frames, stoves and green houses accommodated a wide variety of plants and an orderly layout with different degrees of warmth. The kitchen garden provided an uninterrupted supply of fruits, flowers and vegetables for the Edwardian country house lifestyle. One acre was expected to produce enough produce for twelve people. Whilst a great estate might employ hundreds of gardeners and contain huge growing areas under glass, it was not uncommon for people of comparatively modest means to employ half a dozen gardeners. The mild microclimate also provided a sheltered setting for the tender shrubs and bedding plants popular in the late 19th century.

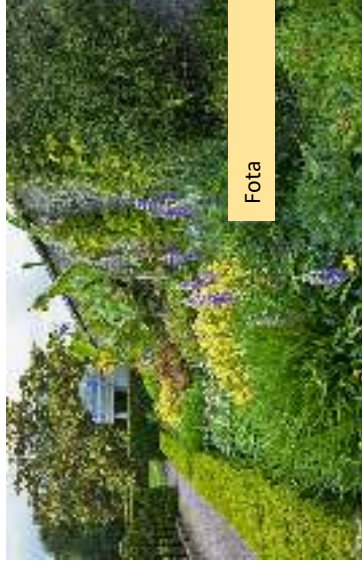
A garden house was required for tools and seeds.

The greatest expense (apart from hothouses) was brick walls. Walls were usually 10ft high (up to 20 in large gardens) as protection from thieves, to create a micro climate within and as support for plants and buildings. The walls at Howth do not have the supporting piers which were often found on the outside so as not to interrupt the runs designated for training fruit. Entrances were minimised as the walls were the greatest asset of the garden. Stone walls were common as they were cheaper as material available locally but they were also chilly and damp. They were sometimes lined with brick on the garden side – strong, dry and heat retaining and made nailing easy through the mortar joints.

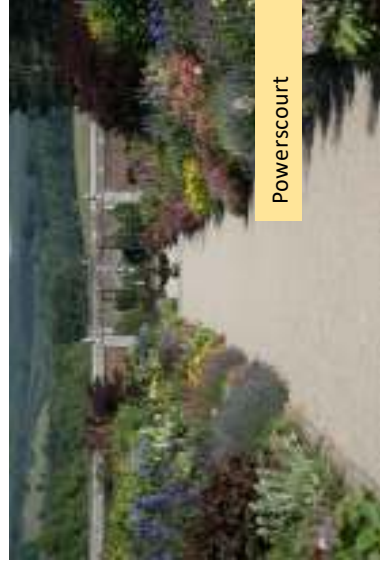
Between the 1880's and 1912 the walled garden reached its peak while gracious living continued in large houses until the start of the first world war.



*'All my choice plants are gone. As for the fruit trees, they have been so completely mismanaged that I doubt their ever recovering it! Pines and grapes are out of the question for a long time to come! I conceive the greatest part of this injury must have been done on purpose!'*  
 Lady Georgiana Longford from Tullyally Castle 1841



Fota



Powerscourt

Examples of walled gardens with paths, vistas, herbaceous borders and seating arrangements.

As the Tudor pleasure garden came into prominence, these were increasingly designed for ornament and as a means of showing off. The basic shape was a square walled or fenced plot divided into quadrants and this could be adapted to suit small manor houses or elaborate palaces like Hampton Court. The great estates had a spatial hierarchy with the pleasure garden and kitchen garden located close to the house and the distinction between the purely aesthetic plants and the useful became increasingly blurred. For smaller houses the walled garden was particularly promoted by plantsmen. John Rea in his *Flora, Ceres and Pomona* (1665) detailed the different sizes required for fruit and flowers in an enclosure surrounded by a brick wall nine feet high, with a stove-house for tender plants and orange trees.

While Henry VIII was sending his gardener over to Fontainebleau to study Renaissance ideas, Ireland, due to political instability was still building houses in the defensive manner until well into the 17th century when the post-Restoration period saw landowners developing demesnes and gardens, making their landscape productive as well as aesthetically pleasing. An early example, the tower house of Lemanah Castle had been remodelled into an open manor house with an elaborate pleasure garden by the end of the century. Kilruddery, whose formal garden was laid out in the 1680s included '...pleasure garden, cherry garden, kitchen garden, new garden, wilderness, gravel walks...'

The walled kitchen gardens of Ireland evolved over four centuries. Associated features usually included frame yards, slips, orchards and forcing grounds, together with hot walls, ranges of glasshouses (vineries, peach houses, cold frames and pits), boiler and coke houses, potting sheds, a variety of fruit, vegetable and root stores, tool houses and staff accommodation.

By the eighteenth century the positioning of flower and useful gardens was usually kept well away from the house, hidden from view behind sheltering walls and tree planting. However the walled gardens in Howth are located close to the castle, as befitting earlier origins. In design layout they did not follow the classical and practical four square plan.

By 1840 the vast majority of the country's landscaped parks (over ten acres) had been created. Some were attached to modest houses and vicarages. They numbered approximately 7,000 and equated to 4 per cent of available land. The smaller and medium sized tended to be located clustered around urban centres. Serious interest in flower gardening caused a revival of the walled garden from its position in some obscure part of the estate back to the house. Mass production helped fill them up with balustrades, statues and fountains. The newly acquired money of the Victorian industrialists favoured conifers, exotic foreign plants and green houses heated with circulating hot water 'a garden for displaying the art of the gardener'. In 1845 the glass excise tax was abolished enabling the wealthy to build large greenhouses against their south-facing garden walls.

The enclosure of the walled garden at Howth remains, that which once housed a Beech Hedge Garden set out in the 17th century. The early historic maps indicate that the walled garden once had a more elaborate layout with an orchard, beech hedge, garden house and sundial garden. However, the centre of the walled garden has been cleared and most of these elements no longer exist with just some trees remaining along the edges of the interior. Stone gate piers with iron gates provide access into the garden from the main avenue. There is also a pedestrian gate opposite the front courtyard, which has a small plaque set into the wall.

Fruit trees trained along brick walls and woven straw beehives which were known as skeps, were located in the orchard. The beehives can be seen in the bird's eye view of Howth Castle. The productive gardens required extensive watering and this would have been provided from the Bloody Stream.

The larger walled garden shown on the historic maps was generous and shows the layout of the formal beds. Adjacent to this garden another substantial walled garden is indicated. A building is indicated against a south facing wall within the walled garden. It may have been an orangerie, useful for the provision of more exotic fresh fruit or flowers, as it is shown as the focus of pathways.

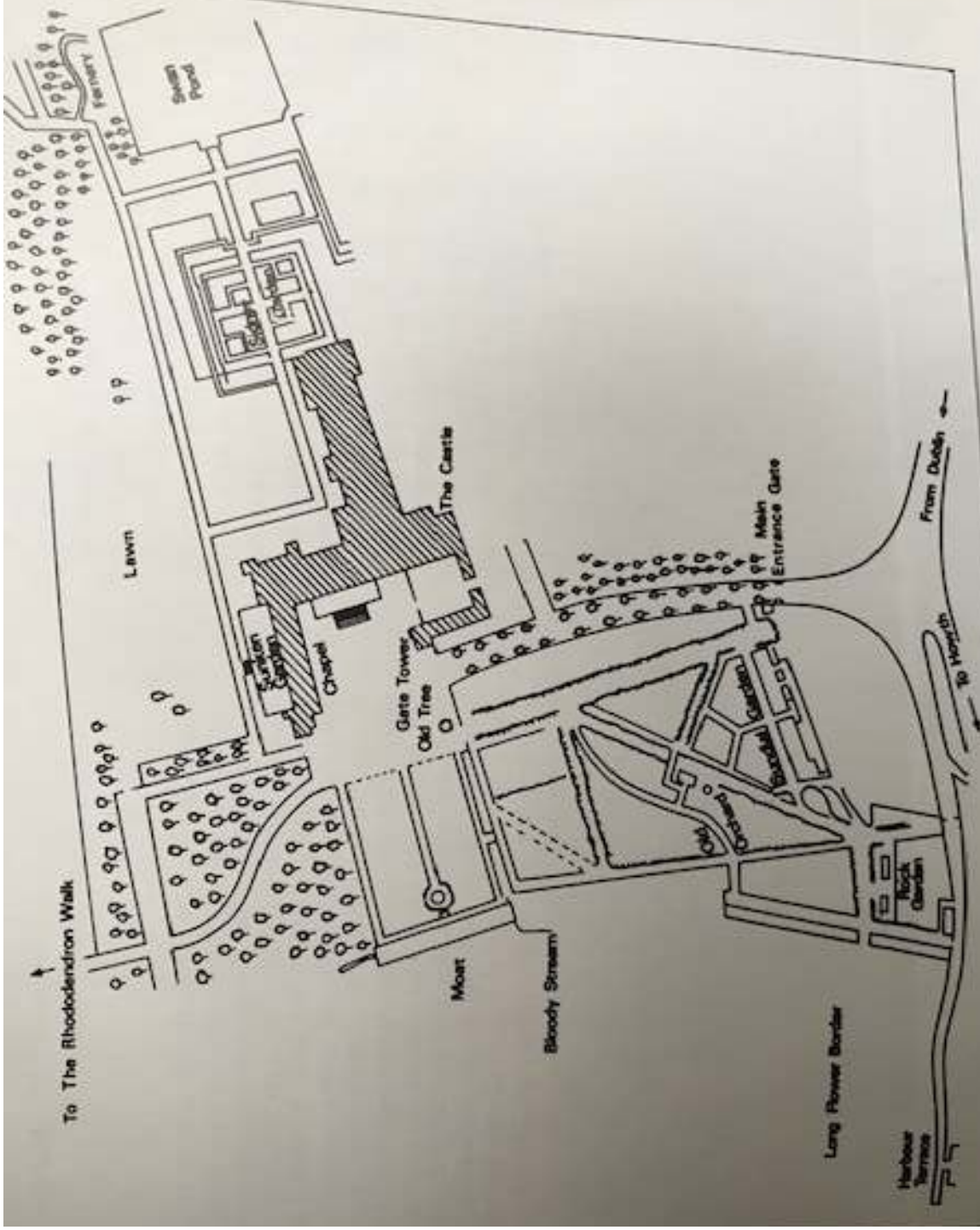
The westerly aspect would have provided ideal conditions for pleached fruit trees, invariably found in such a garden. The walled garden provided flowers for enjoyment, food for the table, preserves for the larder and herbs for medicinal uses. Stone gate piers with iron gates provide access into the garden from the main avenue. There is also a pedestrian gate opposite the front courtyard, which has a small plaque set into the wall. There is a considerable difference in levels between the castle forecourt and the lower ground level of the walled garden.

Part of the walled garden was laid out as an orchard with walks leading to the Long Flower Border, rock garden and superb views of Ireland's Eye.

There was a Heath Garden with palms and Irish heath growing under three blue gum eucalyptus trees. A pond was fed from the moat via an underground duct.

The gardens contained a sundial garden and fernery. The long Flower Border was planted with lavender designed to provide flowering throughout the year.

The Pleasure Ground located beyond Kenelm's tower has trees planted by the Duke and Duchess of York during a visit to the castle, near Lutyen's sunken garden. Lady Sidney's garden, located between the swan pond and the castle, was named after the eldest daughter of the first earl. Two of the enclosing walls were part of the original defensive stockade of the castle.

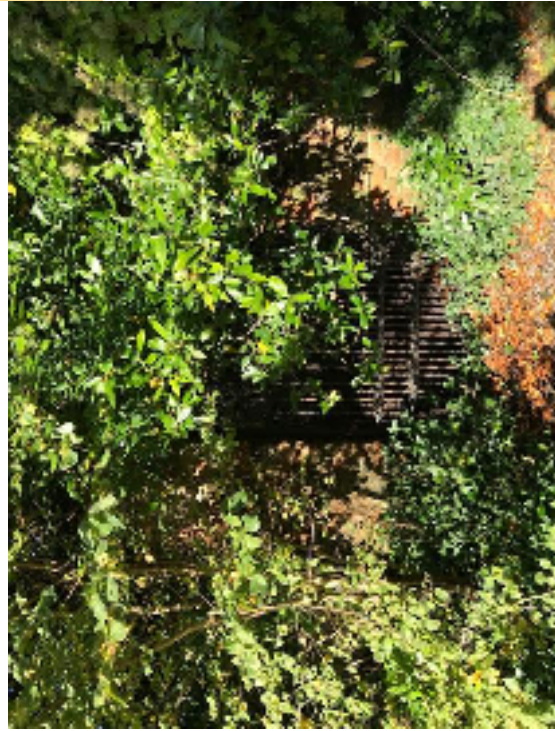


Castle and garden plan Howth c.1930 from *Irish Houses and Castles*



**Ornamental garden buildings**

**Gateway to walled garden**



In the construction of the walled garden only the gateways exhibit more considered architectural detailing and the gates feature delicately decorative wrought iron. The 3m high walls provided a wind break and the construction raised the temperature within by a few degrees and then retained the heat. The walls allowed the training of fruit trees and made it easier to protect from birds and the old walls are liberally pock marked by nail holes, evidence of the constant adjustment needed to train the wood of growing trees and plants.

Part of the challenge today is the sheer size and scale of the average Irish walled garden which makes maintenance a big issue. These gardens were designed in a very different era, when materials and skilled labour were cheap. It takes time and knowledge to fan-train a pear tree, or to keep glasshouse-grown plants watered and happy.

*The description from the Architectural Conservation Area report states that : 'On the east of the main avenue is a walled garden. The early historic maps indicate that it once had a more elaborate layout with an orchard, beech hedge, garden house and sundial garden. However, the centre of the walled garden appears to have been cleared and most of these elements no longer exist with just some trees remaining along the edges of the interior. Stone gate piers with iron gates provide access into the garden from the main avenue. There is also a pedestrian gate opposite the front courtyard, which has a small plaque set into the wall.'*

Garden building were intended to create an architecture of either memory, escapism or fantasy. According to Alistair Rowan "their only function is to be attractive. Their aim is to give delight, and for this reason the degree of their attractiveness is the only true measure of their success.' These buildings or 'pleasure houses' provided shelter for dining or seating in appropriate places throughout the garden. At Howth a high pitch roofed garden house was placed in the centre of the formal gardens and can be seen in the birds eye view.

### Views and vistas

The image and character of a historic estate depends on views, topography, building forms and major landscape features. Views can be either composed or wide and panoramic and were included as part of planned landscaping since the late 18th century. They are typically associated with a romantic setting. Of Howth Castle, whose natural setting was defined by the high peninsula and the sea, narrow and highly composed views from the principal building and selected viewing points have been identified from engravings and historic maps.

Part of the garden design seen on Rocque's map indicates vistas across the wide lawns, across the meadows from Howth toward Ireland's Eye and Lambay that are framed by beech hedges planted c 1720. A view of Corr Castle was created through the densely planted trees west of the castle. The harbour terrace provided a view of Howth Harbour and Ireland's Eye .



*'The castle was built on a site with exceptional, panoramic views.'* Lewis



View from inside the main entrance gates across Howth Road to the Techcrete site, with sea in the background

The ACA has identified significant views 'The principal views of note within the boundaries of the ACA are of Howth Castle itself. There are some views out of the ACA, namely from the entrance gates and from the castle over the golf course. These views contribute to the character of the area and it is important that potential new development within the ACA does not negatively impact on or obscure these views.'

A historic view from Muck Rock 'From a bridle road leading to the summit of the hill is a fine panoramic view of the bay of Dublin with the numerous seats and villas on its shores, backed with the Dublin and Wicklow mountains.' is seen on the Bartlett engraving.



## Woodland

Tree planting was a symbol of the landlord class that particularly flourished from the end of the eighteenth century until the mid nineteenth century famines. Encouraged by the Royal Dublin Society, the patron of tree planting, improving landlords planted one third of a million acres of hardwoods.

The woods at Howth were man made. Located west of the castle they were laid out in the French *foret ornee* style with axial avenues cutting through the trees and a boundary walk separating the designed landscape from the countryside. Apart from ornamenting the estate the woods shielded the castle and produced income. The main activities associated with trees are cutting, thinning, burning and planting of exotic species. On the deep soil of the lower slopes of the hill oak woodland would once have been the main vegetation. Other than individual specimens, trees and woodland were always intended to be part of a regime of felling and replanting. Sessile and pedunculate oak grew throughout Howth demesne. In 1786 Thomas Milton wrote described Howth as probably the Mona of Ireland ; ‘...and tho’ now denuded of Trees, was formerly covered with venerable Oaks’ (The Seats and Demesnes of the nobility and gentry of Ireland’) Much of the remaining woodland is now suffering from lack of maintenance.

Trees are long lived and only found on relatively fertile soils at least a foot deep. Similarly to most woods all over Ireland, the woods of Howth are virtually man made.

A large copse of trees, that is evident on all of the early maps, remains to the rear of Howth Castle. This is intersected by a number of walks.

**James Joyce in "Ulysses" chose Howth as the place where Molly first said "Yes" to Poldy, lying amid the rhododendrons.**

At Howth the tree planting was dense, a harsh maritime environment requiring thick planting. Aerodynamics have shown that a wall or thin line of trees merely makes with wind accelerate and flow even faster down the other side. The defence to salt laden wind was wide belts of trees that filter wind as if through a lattice. Trees have survived to the rear of the house although the intersecting routes of the goose foot planting and French classical gardening are no more.

Sycamore widely introduced in the 15<sup>th</sup> and 16<sup>th</sup> centuries proliferate being one of the least sea spray sensitive trees.

## Sub tropical garden

As early as 1790 *Rhododendron ponticum* was introduced at Howth and initially retained as a wind break. Celebrated still today, for its rhododendrons and flowering shrubs, the sub tropical garden is located to the south of the castle nestling at the foot of Muck Rock. The first major plantings were carried out c 1850 and added to every year until 1909 the year of the incumbent Earl's death. In the 1920s there were already about 1000 rhododendron and azalea, half species and half cultivars. A wonderful variety of sub tropical plants can be seen.

The sheltered northern slope simulates the conditions in China and the Himalayas where these flowers thrive. Today Mare's Tail, an invasive, deep rooted weed, can be seen amongst the foliage and this will cause devastation and loss to the planting.





### The Family Elm tree

The Family elm planted in 1585 was the oldest imported tree in Ireland. A prediction was made that when the last branch fell the title would become extinct. Despite extensive propping to postpone this event the tree succumbed and in 1909 the ancient title died out with the estate devolved to a nephew of the fourth and last Earl. This is the connection that resulted with the Raisford name incorporated with St Lawrence.



The Family Tree, an elm, – commemorated by this stone walled bed in its original position and indicated in the Birds eye view in front of the castle.

### Deer Park

Deer Parks had gone into decline before 1600 but with the Restoration they reappeared. The demesne at Howth originally encompassed six hundred acres and included a Deer Park that required strong boundaries to ensure the herd could not escape. Parks were enclosed by 'pales, walls or hedges', the most expensive element of the park's construction. As deer are strong and capable of jumping great heights the enclosure needed to be high and strong. Usually ditches, palisade fencing or limestone walls were used to prevent them escaping or entering the pleasure grounds. Within the park animals were encouraged to breed and managed sustainably.

The park at Howth Castle had '*great store of conies, and very good fowling*' 1699 James Verdon.

### Wild garden

The site had the perfect conditions for planting a wild garden – The micaceous granite hill faced north, had a steep slope, with deep peaty soil and sheltered from the sea. There is misty air and few frosts. The light The garden was planted in the nineteenth century with the rich, turf soil was brought up to the cliffs and thrown into the gaps between rocks. The rhododendrons produced a rich mulch to feed the plants. Around two thousand plant species were planted on the site, including exotic specimens like palm trees and tree ferns.

HG Wells described the garden as

*'green and quiet, restful and fragrant, without any glaring colour, the Rhododendrons being up the hill side half-a-mile away, and there the gorgeous blaze of sunlight colour is tones and softened by greens and browns and greys innumerable, and overhead the everchanging sky.'*

Yeats who lived in Howth in his youth, composed his first plays and poems wandering the hills paths and described sleeping out amongst the rocks and rhododendrons of the castle.

The common pink rhododendron was originally an introduced alien from Turkey and is used throughout Irish estates to simplify woodland management and provide cover for game birds. The more interesting Asiatic and American rhododendrons have suffered from the weed like characteristics of the common pink variety. In the shallower soils on the rocks saplings of silver birch, mountain ash and willow are struggling to grow. Beech and Scots pine have been planted but although the pine suits the character of the landscape, the acid soil and exposure does not suit the beech.

### Race course

The third Earl of Howth started horse races within the demesne in 1829/30.

He sited his race track in the Deer Park, closely following its boundaries, close to the main entrance gates. Within the race course a tree lined stream crossed the field towards the sea. The nearby Corr Castle was used as a grandstand for viewing the races. It can be seen on the Cassini map, located beside a quarry. Trees lined the northern demesne wall. Along the westerly one a deer house was located, by early twentieth century it was in ruins. A shelter belt is shown between the race course and the main avenue and to the north of the woodland surrounding the chapel. A detail of the 1745 bird's eye view shows the enclosed land to the east of the farmyard buildings, the tree lined space along the sea shore with Corr Castle in the background and the chapel appearing in good condition. There is no longer any physical evidence of the race course.

The course was known as *Howth Park Racecourse* and ran from the backgate lodge of the castle on Carrickbrack Road down to the corner of the grounds of Seafield House (Santa Sabina school since 1912) and North broadly along the route of Offington before circling Corr Castle and returning up along the Howth Road. The races were attended by all the leading owners, trainers and jockeys of the day with the race-card paying testament to the importance of the occasion. A sample of attendees from 1838 included Lord Howth, Lord Sligo, Sir John Kennedy, Captain Burke and Burnell and the Lord Lieutenant of Ireland. Although initially only members of respected racing clubs (Howth Park Club or the Corinthians Club at the Curragh and gentry were allowed to enter, in 1834 access was expanded to include a Trademen's Cup and in 1839 a Citizens' Plate. The races stopped permanently at Howth in 1842, likely due to the death of Emily, first wife of the Lord Howth however racing did eventually recommence post the great famine. Notable races included the St Lawrence Stakes and the Vaughan Goblet.

The original family chapel has become a ruin. The late mediaeval building is overgrown and hidden within a wooded area beside the north wing of the castle. It was built in an east to west direction c1700 by Thomas, 26th Lord of Howth. The chapel can be seen in the 1745 birds eye view painting and on Bernard Scale's Map of 1773 to the north of the castle, surrounded by trees. Little is left apart from the outer walls with gothic pointed arch openings for the door and windows.

The round tower/dovecote are not designed ruins but are now in a ruinous state. The ice house was a utility building common to all country houses which provided ice for preserving food and preparing iced food. The design was usually three quarters underground with soil covering on top providing an impenetrable layer.

### Ruins

### Dovecote

### Ice house



Left : ruins of the chapel  
Centre: the Ice House  
Right: Detail from bird's eye view of the demesne with the chapel indicated adjacent to the deer park.

The early nineteenth century race course located within the Deer park



Ordnance Survey map showing the race course located within the Deer Park. Corr Castle was used as a grandstand and two quarries are shown, either side of the demesne wall. The site of the proposed development is located within the eastern sweep of the race track. The course was known as *Howth Park Racecourse* and ran from the backgate lodge of the castle on Carricbrack Road down to the corner of the grounds of Seafield House (now Santa Sabina school) and North broadly along the route of Offington before circling Corr Castle and returning up along the Howth Road.

### **Water features**

The historic maps indicate the many streams that poured down from the rocks above the castle. The banks of a meandering stream are shown on Rocques map flowing directly in front of the castle. The moat in front of Black Jack's Well was an artificial pool that was formed in the early eighteenth century by banking up the stream. The swan pond was fed from the 'Bloody Stream'. The canal which has swans floating on it in the wall painting is still in existence without the statues and urns. In the seventeenth century connecting a garden with a natural water feature was characteristic of Anglo Dutch garden design.

Ornamental canals and ponds stored carp, trout and roach to feed the castle. A second swan pond was located beside Lady Sidney's garden.

The Bloody Stream ran in front of the castle, another stream used to pass directly by, and was later captured by castle drainage, and a third was connected to the Swan Pond. One of the streams in Sutton also comes from within the estate.

To reach the summit of Muck Rock paths are cut through walks in the rhododendron past the Cromlech. From the summit there is panorama from the Mourne Mountains to the Wicklow Mountains.

H.G. Wells described the experience visiting Muck Rock as '*...between high hedges of clipped beech, and up a steep winding path amidst great bushes of rhododendron in full flower to the grey rock and heather of the crest. They stood in one of the most beautiful views in the world. Northwards they looked over Ireland's Eye and Lambay and the blue Mourne Mountains far away; eastwards was the lush green of Meath, southward was the long reach of the bay sweeping round by Dublin to Dalkey, backed by more blue mountains that ran out eastwards to the Sugarloaf. Below their feet the pale castle clustered amidst its rich greenery and to the east the level blue sea sustained one sunlit sail.*'

### **Muck Rock**

#### **Cromlech**

*Near the castle, the residence of the Earl of Howth, is a pagan altar or cromlech, which is well worth the visitor's attention as are the remains of an ancient abbey and college founded in 1228. (Slater's Commercial Directory of Ireland for the year 1846, publ Manchester and Dublin)*

In the dip to the east of the demesne is the giant's grave or Cromlech. Legend says it marks grave of Aideen who died of grief at the death of her husband Oscar, a Fenian. It consists of a large irregular piece of quartz eighteen feet by twelve supported on seven foot high stones (now collapsed) Attributed to the period 2500 BC when intricate burial tombs were devised and cromlechs are believed to be the remains of sepulchral monuments raised in honour of departed kings or chieftains to protect the contents of their tombs. It is located within the Rhododendron Gardens. Estimated to weigh 90 tons the capstone, 17ft long by 12 ft wide, has slipped of its eight supporting stones. In c1760 Beranger wrote 'It was thrown down by some violent shock'.

### **Quarry**

The historic maps indicate various quarries located within the grounds of Howth castle including within the Deer Park.

The Earl of Howth supplied over 91,000 tonnes of local quartzite and schist from his quarry at Kilrock above the Balscadden Road for the construction of the harbour. This arrangement ended acrimoniously. The granite facing stone for the piers was brought over by boat from Dalkey and sandstone came from Runcorn, near Liverpool.

### **Character of the demesne**

The character of the demesne is Romantic and Picturesque. Steep rocks, streams, ivy covered ruins, hanging woods and pagan cromlechs all conveyed the sublimity of the picturesque.

## 2.5

### Demesne wall

A boundary wall defines the extent and grandeur of an estate with a public announcement to the outside world. Beside the main entrance the demesne wall originally followed the seashore but since then it has been infilled with the railway tracks into Howth.

The demesne wall which enclosed the deerpark followed the land boundary of castle and what is now the Howth Road between Sutton Cross and the town and enclosed Corr Castle. Along the road very little remains of the original wall on this stretch of the road due to the development of houses.

There were ample supplies of very good stone in several quarries in and near the park. One quarry is shown on the OS map within the Deer Park and another just outside the demesne wall. The stone, referred to as calp, was a muddy limestone underlying the Dublin area, and ideal for building walls. It had a number of major advantages, having been formed in shallow beds of about three to twelve inches in thickness. It was removed from quarries in orthogonal blocks and it broke easily into walling stones with the mason's hammer

The protected structure that will be physically and visually affected by the development proposals is the demesne wall bounding the site to the north.

The site is approached from Dublin along the coast road where a limestone wall forms the site boundary. The wall will be retained and integrated within the proposed development. It will be impacted upon as access provided to the proposed development through openings within the wall.

The demesne wall that surrounded Howth Castle was constructed in a simple random rubble construction using locally available limestone. The section that bounds the site on the Howth Road was a boundary wall to the Deer Park. A considerable height would have been required in order to stop the deer from escaping. It later enclosed the race course.

Subsequent rebuilding and repairs can be identified where different mortars were used but this type of wall construction changed little over centuries. The texture of the rock is moderately coarse. The castle quarry produced the clay limestone used in the construction. The mortar used in the original sections has a coarse aggregate. Remains of lime render can be seen along the wall.

Parts of the wall are covered with ivy and until it has been fully removed the condition of the underlying structure cannot be fully assessed. Ivy roots have embedded within joints and these require careful removal so as to do no further damage. Natural erosion of mortar can be seen between some stones and generally the wall appears in sound condition. The use of limestone required a thick wall for structural stability. The mortar varies between soft lime mortar and a modern dense cement based mix. At the location of the proposed residential development the wall height varies, this overall height increased by the supporting bank. The construction is simple and no architect is identified with the work.

### Entrance gates and lodges



Since fortified walls were built, whether for towns or castles, defensive gateways were required in order to get into them. Despite the indulgent architectural fantasies extended to the building type gates and gate lodges were not merely garden ornament but extremely functional buildings, often housing gate keepers and their family. Security was perceived as an issue in early nineteenth century Ireland and the resident occupant was responsible for keeping the gates shut and controlling access.

A foretaste of the architectural qualities within a demesne is often provided by the gate lodges, arranged formally beside, or even as a feature of, grand entrances. Often mirroring the architecture of the house, these range from modest estate workers' houses to miniature classical temples and monumental gate houses. At the entrance to the demesne they could project the image and value of the owner, a first impression of what was to follow. The prime importance of the siting for picturesque and scenic effect. Gates and their lodges gradually moved from the castle to the park entrance.

Unusually Howth Castle remained without lodges until the mid nineteenth century and then they were built merely as decorative and convenient structures. There were originally five gateways into the demesne. At the front gates the model was the independent but inhabited lodge, the gateway creating the impression with the lodge providing more comfortable accommodation.



The main entrance gate from within the demesne

The main entrance gates to Howth Demesne



The third earl was a passionate horseman. From the winnings of his top racehorse Peep O'Day Boy he built the main entrance gates and lodge. The architect of the gates at Howth in 1840 was Richard Morrison who was carrying out alterations to the castle and stables. An almost identical screen by Morrison is seen at Lismore Cathedral and another example at Portumna Castle. The 3<sup>rd</sup> Earl, Thomas St Lawrence, had married Lady Emily de Burgh daughter of the earl of Clanricarde from Portumna 1826.

The influence of Batty Langley's 1747 *Gothic Architecture*, improved by rules and proportions is seen in the design. It consists of a four pillared Gothic screen constructed with ashlar limestone and containing arched postilion gates. The octofoil cluster columns support concave cappings decorated with foliated friezes and originally crowned with floral finials. The central columns act as gate piers to the main entrance gates with cast iron gates, while the pedestrian gates are housed within the arches. Only ruins remain of the gate lodge which was a Tudor Revival cottage with a steeply pitched roof featuring diagonally set stone chimney stack, saw tooth slating, hip knobs and fretted barge boards. A gabled breakfront porch with gabled porch contained the front door.



Left and right :  
The ruined gate lodge at the east entrance.

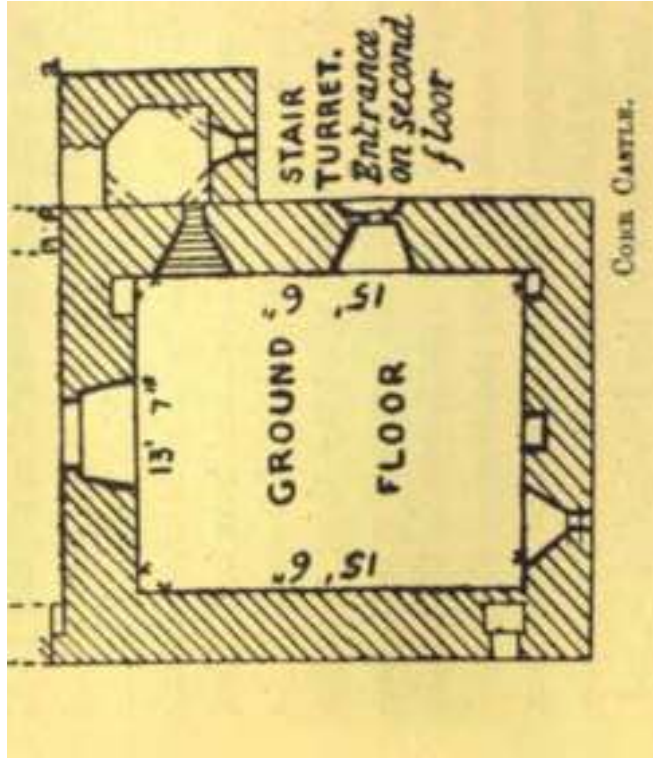
The main entrance gates to Howth Demesne



Lodges situated at secondary entrances would have houses valued servants or stewards.

At the south entrance the gate lodge built in 1837 has been demolished. All that remains on Carrickbrack Road is a mid Georgian gate screen of V-jointed rusticated pillars with ball finials and festoon friezes.

At the East entrance to the demesne a gate lodge was built by the architect Joseph Maguire in 1872. An article in the Irish Builder informed the reader 'A neat lodge has been completed near the deer park, Howth Castle, the seat of the Rt Hon, the Earl of Howth, Mr Joseph Maguire, architect.' The building was a single storey cottage with a hip roof covered with scalloped slates. Subsequent additions of a flat roofed extension to the front and two storey to the rear shown on the 1907-8 OS map as a lodge have obscured the original building.



Part of the original demesne, Corr Castle (Cáisleán an Chórraig, the castle of the Marsh) is a gate lodge dating from the 15th century, probably only an outpost of Howth Castle, built on higher ground in order to guard the isthmus at Sutton. Belonging to the White family, it passed into the 'Blind Lord' of St Lawrence family of Howth Castle in the mid 16th century. It consists of 'an oblong tower, four stories high, nineteen and a half by twenty two feet outside, and thirteen and a half by fifteen and a half feet inside. The third story has a stone floor which rests on a vault still bearing the mark of wicker centring over which it was built. For some reason the which is not apparent, this vault covers only part of the space, leaving an opening the whole length of the south wall. Indeed, defence does not seem to have been considered by the builders; no murder-hole or loops command the door, nor are there any machicolations although a corbel for a chimney to the east might easily be mistaken for one.....'

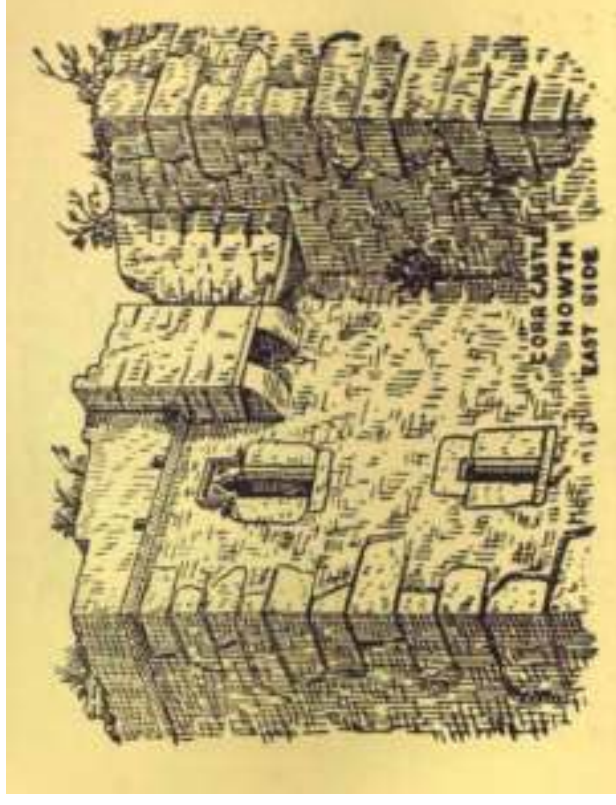
*The stairs are of far better execution than are usually seen in the peel and church towers of the 'Dublin district and though, without a newel, the steps are neat and well set. They number forty in all, and lead to the battlements which command a fine view of the sea, similar to the one from the chief tower of Howth Castle and also of the southern side of the peninsula.'* Elrington Ball

It was used as a grandstand for the Howth races set up by the 30th Lord of Howth. The circuit ran from the avenue of Howth Castle to just beyond Corr Castle

The area around Corr castle has since been developed as a housing estate and the modest tower house surrounded with blocks of flats constructed in 2000 and set on c.7 acres of private landscaped grounds with the old castle ruins as its centre piece.

Today the structure lies within a private, gated residential estate and access is restricted.

Present context of Corr Castle



### **3.0 CONTEXT**

#### **3.1. 20<sup>th</sup> century context**

Most of the demesne lands of Howth Castle have been converted for use as a golf course since the early 1970's and so the field system and pastoral setting no longer exist but some of the designed landscape features have survived as discussed in this report. In the early 1970's the Deerpark Hotel was constructed. In mitigation, the general public is allowed access to much of the grounds of Howth Castle either through use of the golf course or hotel facilities and it is possible to walk through the spectacular Rhododendron Gardens onto the Hill of Howth. To a certain extent the immediate setting of the castle is protected by gardens and trees. Parts of the formal gardens have survived along with the ancillary buildings.

Golf courses have been the fate of many of the great houses of Ireland, to greater and lesser success. Carton, Powerscourt and Adare Manor that spring to mind and are prime examples, with bunkers located directly adjacent to the main entrance fronts of great houses. To paraphrase Gertrude Stein - A golf course is a golf course. The golf course design may try to masquerade as parkland but its character is unmistakable with its manicured tees, sand bunkers and putting greens a far cry from the Duchess of Leinster's spotted cows munching in the parkland at Carton.

The site is also located in proximity to significant protected structures, in particular the main entrance gates, the castle and its ancillary buildings. The nineteenth century St Mary's Church is located nearby to the east on higher ground.

To the west of the site the Howth Road is lined with houses of 20<sup>th</sup> century design.

The recently permitted development at the Techcrete site will provide a dense residential development, a gateway into Howth village and have the most significant impact on the surrounding context.

#### **3.2 Protected structures**

There are a number of protected structures identified within the Record of Protected Structures that are not physically affected by the development proposals but that that may be visually impacted.

#### **Howth Castle**

Surrounded by gardens and tree planting the castle is not visible from the site. Its views are not impacted by the proposed development.

#### **Main entrance gateway**

Designed by Morrison the main entrance gateway signals the entrance to the castle and is a fine structure. It is close to the site and there will be a significant impact on its setting.

#### **St Mary's Church**

Present church on the site consecrated in 1866. Designed by J.E.Rogers in thirteenth century style with tower in north west angle with 80ft spire terminating in a finial. 'The established church is a neat building, situated on an eminence at the entrance of the town, with a tower and pinnacles,' *Slater's Commercial Directory of Ireland for the year 1846, publ Manchester and Dublin* It features a pointed entrance door with deeply recessed jambs and carved capitals and arch mouldings. Caen stone pulpit and Evie Hone window. The iron entrance gates to the church site are supported by square stone piers with triangular capping stones, set in a random rubble boundary wall. Within the grounds of the church is a new parish centre, built in the early 1990's. The building is located in a prominent position on raised ground. Views of the church will be impacted by the development however views from the church and the area in front of the building will be screened by the existing thick planting.

#### **Corr Castle**

At some distance and now separated by housing developments from the demesne, Corr Castle has been described elsewhere within this report and will not be impacted by the proposed development.

#### **Seafield House**

On the south side of the Howth peninsula is a handsome five bay Georgian house built Richard Coburn Carr, in 1790. It features a Wyatt window over wide doorcase with fan light and side lights. It reverted to the 4<sup>th</sup> Earl and was subsequently sold to an order of nuns who established a school there. This house is located at a long distance from the development and there will be no visual impact.



### **3.3 Demesne wall assessment**

The section of demesne wall that bounds the side of Howth Road is all that remains of the landlord's boundary that originally ran almost to Sutton Cross. It is located beside the main entrance to the castle but separated from the buildings with a golf course taking up the intervening grounds. Its condition appears structurally good, however requires its appropriate assessment by a structural engineer. The upper courses consisting of about fifty percent of the wall have been rebuilt and the original wall repointed to a considerable extent. The newer portion of the wall is quite clearly seen although original stones have been used in the construction. In parts ivy growth obscures the wall and is likely to cause damage if left in situ.

The wall possesses heritage value and is intrinsically linked to the castle. It has architectural and historical interest and contributes positively to the heritage of the county. As the protected structure is physically impacted by the proposed development the demesne wall has been assessed for cultural interest. This report considers whether the building fabric of the demesne wall can be considered to have sufficient heritage interest to warrant retention, and to what degree, as part of the proposed development on the site. An assessment of relative significance is, inevitably, a comparative process, and for this reason it relies heavily on the analysis of a range of information. It aims to establish whether a building, or a component of it possesses sufficient special interest to be of local, regional, national or international significance. The demesne wall is an intrinsic part of the Howth Castle demesne.

The Planning and Development Act 2000 requires that a building be of special interest under one or more designated categories in order to merit protection. The Act stipulates the following categories to use in order to determine whether it possesses special interest or importance. These categories are: architectural, historical, archaeological, artistic, cultural, scientific, technical or social.

Testing against these criteria identifies the special interest that may be attributed to the protected structures on site

#### **Architectural**

Demesne wall construction between 18<sup>th</sup> and 20<sup>th</sup> centuries.

#### **Historical interest**

Demesne wall was a symbol of the Big House

#### **Archaeological interest**

None identified.

#### **Artistic interest**

Not identified

#### **Cultural interest**

Not identified

#### **Scientific interest**

Not identified

#### **Technical interest**

None identified.

#### **Social interest**

No known social interest

#### **Rating : Regional**

### **3.4 Statement of significance**

Demesne walls were an intrinsic element of the great estate in Ireland, they announced and defined the importance of the landholding. The scale and confidence of their construction was a tribute to the ownership of landscape. The demesne was the public expression of the economic and social power of the landowning class. *'It is not just the structures that contribute to the character of the ACA but the designed landscape features are integral to the appeal and attraction of this area.'* (ACA)

#### 4.0 LEGISLATION, PROVISION, OBJECTIVES

##### 4.1 Protection

The protection of listed buildings also extends to 'curtilage' of a protected structure. The concept of curtilage recognizes that buildings create places, through the zones of influence that surround them and which are larger than their outer walls. The Architectural Heritage Protection Guidelines for Planning Authorities provides advice on the aspects of buildings' settings that merit careful consideration and sensitive handling for their heritage value. The guidelines state that 'curtilage can be taken to be the parcel of land immediately associated with that structure and which is in use for the purposes of the structure. Section 13.1.2. states '...in the case of a large country house the stable buildings, coach houses, walled gardens, lawns, ha-ha and the like may all be considered to form part of the curtilage of the building unless they are located at a distance from the main building.'

The Heritage Act 1995, in its definition of heritage, makes specific reference to the setting and attendant grounds of buildings, to streetscapes as well as heritage gardens and parks.

#### Planning and Development Act 2000

The Planning and Development Act 2000 is the primary legislation governing the conservation principles of care and protection of the architectural heritage. Section 51 (1) requires each Planning Authority to include in their Development Plan objectives for the protection of structures, or parts of structures, which are of, special architectural, historical, archaeological, artistic, cultural, scientific, technical or social interest.

#### Department Arts Heritage and the Gaeltacht Statutory Guidelines (2011)

The statutory *Architectural Heritage Protection Guidelines* and the Advice Series issued by the Department of Arts Heritage Gaeltacht under Section 28 and Section 52 of the Planning and Development Act 2000 offers guidelines for planning authorities concerning development objectives and also contains detailed guidance to support them in protecting the architectural heritage. While the guidelines do not purport to be a legal interpretation of the conventions, acts, regulations or procedures mentioned therein, their aim is to assist planners and others in understanding the current guiding principles of conservation and restoration.

Policy relating to development proposals in the vicinity of protected structures is included 13.8 *Other development affecting the setting of a Protected Structure or an Architectural Conservation Area* and states that consideration should be given as if the development were actually located within the attendant grounds. Proposals should not have an adverse effect on the special interest of a Protected Structure. The extent of potential impact will also be dependent on the quality of the Protected Structure, its designed landscape and setting. The grounds of Howth Castle are located adjacent to a number of protected structures and a series of verified views have been prepared to illustrate the relationships between the new development and adjacent protected structures and also the extent to which the proposed development and the listed building will be seen in juxtaposition.



### **Government Policy on Architecture 2009-2015**

Government Policy on Architecture Implementation Programme

The Government Policy on Architecture as launched in 2009 provides the appropriate framework for architectural policy up to 2015 and beyond and is led centrally by Built Heritage, Architectural Policy and Strategic Infrastructure Section. The policy places an emphasis on sustainable development of the environment and urban design, incorporates architectural heritage in a holistic, integrated manner, and encourages and supports high quality modern architecture.

### **Ireland 2040, Our Plan Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs National Planning Framework**

#### *'B. Built Heritage and Architectural Policy*

Various international conventions have informed and influenced government policy and legislation for protecting the architectural heritage. These arise from a sustained attempt to articulate, at international level, principles that would inform decisions about how the cultural value of the built environment is to be treated.

#### **International Charters and Conventions**

The Venice Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964). Granada Convention 1984 Charter for the Conservation of Historic Towns and Urban Areas (*Washington Charter - 1987*). Valetta Convention on the Protection of the Archaeological Heritage, 1992. The International Council on Monuments and Sites (ICOMOS), advisory body to UNESCO concerning protection of sites and recommendation, 1992. The Burra Charter for Places of Cultural Significance, 1999. Council of Europe Convention on the Protection of the Architectural Heritage of Europe ratified by Ireland 1997. Riga Charter 2000. Joint ICOMOS-TICCIH Principles for the Conservation of Industrial Heritage Sites, Structures, Areas and Landscapes (The Dublin Principles), 2011.

Conservation philosophy has been somewhat changed by the emergence of the unifying concept of cultural significance initially suggested by the Burra Charter as places '*likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations*'.

#### **The National Inventory of Architectural Heritage**

The *National Inventory of Architectural Heritage* compiled by the Department of Arts, Heritage and the Gaeltacht (DAHG) provides an online register of historic buildings and features/street furniture that have been identified as having architectural interest, and is maintained by the DAHG's architectural section. Buildings identified on the inventory are not necessarily included on the current Record of Protected Structures. The National Inventory of Architectural Heritage website [www.buildingsofireland.ie](http://www.buildingsofireland.ie)

The National Inventory of Architectural Heritage website includes entries for Howth Castle and buildings within the demesne. Howth Castle has been identified by the NIAH as a building of national importance. The record entries are included within this report (Appendix D).

#### 4.2 Fingal Development Plan 2017-2023

##### Record of Protected Structures

The Fingal Development Plan 2017-2023 is the operative plan for the area and it includes a commitment to the protection and conservation of buildings, areas, structures, sites and features of archaeological, architectural, historical, artistic, cultural, scientific, social or technical interest. A statement of policy provides the following strategic approach to protecting and enhancing the architectural heritage of the county '...through the identification of Protected Structures, the designation of Architectural Conservation Areas (ACAs), the safeguarding of designed landscapes and historic gardens, and the recognition of structures and elements that contribute positively to the vernacular and industrial heritage of the County.' The Plan contains advice on the design of new developments within historic demesnes. It is Fingal County Council policy to include those structures that possess such special interest in the Record of Protected Structures. Howth Castle is listed as a Protected Structure. The Plan includes objectives for the protection of listed buildings and Architectural Conservation Areas

##### Architectural Conservation Areas

The Act (as amended) Section 81 (1) requires that a Development Plan shall include an objective to : Preserve the character of a place, area, group of structures or townscape, taking account of building lines and heights, that –

*(a) is of special architectural, scientific, social or technical interest or value or*

*(b) contributes to the appreciation of protected structures; if the planning authority is of the opinion that its inclusion is necessary for the preservation of the character of the place, area, group of structures or townscape concerned and any such place, area, group of structures or townscape shall be known as and is in this Act referred to as an 'architectural conservation area'.*

The necessity to manage change when dealing with heritage in order to retain its significance is well established conservation practice and is the driving force behind the listing of buildings of special interest.

The Record of Protected Structure of the Fingal Development Plan 2017-2023 provides the statutory context for assessing new developments within the county and includes the following descriptions of protected structures at Howth demesne :

*Protected structure (ref 556) – Howth Castle, Howth Demesne, Dublin 13*

*Mediaeval castle (with later additions and alterations) including wings, towers, stables and 19<sup>th</sup> century entrance gates.*

*Protected structure (ref 557) – Grounds of Howth Castle, Howth Demesne, Dublin 13*  
*Ruins of mediaeval chapel in grounds of Howth Castle*

Located close to the entrance of Howth Castle the Church of Ireland building is also protected :

*Protected structure (ref 594) – St Mary's Church Howth Road, Howth Demesne, Dublin 13*  
*Gothic style, mid nineteenth century Church of Ireland church with spire*

The demesne also contains Recorded Monuments :

|                  |                                    |
|------------------|------------------------------------|
| DUO15-025 ----   | Castle Tower house                 |
| DUO15-026 ----   | Chapel                             |
| DUO15-027001---  | Castle tower house                 |
| DUO15-027002 --- | Gatehouse                          |
| DUO15-027003---  | Armorial plaque (present location) |

#### 4.3 Designed Landscapes - Historic Gardens, Demesnes & Country Estates (Fingal Development Plan 2017-2023)

*‘There has been substantial pressure in recent years on former country estates or historic demesnes for development, frequently drawn up without a proper appraisal of the impact on the designed landscape or a determination of the carrying capacity of the lands. The proposals can be in the form of a one-off extensive redevelopment of the historic demesne or a series of smaller schemes. With the latter the cumulative impact of each additional element needs to be considered as when combined can result in an incremental but significant transformation of the landscape.*

- *Development should be sensitive of the relationship between the principal residence and its adjoining lands and should not sever this.*
- *The sub-division of demesnes into different land parcels should be avoided.*
- *Care needs to be taken that significant views or vistas looking out of the designed landscape or into it are not encroached upon by development outside of its boundaries.*

*Generally the principal residence within a demesne or designed landscape is a Protected Structure, and often some of the buildings serving it are also protected. It should be noted that many of the larger demesnes in Fingal have been designated as Architectural Conservation Areas. Designed landscapes also provide habitats for many species of flora and fauna and the implications of any proposal for the natural heritage need to be carefully considered.*

*Large properties like country estates, institutional complexes, and industrial sites can have extensive grounds that contain a number of additional structures within their curtilage or attendant grounds which have a functional connection or historical relationship with the principal building. The location of these structures and the laying out of the lands were often deliberately designed to complement the appearance of the Protected Structure or to assist in its function. Therefore, the setting of a Protected Structure may contribute significantly to its special character.’;*

#### **Development within the curtilage of protected structures**

*‘A sensitive design approach is also required for development that adjoins or is in close proximity to a Protected Structure as it could have a detrimental visual impact on it, adversely affecting its setting and amenity. The scale, height, massing, building line, proportions, alignment and materials of any development proposed within the curtilage, attendant grounds or in close proximity to a Protected Structure need to respect and compliment the structure and its setting.’*

#### 4.4 Objectives

##### The Fingal Development Plan includes the following relevant conservation objectives:

###### **OBJ CH20**

Ensure that any development, modification, alteration, or extension affecting a Protected Structure and/or its setting is sensitively sited and designed, is compatible with the special character, and is appropriate in terms of the proposed scale, mass, height, density, layout, materials, impact on architectural or historic features, and junction with the existing Protected Structure.

###### **OBJ CH21**

ACA – Howth Castle demesne

A protected structure within an ACA protection 'extends to the interior and curtilage of these properties'

###### **OBJ CH31**

Produce, and review where necessary, detailed guidance for each Architectural Conservation Area in the form of Statements of Character that identify the specific special character of each area and give direction on works that would impact on this.

###### **OBJ CH32**

Avoid the removal of structures and distinctive elements (such as boundary treatments, street furniture, paving and landscaping) that positively contribute to the character of an Architectural Conservation Area.

###### **OBJ CH45**

Utilise existing surveys to identify and evaluate the surviving historic designed landscapes in Fingal and promote the conservation of their essential character, both built and natural.

###### **OBJ CH46**

Require that proposals for development within historic designed landscapes include an appraisal of the designed landscape (including an ecological assessment) prior to the initial design of any development, in order for this evaluation to inform the design which must be sensitive to and respect the built heritage elements and green space values of the site.

###### **OBJ DMS157**

Ensure that any new development or alteration of a building within or adjoining an ACA positively enhances the character of the area and is appropriate in terms of the proposed design, including: scale, mass, height, proportions, density, layout, materials, plot ratio, and building lines.

###### **OBJ DMS159**

A Designed Landscape Appraisal should accompany any development proposal for an historic demesne and/or designed landscape, to include:

Identification and description of the original development; history, structures, features and boundaries of the designed landscape.

Ecological assessment, including identification of any protected habitats or species.

Evaluation of the significance of the historical landscape.

Determination of the carrying capacity of the lands which should not be exceeded, to be agreed with the Council.

Assessment of the development proposal and its impact on the designed landscape.

Recommendations for mitigation and management of the built and natural heritage.

#### 4.5 Howth Castle Architectural Conservation Area

*'The boundary of the Howth Castle ACA extends from the Howth Road to just south of Howth Castle and includes St. Mary's Church, the formal gardens and old orchard to the castle, the ruins of an ancient church, the Howth Transport Museum complex, a large copse of trees to the west of the castle, as well as Howth Castle itself and adjoining outbuildings. As much of the demesne lands would have been altered to accommodate the golf course and hotel complex, the boundary of the ACA was reviewed and limited to a core area surrounding Howth Castle and the entrance avenue.'*

(Fingal Development Plan 2017-2023) The site of the proposed development is not located within the ACA.

*The summary of special character found that it '...reflects its original function as a demesne landscape as there is a secluded, quiet charm to the place despite its proximity to a busy road and Howth Village, as well as the internal traffic generated by the golf course and hotel. It is not just the structures that contribute to the character of the ACA but the designed landscape features are integral to the appeal and attraction of this area.'*

The brown coloured area, within which the site is located has been zoned residential.

Demesne lands are located within the designated Howth Special Amenity Area Buffer Zone indicated by the black hatching. On the accompanying map the yellow circles denote Recorded Monuments. Protected structures are indicated with pink stars and relate to the main castle buildings and the nearby St Mary's Church.



## 5.D CONSERVATION STRATEGY

*For each local situation a balance is reached between preservation and protection of urban heritage, economic development, functionality and liveability of a city. Thus the needs of current inhabitants are responded to while sustainably enhancing the city's natural and cultural resources for future generations.*  
Unesco – New life for historic cities

### 5.1. Howth Road Masterplan conservation strategy

The conservation strategy at Howth Road is underpinned by relevant International Charters and the policies and objectives of the Fingal Development Plan (2017-23) to which the development proposals have given due regard. The Masterplan for the site was developed to align with a conservation strategy that recognises and emphasises a significant heritage value and will have regard to the stated Key Heritage Objectives that have been specifically developed for this site.

The origins of the site were as a deer park that had an early nineteenth century race course inserted and which encircled a fifteenth century structure Carr Castle, now physically separated from the site by modern housing development. It is bounded by a section of demesne wall that is a protected structure. It is located in close proximity to the impressive gateway of the demesne.

The approach to the conservation of the demesne wall follows the principles of research, understanding and analysis prior to any commencement of works in line with international conservation charters and all works will be carried out in accordance with the statutory guidelines and advices of the Department of the Arts Heritage and Gaeltacht. The implementation will be based on respect for the existing fabric and the least possible intervention.

The historic interest and role of the Howth Castle demesne will be acknowledged within the planning of the site. There are sufficient elements of heritage remains and intrinsic character to make this site unique. The principal elements of heritage interest of the site are the presence of the demesne wall, the historic origins of the site and the proximity of the fine gateway to the castle, a structure of significant architectural merit.

Legibility is at the heart of the conservation strategy. The vision, layout and use strategy of the Masterplan were developed and refined with ongoing input from conservation to the urban and architectural designs and include site specific considerations. A priority is the retention of the demesne wall, it's historic legibility and authentic character within the new development in a manner that will enhance new spaces, engage with the local streetscape and in particular contribute a positive sense of place to the development within the context of the wider area. The proposed redevelopment of these lands which have been zoned for housing will have a significant impact on the character of the site and its environs.

Protecting and enhancing this legacy ensures that it will be appreciated and enjoyed by many and this has underpinned the vision of the Masterplan for the development proposals to create a new residential experience strongly linked both physically and evocatively with the demesne. Following an informed character appraisal it has been a consistent imperative to test and align the architectural design of the proposals with the conservation strategy in order to protect the built heritage of the site, to integrate with the proposed development in a meaningful way, to assist in placemaking and most importantly retain the heritage significance for future generations.

#### Key Heritage Objectives

Appraise and evaluate the elements of heritage significance

Ascertain and communicate the architectural, urban and social values of the site and ensure appropriate integration within the proposed development to enable a distinctiveness of site and (SOPN)

Protect special interest of protected structures

Identify, monitor, conservation profiles and develop robust conservation strategy

Provide specific strategies for repair, intervention, adaptation and extension to the demesne wall

Explore architectural design approach to integrate historic, temporary architecture and landscaping with an overall coherence and integrity

Inspect works to context and scale

Record all surviving features of architecture, historical interest

Provide a change strategy for historic building materials

Have due regard to each sector's policies, standards and objectives of Unesco/Actas





The demesne wall, Howth Road, the upper section of which has been rebuilt.

## 5.2 Implementation

The residential development at Howth Road will have due regard to the conservation strategy and specific Objectives developed with the Masterplanning of the site. It is an objective of the architectural design to increase awareness of Howth demesne as experienced from the public realm and maintain the robust integrity and character of the demesne setting. The design principles and conservation strategies that inform the development proposals that are the subject of this planning application include permeability, public access and connecting the proposed development with Howth village in a manner that welcomes visitors and engages with passers-by.

Walls can be barriers and the openings in the demesne wall are intended to facilitate activity and invite entrance. The pedestrian entrance will allow a greater number of people experience the quality of the landscaped site.

The proposals to create a new living environment and the ambition to retain a strong element of heritage value and memory underpin the design and landscaping proposals. A newly designed landscape echoing the earlier origins of the parkland site, now a golf course, is intended to provide an enhanced spatial quality for residents and visitors and to contribute to a unique sense of place. The public are to be allowed freely access the development and to enjoy its landscaped spaces.

The conservation challenge will be to maintain the balance between the necessary interventions and retention of historic fabric in as far as possible, carrying out honest repairs to the demesne wall, making sure that decay is halted and that the wall is stable and safe. The approach to any intervention, from a small repair to structural works, is based on the principle that the new material will behave in the same way as the original.

The integration of new and old follows recognised principles of integrity and minimal loss of original building fabric. The interface between the modern entrances and the protected structure has been carefully considered within the architectural design both in terms of the physical impact and the visual, as indicated by the detailed drawings and the architectural design statement accompanying this application. The choice of materiality employs a palette of materials that harmonizes with both existing buildings in the area and the local context. It incorporates marine detailing as an appropriate aesthetic.



**5.3 Photographs of the demesne wall boundary of the site fronting Howth Road**  
The photographs are taken in sequence to illustrate the construction of the demesne wall.













The wall along the boundary between the site and the castle within the entrance gates is mainly of modern poured concrete construction supported by remnants of the original wall at base.



Poured concrete section of boundary wall between the avenue and the site



## **6.0 PROPOSED PHYSICAL INTERVENTIONS TO DEMESNE WALL**

### **6.1 Entrances to demesne wall**

The original purpose of site was that of a deer park. It consisted of a large field with clusters of trees, streams and bounded on one side by the demesne wall. It also contained Carr Castle (see page 29). In 1829 the large field was turned into a racecourse by the third Earl of Howth. Between the field and Howth Road a section of the demesne wall remains.

It is proposed to create two openings in this wall to provide access to the residential site.

An opening in the existing wall is to be formed so as to create a vehicular entrance to the proposed development and there will be clear ingibility between new and old. A secondary pedestrian entrance will be located in a position that will align with the most direct route to the railway station and village. The architectural form of the two openings are designed in a contemporary manner to announce and identify the development and the framing of the openings constructed from Corten or similar bronze coloured metal. The openings will be simple classical detailed re-interpreted in a modern idiom. These openings will not be palled.

Following the removal of the ivy presently covering the wall a full measured survey will be carried out to include dimensional information on the wall including length, depth, height and relative levels. Rectified photography will be used to identify the construction materials. It will inform the strategy for the entrance provision and the making-good of the wall. In advance of these works an assessment will be made as to the ecological value of the wall. A condition survey of this section of the historic demesne wall will also be carried out by the structural engineers.

Only the lower section is of historic construction. The precise age of the wall is difficult to ascertain as the materials and methods of construction changed little over centuries. The later stonework is clearly identifiable within the upper portion of the wall as the random rubble stonework blends into a section constructed with larger stones in more varied tones. A considerable amount of repointing has been carried out with a cement based mortar.

### **6.2 Proposed mitigation measures**

It is proposed to limit the opening in the wall to the minimum that is required to provide safe access for residents, visitors and emergency services. The existing height of the wall will be maintained.

As a general principle it will be the intention to salvage and re-use all sound stone arising from the demolished sections and incorporate within the landscaping proposals for the site. It has been proposed that this salvaged stone be incorporated within the low retaining walls of the stepped feature at the eastern boundary with the avenue to the castle. In accordance with the principle of minimal intervention it is proposed to retain as much wall as possible along the boundary of the new development.

## 7.0 IMPACT OF PROPOSED DEVELOPMENT

### 7.1 Impact on protected structure – the demesne wall

The architectural and landscape designs articulate and give expression to the objectives, principles, and recommendations of the conservation strategy for the proposed development thereby lessening the impact. The concept arises from the belief that heritage forms an important part of place making for the future and is consistent with the master planning objectives for the site.

The document Architectural Design Statement and drawings by MCA architects, accompanying the application, will detail the architectural design approach to the proposed development, the materiality and the relationship with the protected structure. The architectural design clearly differentiates the original construction from the modern interventions. This architectural approach allows the the greater part of the protected structure to be retained in situ and weaves the colonial past into the contemporary design.

Following a visual analysis and research of documentary evidence it is seen that the demesne wall along the Howth Road has origins in the original 18<sup>th</sup> century land enclosure and the deer park. As would be expected over such an extended period of time a significant portion of the wall at upper level has been rebuilt using the original stones. It is located within the attendant grounds of what was once a very significant estate.

The removal of sections of the wall is required by the construction of openings to provide access to the site. Its construction is random coursed limestone. The lower part of the wall is of 18<sup>th</sup> or more likely 19<sup>th</sup> century construction with later 20<sup>th</sup> century rebuilding and re-pointing. The stone coursing indicates where the upper section was rebuilt.

The removal of historic building fabric is a significant intervention. However as the wall forms an uninterrupted boundary to a proposed residential development site that has been identified as residential zoning in the current development plan the provision of an opening is essential. The development proposals seek to minimise loss of the original wall and retain as much as possible of the structure whilst permitting access to the proposed residential development.

The section of demesne wall that is the subject of this report is at a considerable distance and not visible from the buildings or the landscaped setting of Howth Castle. The impact of introducing entrances through the demesne wall will not have an affect on the castle and the designed landscape around it has been long dislocated from this extremity of the estate by woodland and golf course development.



### **7.2 Impact on Howth Castle demesne**

The section of demesne wall that is the subject of this report is located within the attendant grounds of significant castle estate. However it is at a considerable distance and not visible from the house or landscaped setting of Howth Castle. The impact of introducing two entrances to the site through the demesne wall will not have an effect on the castle and the designed landscape around as it has been dislocated from this boundary of the estate by woodland and golf course development. Following a visual analysis and research of documentary evidence it is considered that the lower section of demesne wall along the Howth Road has origins in the original 18<sup>th</sup> century land enclosure and the deer park. A significant portion of the wall at upper level has been rebuilt using the original stones.

The building height strategy has responded to its context with limitations of the height of the blocks so as to reduce their impact whilst also creating a gateway design into the village of Howth. The architectural treatment of designing the buildings as pavilions within a landscaped setting is a response to the context of a parkland site. This permits views between the buildings to the green spaces beyond whilst maintaining the privacy of collegiate courtyards for the residents. The location and site planning of the residential blocks has been constantly refined to distance these buildings in as far as possible from the gateway and avenue of the demesne.

The residential scheme includes landscaping works, courtyards, stepped levels, extensive tree planting

Any stone salvaged from the wall will remain on site and will be used to carry out repairs to the remaining walls and landscaping designs in accordance with the Method Statements submitted. This is a positive impact.

A landscaping strategy has been evolved that will evoke historical associations by

- Enhancing the sense of association with the Howth Demesne and environs
- Incorporation of the existing strong boundaries and key references to the demesne landscape design.
- Introduction of young planting of native species.
- Frame the development and create a mid layer that is absent with in the existing boundaries associated historically with the demesne.

### **7.3 Visual impact on views and vistas – castle and longer views**

Consideration of the contribution of setting to the significance of heritage assets, and how it can enable that significance to be appreciated, will almost always include the consideration of views. Views, however, can of course be valued for reasons other than their contribution to heritage significance. They may be related to the appreciation of the wider landscape, where there may be little or no association with the heritage asset.

Views have been identified and protected by local planning policies and guidance (ACA) for the part they play in shaping our appreciation and understanding of the historic environment.



Above : Main entrance gates Hawth Castle

Below - St Mary's Church



The site which is located at the margins of the demesne nonetheless makes an important contribution to its historic character by historical association. The visual envelope for the site extends beyond its immediate environs on account of the height and massing of the proposed development and the likely visual impact on the surroundings includes views from key vantage points which have been prepared by Modelworks and submitted with the application documentation.

In addition certain views have been selected for this report that coincide with historic views or the impact on views of nearby protected structures. The ACA has identified significant views ' There are some views out of the ACA, namely from the entrance gates and from the castle over the golf course. These views contribute to the character of the area and it is important that potential new development within the ACA does not negatively impact on or obscure these views.' The vista along the avenue from the castle is sensitive to any redevelopment proposals that occur in the background of the main entrance gates and to the definition of a new skyline arising from the proposed development. The proposed development is located to the side rather than on the main access and this lessens the impact considerably. It is more likely that the proposed development on the Techrone site across the road will have greater impact on this view from the avenue. An important view taken from the Muck's rack has been featured in 1847 Bartlett print – A similar view from the elevated level of the golf club carpark has been included as there will be an impact from the development in the background, although at considerable distance.

Other vantage points experience no change on account of distance and the intervening tree belts in the grounds of the castle.

The proposed development is in the vicinity of sensitive buildings, in particular Hawth Castle and St Mary's Church.

It is considered that such a medium scale development cannot be organised in terms of layout or screening so as to have no visual impact on adjoining lands or buildings. The residential area to the west of the site has views of the existing site from close quarters. This area will be sensitive to the scale and detail of elements of the proposed development, whilst views from the Howth Road in front of St Mary's Church to the west will experience the height and scale of the building elements proposed within the site. Mitigation for visual impact has been considered during the design process of the proposed development to provide an aesthetically considered series of buildings of high quality architectural design using modern cladding materials and colours that have been located from the site boundaries as far as possible and extensively planted with trees as a screening device. Whilst the development is in proximity to the main entrance gateway to the castle height has been reduced from previous schemes and the buildings have been pulled back to introduce the furthest distance from this boundary possible. There is dense planting along the avenue between the castle entrance gates and the site and this will be supplemented by further tree planting within the site.



Above : St Mary's Church

Below : View from front of St Mary's Church towards the site



#### 7.4 Visual impact on significant Protected Structures

In relation to views from and of Howth castle the ACA states The heritage buildings listed below indicate the significant protected structures that may be subject to visual impact upon their settings as a result of proximity to the proposed development

|                                  |   |
|----------------------------------|---|
| Howth Castle                     | no impact minor impact from higher level of golf course |
| Entrance gateway to Howth castle | moderate impact   |
| St Mary's Church                 | minor impact from the Howth Road approach               |

No other buildings within the demesne will be affected by the proposed development due to the distance of their location from the site and/or screening by trees

#### 7.5 Views and vistas change

Many buildings and places are located within the setting of a heritage asset and there are few settings that will not be subject to some degree of change over time. While setting can be mapped in the context of an individual application or proposal, it cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance

of a heritage asset. This is because the surroundings of a heritage asset will change over time, as can be clearly seen at Howth Castle where the original setting greatly differs from the present environs.

The accompanying verified views in Appendix C indicate the potential impact of the proposed development taken from sensitive historic view corridors in order to assess what, if any, is the visual impact of the development proposals on these heritage assets. However it is inevitable that, over time views change, and new views and vistas will be introduced.

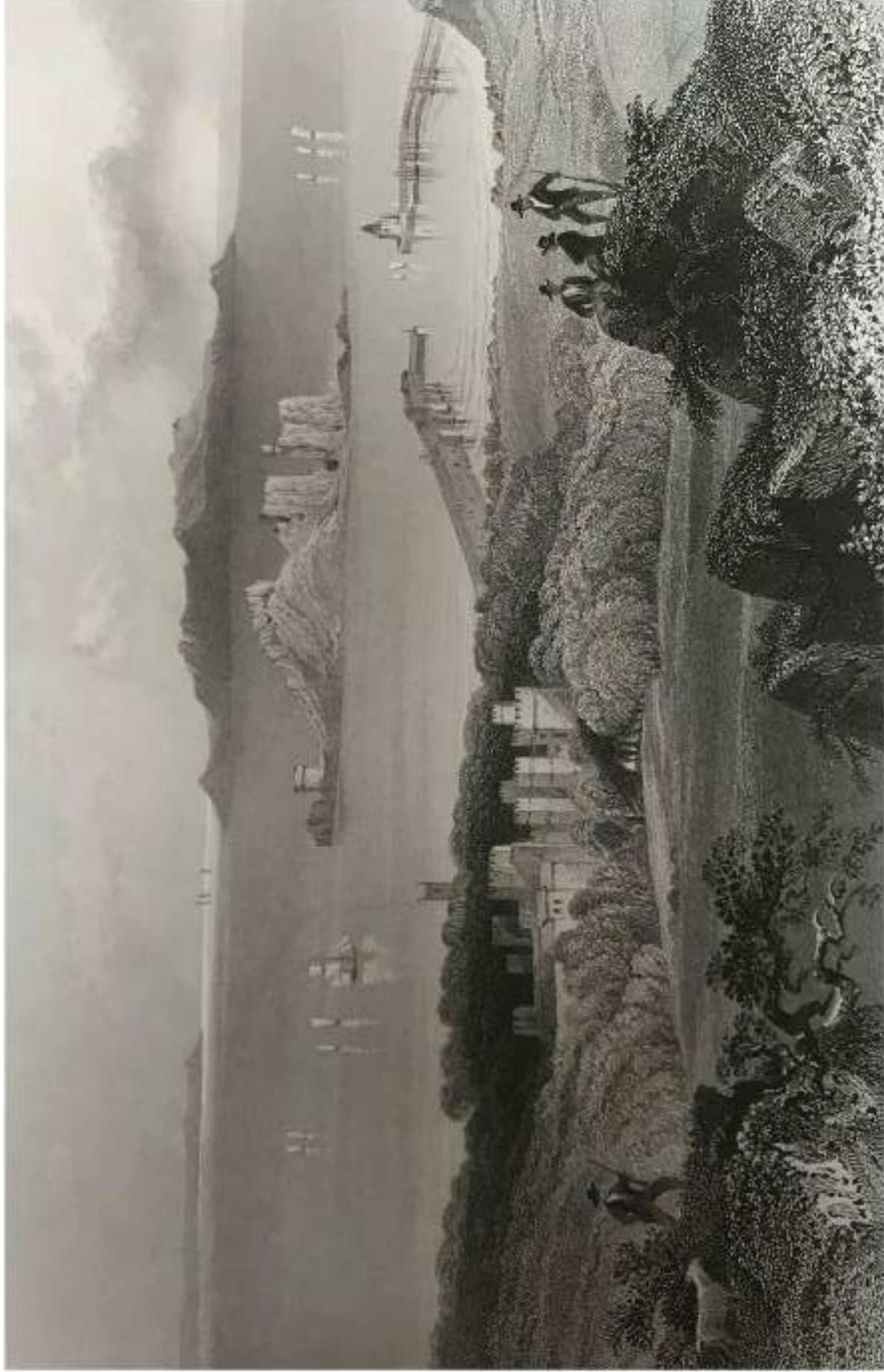
#### 7.6 Proportionate decision taking

It is important, when dealing with the visual impact, to consider proportionality. A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it. A landscaped setting has very different constraints to a city context but due regard must be had to the very complex and sometimes contradictory demands of issues that arise regarding the development of previously undeveloped sites. The scale of the proposed residential development means that wider considerations require factoring in when determining the best balance of sustainable urban development for the common good and the appropriate conservation approach to the heritage assets of the demesne. Setting is not itself a heritage asset, although its importance can lie in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The view from Muck  
Rock

'Howth Castle, the venerable mansion of the ancient family of St Lawrence, ennobled by the baronial title of Howth, is an object of considerable antiquarian and pictorial interest; the estate which it appears constructed to protect includes the whole romantic peninsula of Howth, and, unlike most Irish estates has continued in the family, without increase or diminution, for upwards of six centuries.' Bartlett.

1841



## **B.0 CONCLUSION**

In evaluating the physical impact on the demesne wall and the visual impact on Howth castle, the demesne and nearby protected structures it has been a consideration as to whether the wall and demesne can accommodate such intervention without significant loss of character. It has reflected on whether the architectural design has respected the critical features of the historic context, in particular the loss of sections of the wall and assess whether the loss would not outweigh any benefits. This loss of elements of a protected structure was unavoidable in order to provide access to the development and deliver sustainable development. The design adopted the internationally recognised approach that a conscious decision was made to secure the demesne wall's future but entail as little intervention as possible that might compromise special features and historical integrity. It is recommended that any landscape proposals should incorporate less invasive climbers than the ivy currently covering sections.

The historic environment at Howth demesne contributes to a unique and distinctive place and although its parkland landscape has been compromised by the golf courses, protecting and enhancing this legacy ensures that the remaining special interest will be appreciated and enjoyed by future generations. This concept underpins the architectural vision of the proposed development. In continuous use since the fifteenth century the castle and lands were the historic home of the St Lawrence family. Its rich legacy includes an iconic landmark building, outstanding and rare garden and intangible heritage. An understanding of the urban, architectural and social values of the site has been used by the design team used to identify opportunities to influence a distinctive design character and sense of place that will contribute to its successful social and economic as a sustainable residential development. Sustainability and quality of life will be delivered through this architectural and landscape design.

The retention of the demesne wall has been an important consideration. This report has examined and commented on the main conservation issues that arise as a result of the development proposals both to enable access and provide a significant residential development based on principles of sustainability:

The conservation of the demesne wall and sensitive interventions to enrich the construction of a residential development  
The visual impact that the proposed development would have on important views and vistas relating to the demesne.

Located in an area that offers excellent public transport connections to the city and economic benefits for the village, the development proposals at Howth Road envisage a vibrant new residential environment that enhances the existing suburban context. The influx of summer visitors and the success of the weekend market reflect the attractiveness of the village, its walks and seaside location. Design principles that inform the development proposals include character, permeability and openness, of reinforcing the site as a destination that welcomes locals and visitors alike. The design incorporates contemporary architecture within the site in ways that are sensitive to the atmosphere of the parkland, balancing a need for conserving as much of the character as possible with the sustainable development of the site. Visitors exposure to the materiality and scale is a significant part of the 'vision experience'. It is intended that a creative tension will be generated between the parkland character of the context and the contemporary world created within the site by the new buildings.

A recurring theme of widely accepted urban planning and policies is that of linkages and connections. Public access and permeability are principles underpinning the planning of the site. By opening up new routes through the demesne wall a greater permeability is achieved and the pedestrian is encouraged and attracted to move within or linger by introducing attractive public realm and amenities. The concept plan enables new connections to the surrounding area and key movement routes, opening up views to and from the site. The design concept embodies an ambition to protect and conserve historic legacy, in a meaningful fashion in order to ensure the long term survival of the demesne. The development proposals include building specific strategy for the conservation of the historic stonework, the intervention of the entrances and any necessary repairs to the wall.

The new development proposals will inevitably alter the parkland setting and will have significant visual impact but the design and materiality has been thoughtfully considered to reflect the site's historic past. The visual impact of the proposed development on the protected structure and the historic and composed protected views has been assessed and shown to be of an acceptable level when balanced with the significant benefits of the development as a whole within the interests of sustainability. The construction materials of the residential blocks have been selected to reflect the marine setting.

The adjacent developments and houses are not a totally consistent scene of architectural activity and reflect a twentieth century suburban character heavily dependent on private car ownership with architectural treatments, materials and massing typical of that period and not always of a high quality. The site demands a high quality design proposal that is contemporary in character but also contextual and distinguished by its architectural design and nuanced detailing. When considering the proposed development within the context of its surroundings it is an issue as to whether as such the design of a development may be considered to enhance or detract from it's background. The quality of design and sensitivity must be weighed against the impact. A fundamental approach to examining character uses the approach of similarity and diversity. Should the aim be uniformity or diversity when dealing with new building in a historic context? It is generally accepted that a successful environment is able to evolve and develop over time in accordance with its heritage. The development proposals will result in a significant visual impact, however the social and economic conditions under which the townscape of suburban Dublin were created have also altered dramatically.

The management of this historic environment will be an evidence led, strategic approach underpinned by a clear understanding of its condition, value and challenges. This will magnify the project's contribution to the image iconography and suburban context. The approach to the conservation of the historic building fabric of the demesne wall will follow the principles of research, understanding and analysis prior to any commencement of works in line with international conservation charters and all works will be carried out in accordance with the statutory guidelines and advices of the Department of the Arts Heritage and Gaeltacht. The implementation will be based on respect for the existing fabric and the least possible intervention to historic fabric.

Change is inevitable and the conservation process is receptive to development that is recognized as being of positive value to the appearance of an area. A balance of conservation and development is sought, in other words sustainable development. *'For each local situation a balance is reached between preservation and protection of urban heritage, economic development, functionality and liveability of a city. Thus the needs of current inhabitants are responded to while sustainably enhancing the city's natural and cultural resources for future generations.'* (Unesco – 'New life for historic cities'). Notwithstanding change, at the core of the design vision is a commitment to communicate heritage values and to conserve and make accessible this heritage for inhabitants and visitors to the development.

Clare Hogan B.Arch MRIA MUBC Msc Spatial Planning  
RIA/ Grade 1 conservation architect



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## Appendices

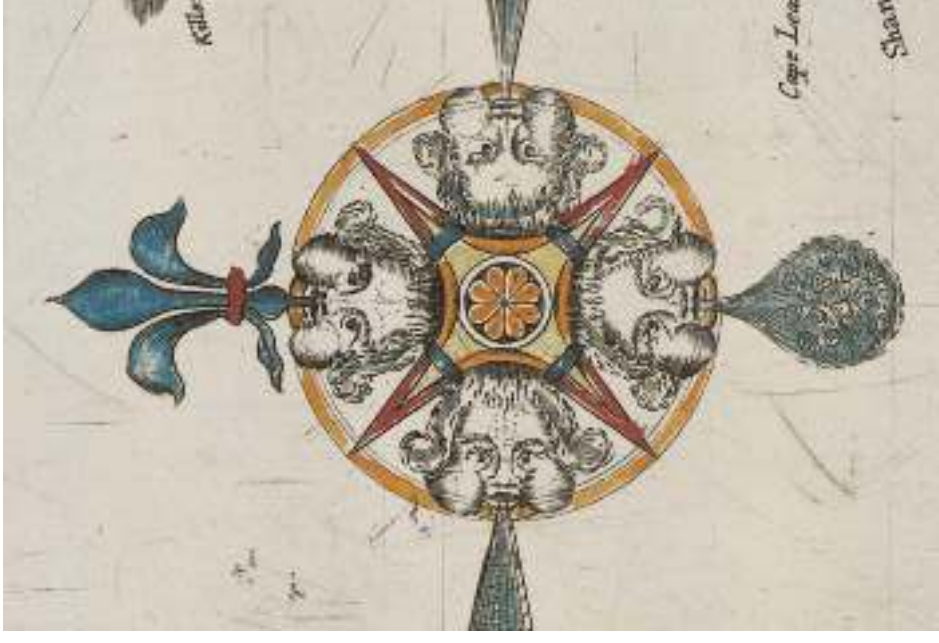
- Appendix A    Reviews historic mapping relevant to the period of the development of the site and that reveals the development of the urban landscape over time.
- Appendix B    Photographs of Howth Castle, demesne landscape and buildings.
- Appendix C    Method Statement for the conservation of the stonework of the demesne wall
- Appendix D    NIAH assessment of the Howth Castle complex
- Appendix E    Computer generated views taken to illustrate the visual impact of the proposed development on sensitive views and vistas of the historic Howth demesne.

## APPENDIX A Maps

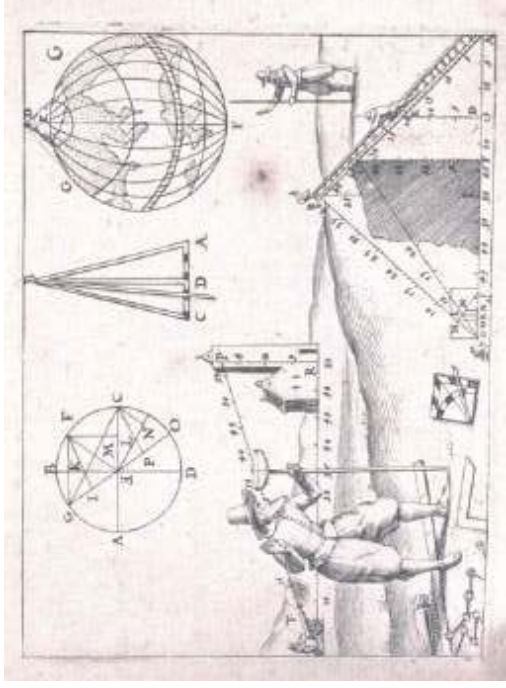
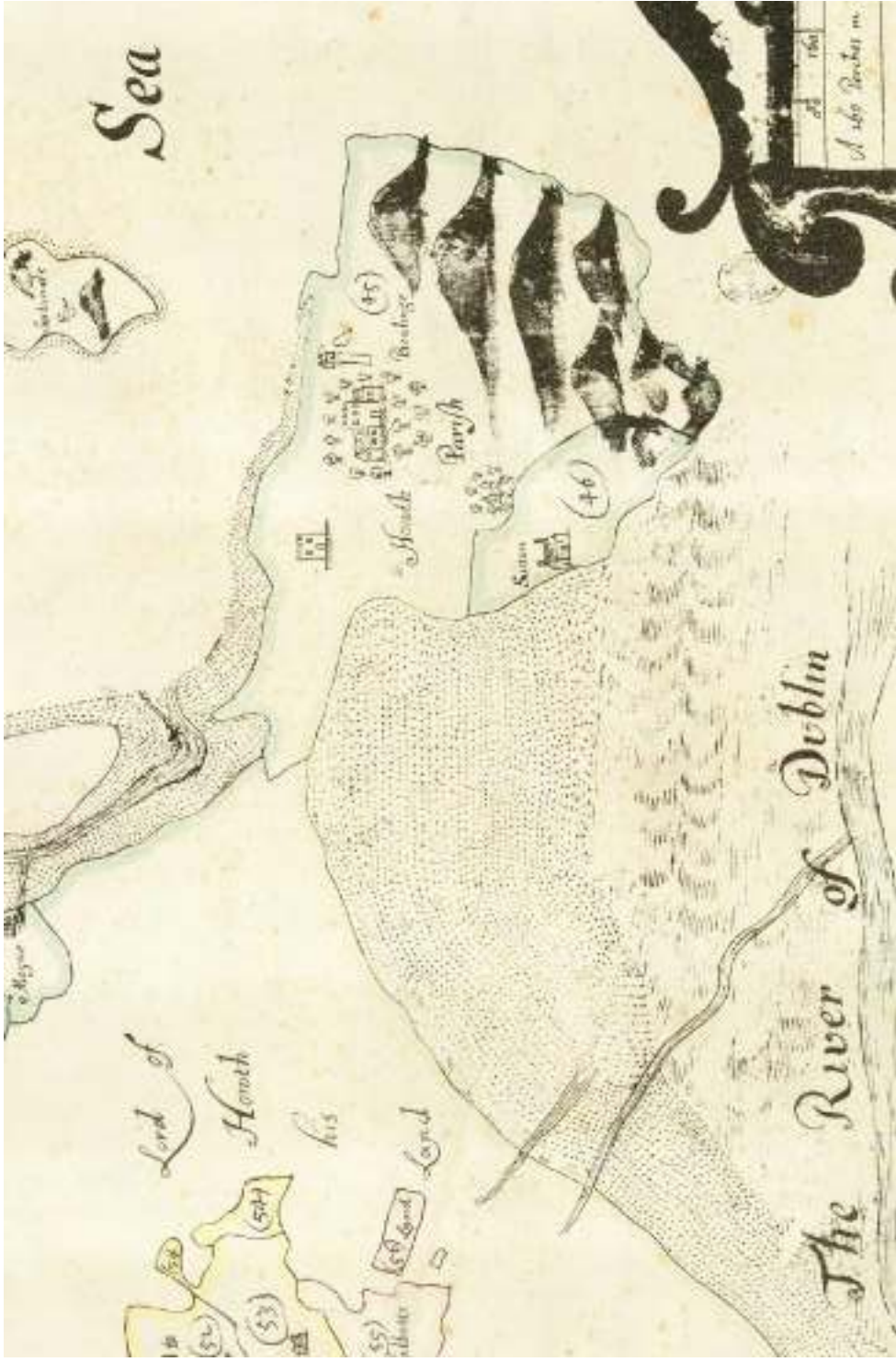


### 1890 A bird's eye view of the City of Dublin.

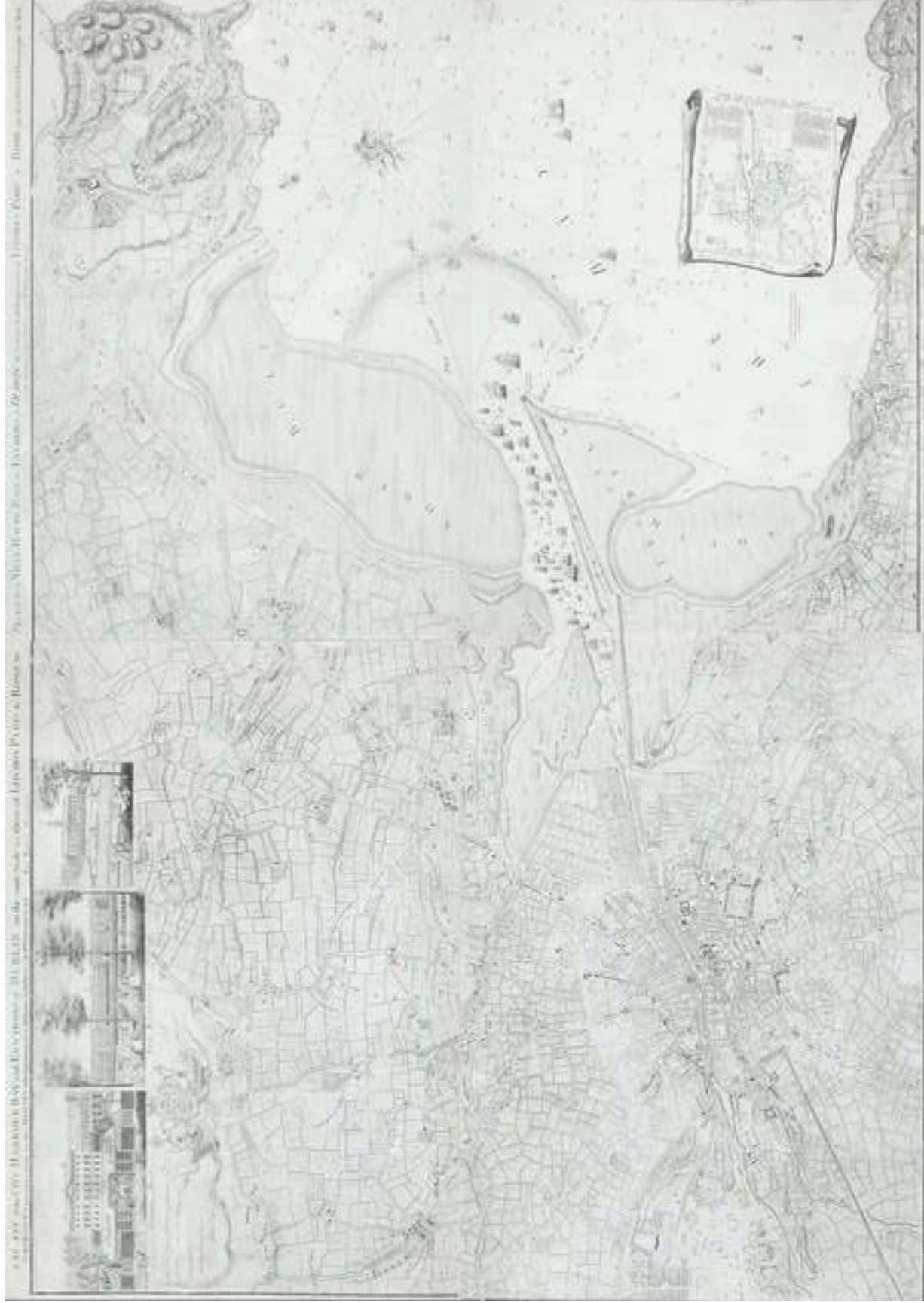
A hand-coloured, wood-block engraved panorama, showing a bird's eye view of the City of Dublin, a supplement to 'The Graphic', Dec. 27, 1890 after Henry Charles Brewer (1836-1903)







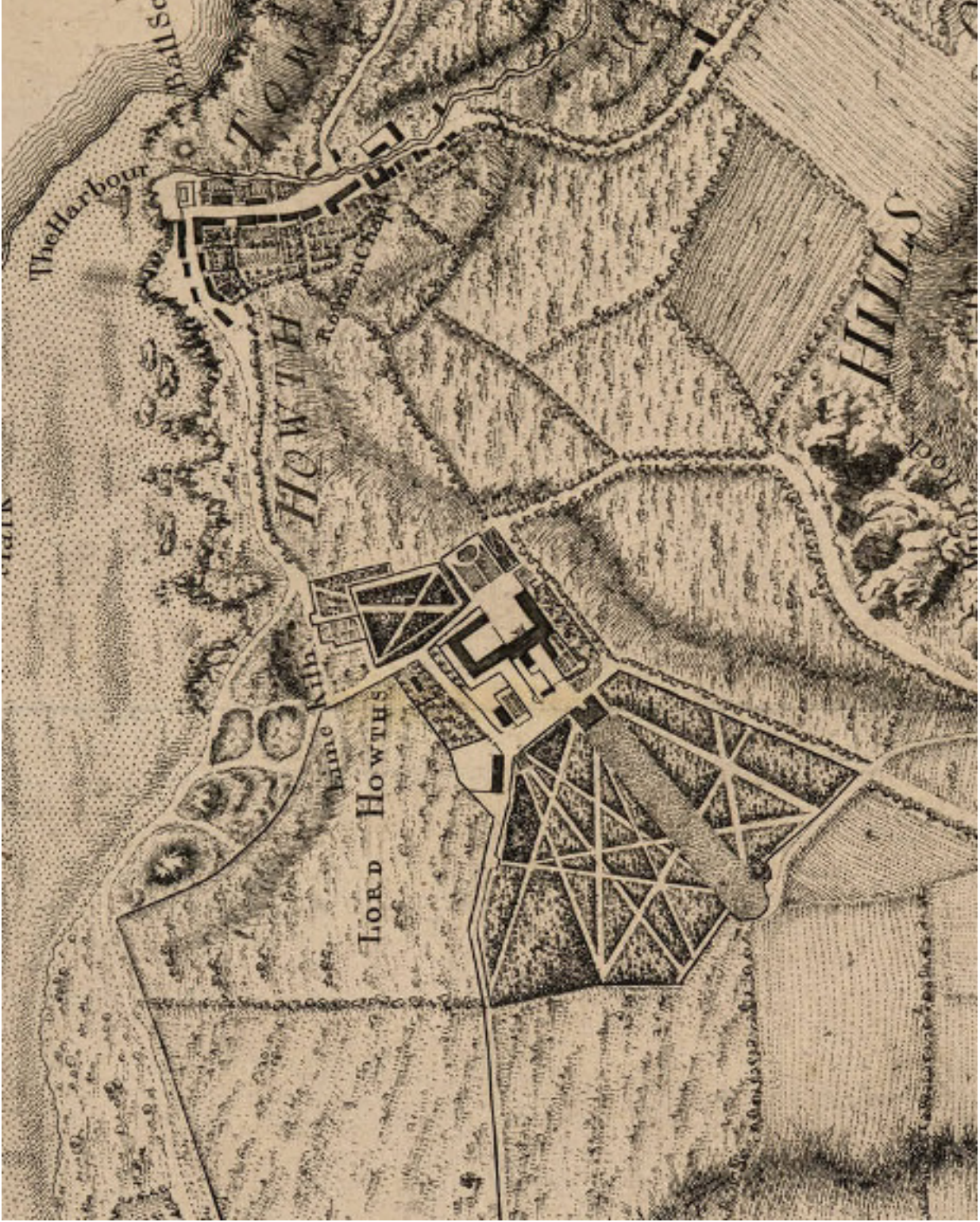
Taken in the years 1656-1658, the Down Survey of Ireland is the first ever detailed land survey on a national scale anywhere in the world. The survey sought to measure all the land to be forfeited by the Catholic Irish in order to facilitate its redistribution to Merchant Adventurers and English soldiers. Both Howth Castle, a tower house with wings and Corr Castle are indicated.



A Survey of the City Harbour Bay and Environs of Dublin on the same scale as those of London Paris & Rome By John Rocque Chorographer to his Royal Highness the Prince of Wales. 1773

Howth Castle  
John Rocques Map of Dublin 1757

*'The early historic maps show how the grounds of Howth Castle were laid out with formal gardens, ponds, tree-lined entrance avenue, and views framed by dense copses of trees which were intersected by pathways. The aerial photograph shows that many of these designed features have survived from at least the 18th century to the present day, although not in their full glory. The walled garden remains, which once housed a Beech Hedge Garden set out in the 17th century. The moat in front of Black Jack's Well is an artificial pool formed in the early 18th century, while the approach to the castle was planted with Irish yews in the late 19th century. Further south are the Rhododendron Gardens, and close to these a portal tomb.'*  
Text ACA





**IBERIAN ATLAS:**  
 OR  
 GENERAL DESCRIPTION  
 OF THE  
**KINGDOM OF IRELAND:**

Doubled into TWO PARTS, with its subdivisions of COUNTIES.  
 HARRIS'S MAP.

Also may obtain the *Historical, Literary, and Political* Description, together  
 with a *Map of the Kingdom of Ireland*, and a *Map of the Kingdom of Scotland*.

Printed and Sold by **WILLIAM BURNETT**, at the Sign of the *Three Kings*, in *St. Paul's Church-yard*, London.

The whole taken from the *Original* and *Authoritative* Maps.

By *WILLIAM BURNETT*, Surveyor-General, and *Surveyor*.

and *completing* the *Map of the Kingdom of Ireland*, by *Mr. T. Blount*.

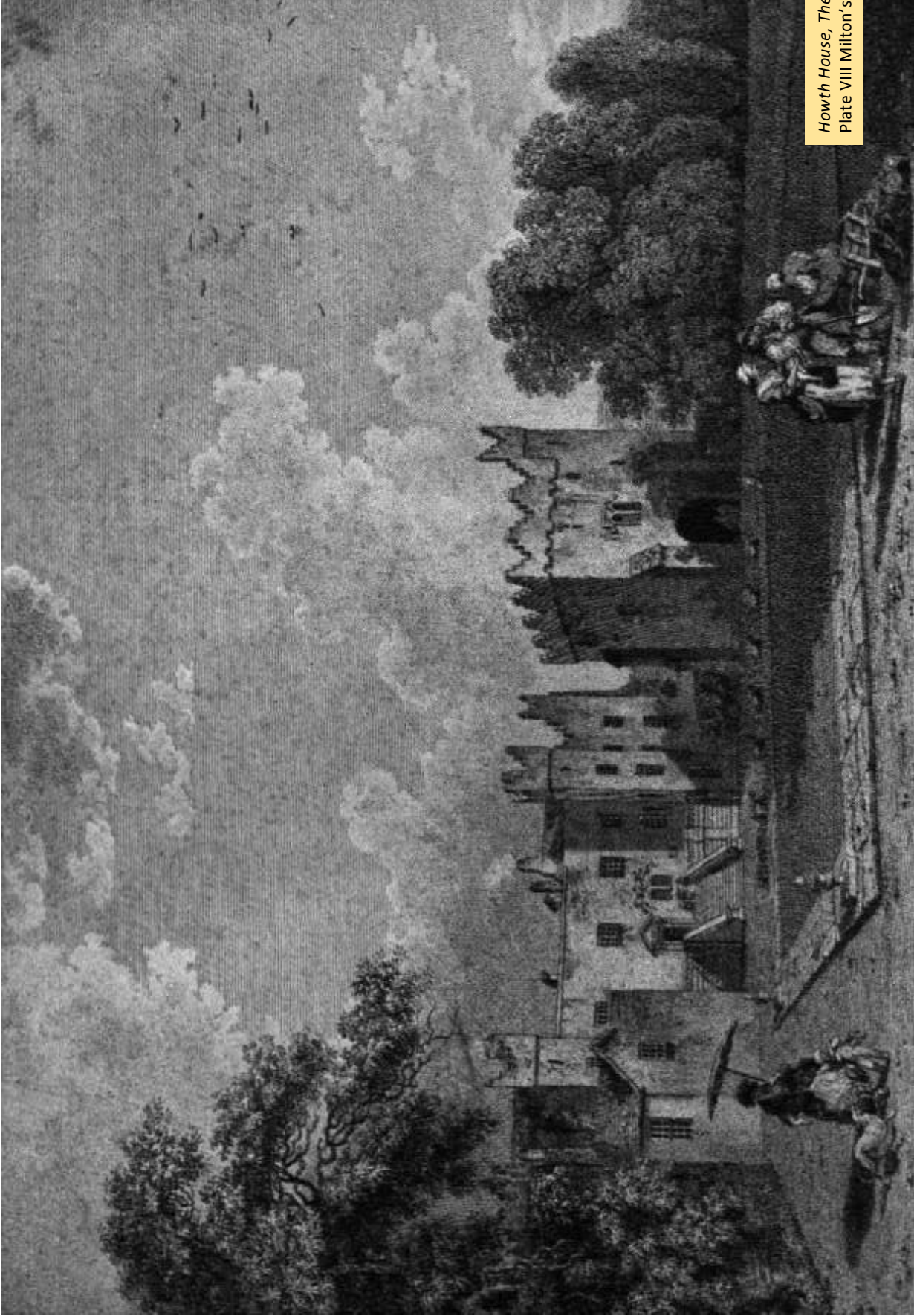


*L. D. N. P. 1776.*  
 Printed and Sold by *WILLIAM BURNETT*, at the Sign of the *Three Kings*, in *St. Paul's Church-yard*, London.









*Howth House, The Seat of the Earl of Howth*  
Plate VIII Milton's views 1786

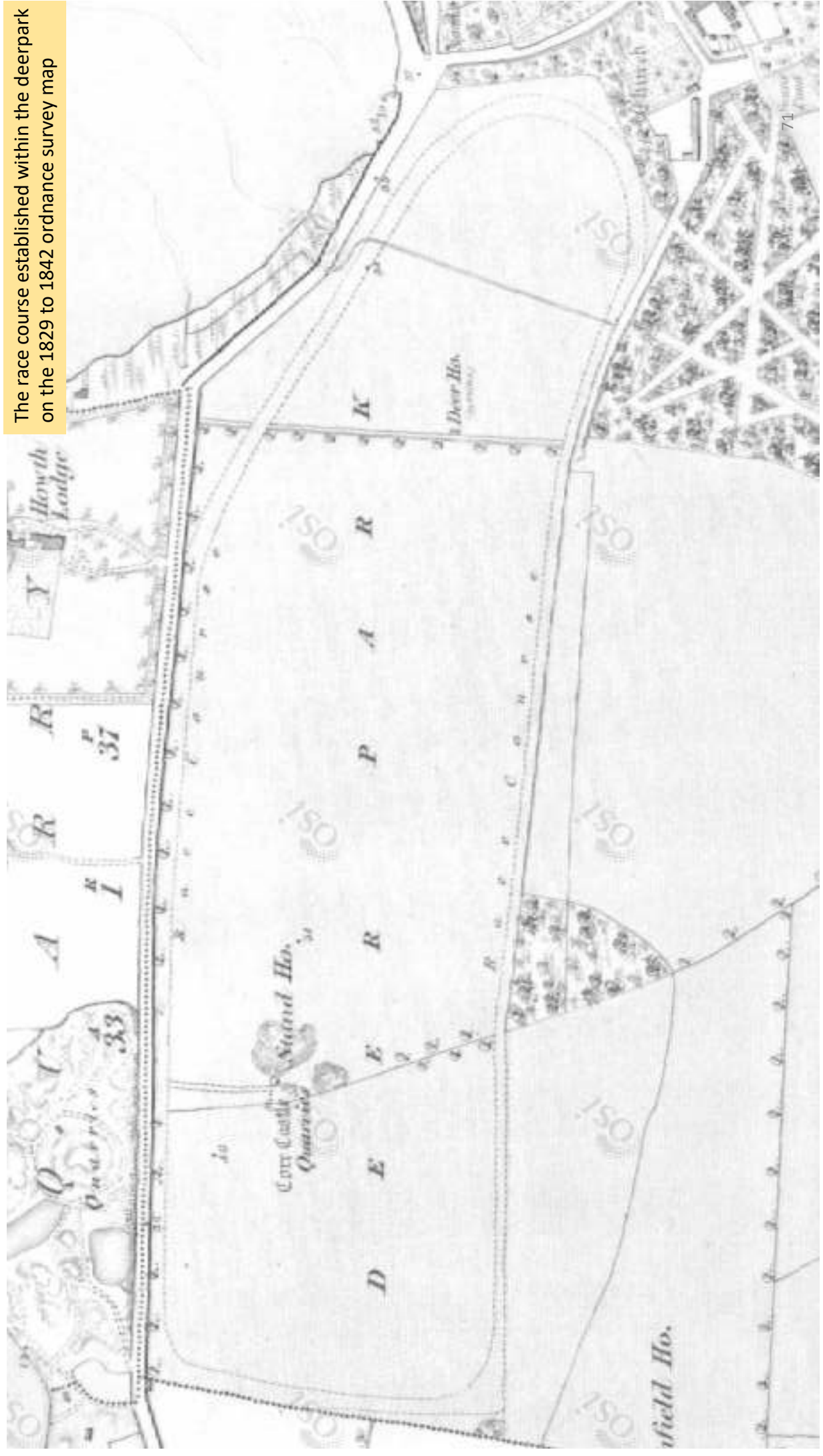
Howth Castle on map of Dublin Bay 1798  
West is towards top of map  
National Maritime Museum Dunlaoghaire



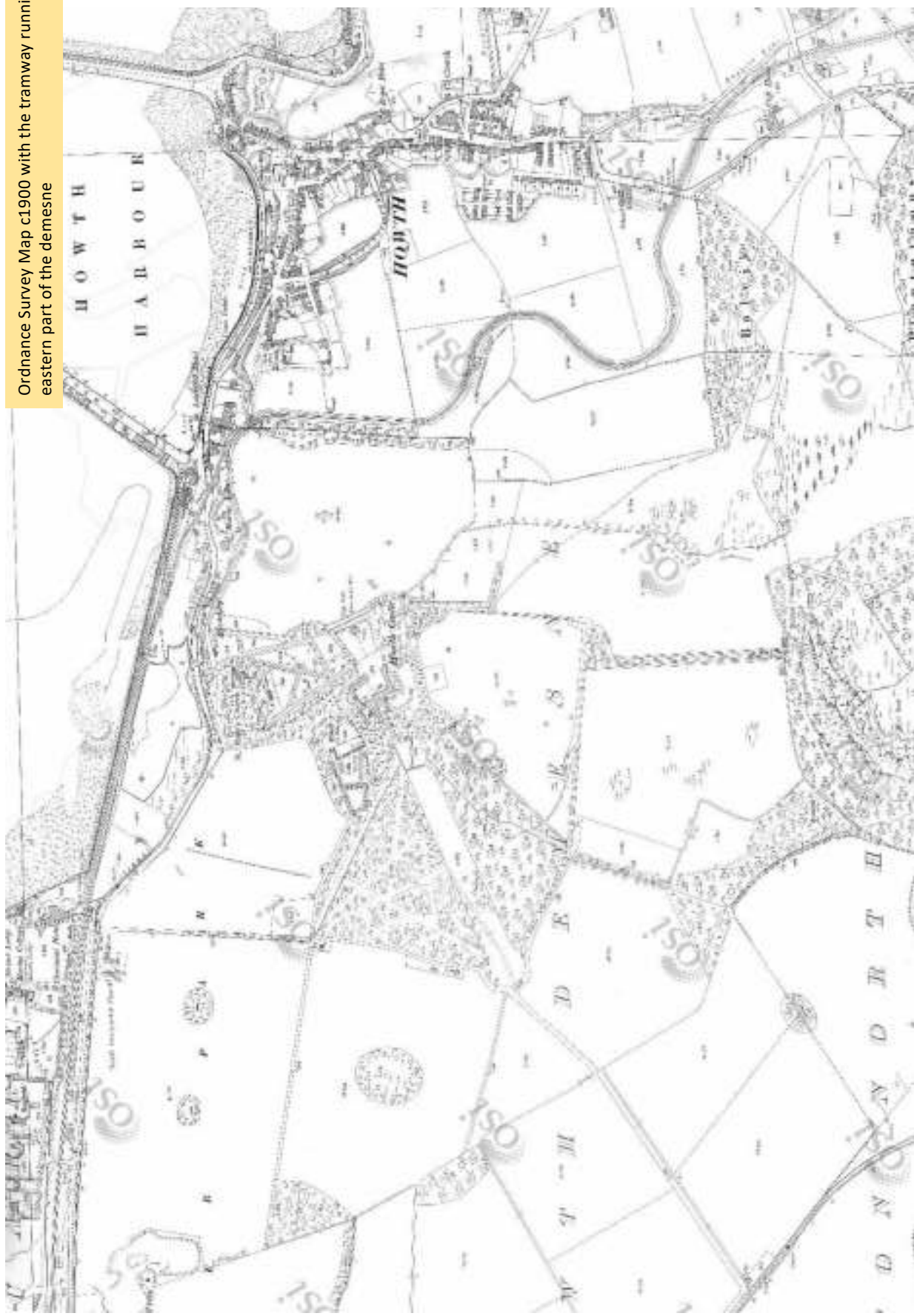
Detail from the John Taylor map of 1816 indicating an avenue connecting directly to Howth harbour



The race course established within the deerpark on the 1829 to 1842 ordnance survey map

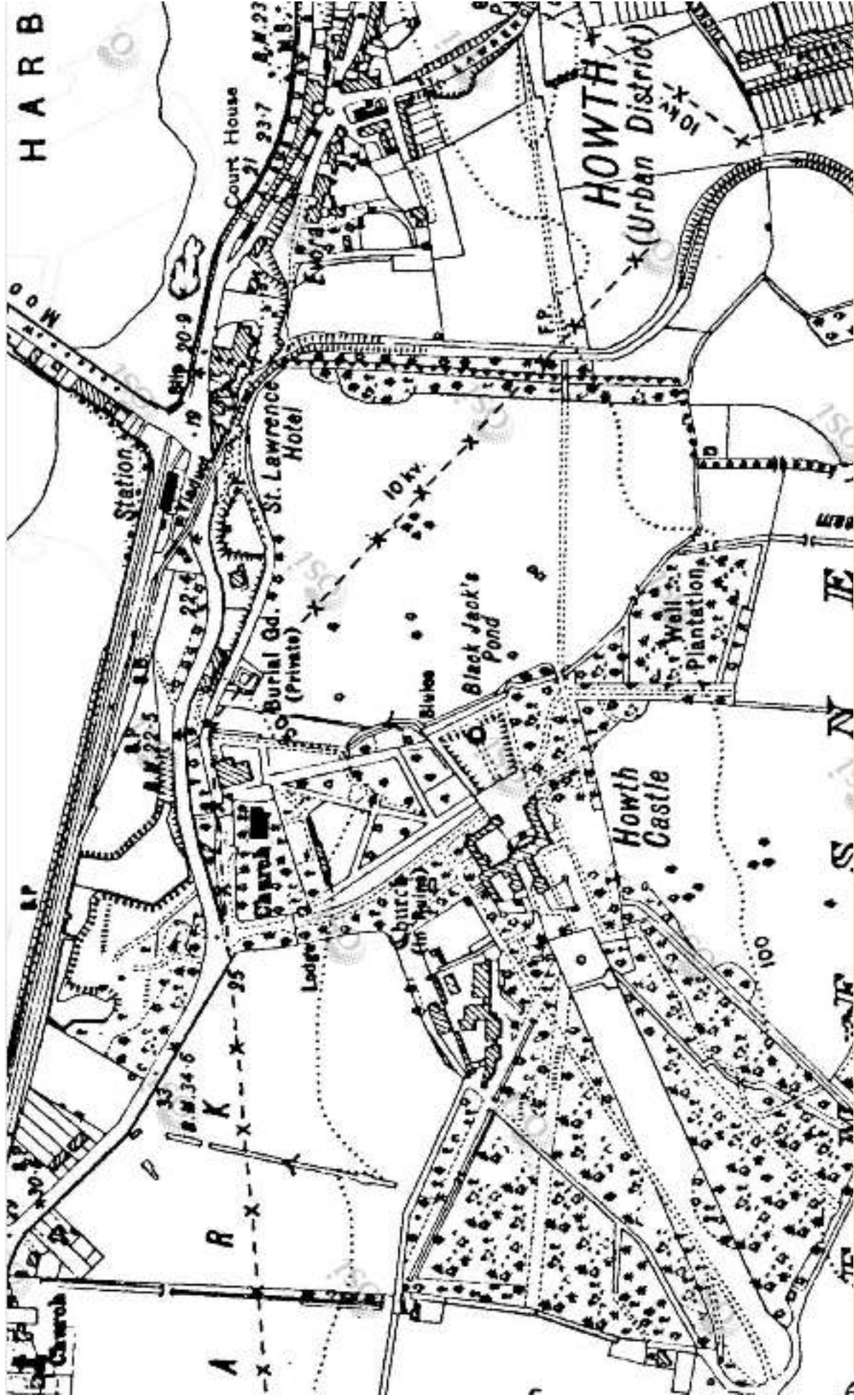


Ordnance Survey Map c1900 with the tramway running through the eastern part of the demesne



Howth castle detail showing significant garden features intact 1887 to 1913





CASSINI 6in shows buildings in the walled garden, structure simplified, the race course has been abandoned, the avenues through the woodlands reduced, development encroaching from Howth village



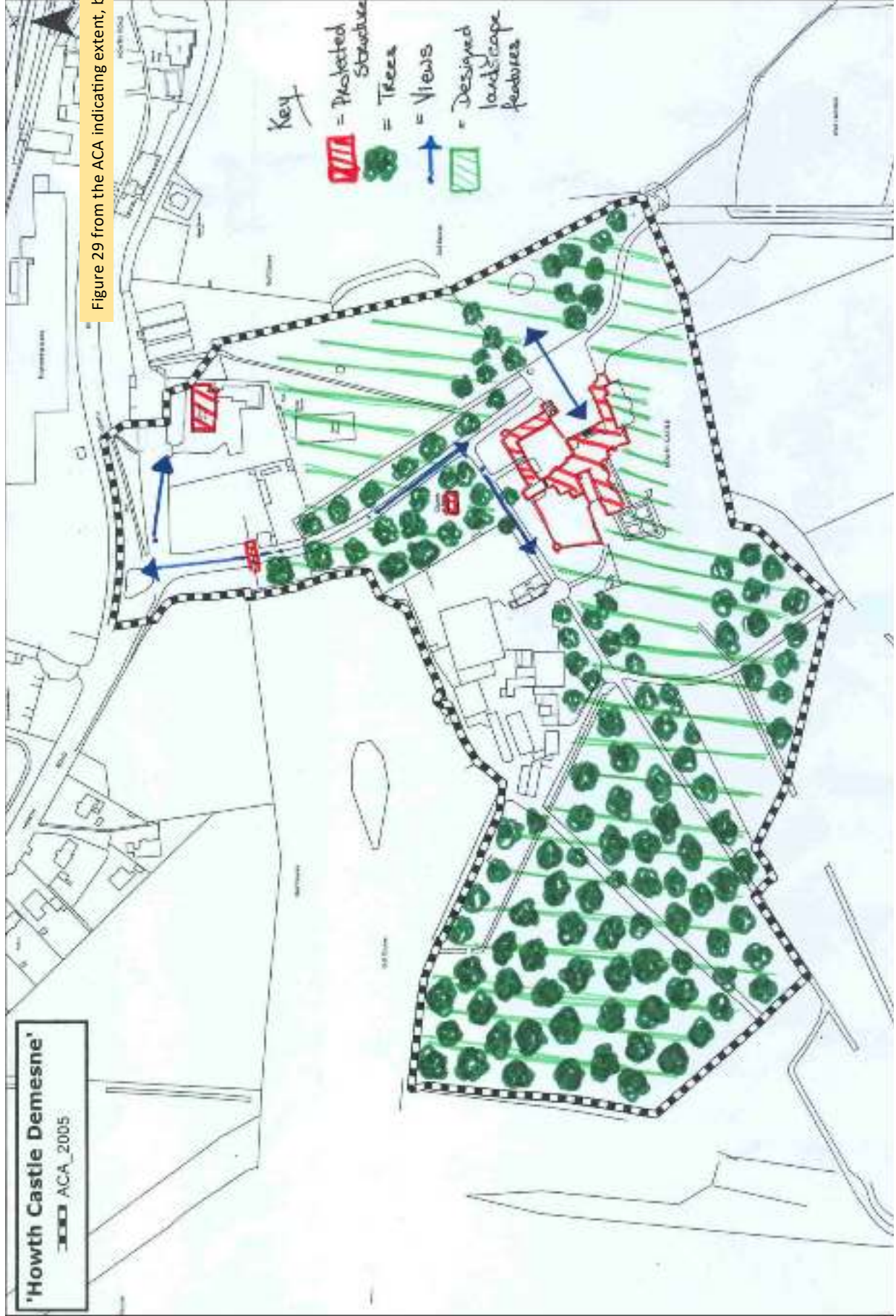
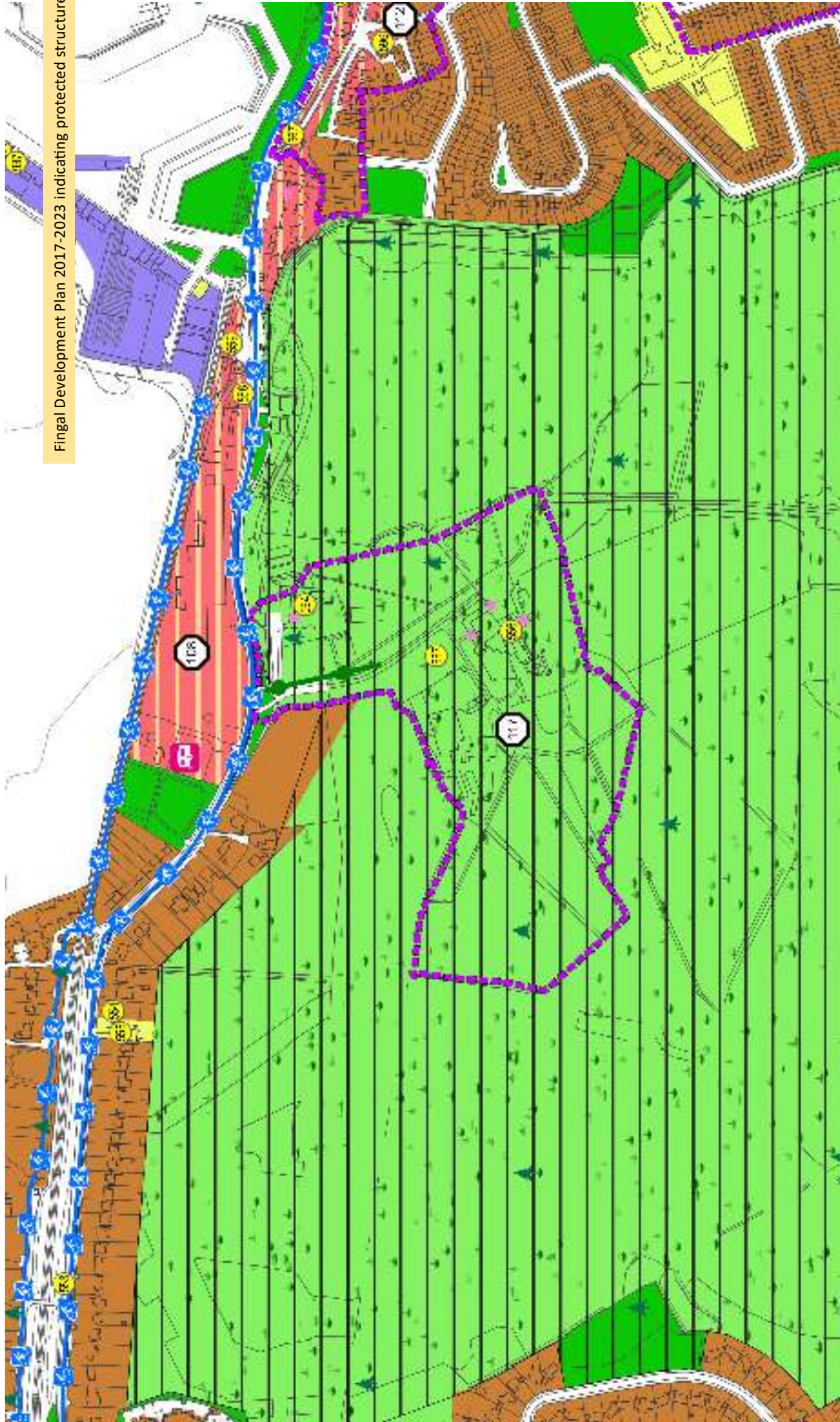


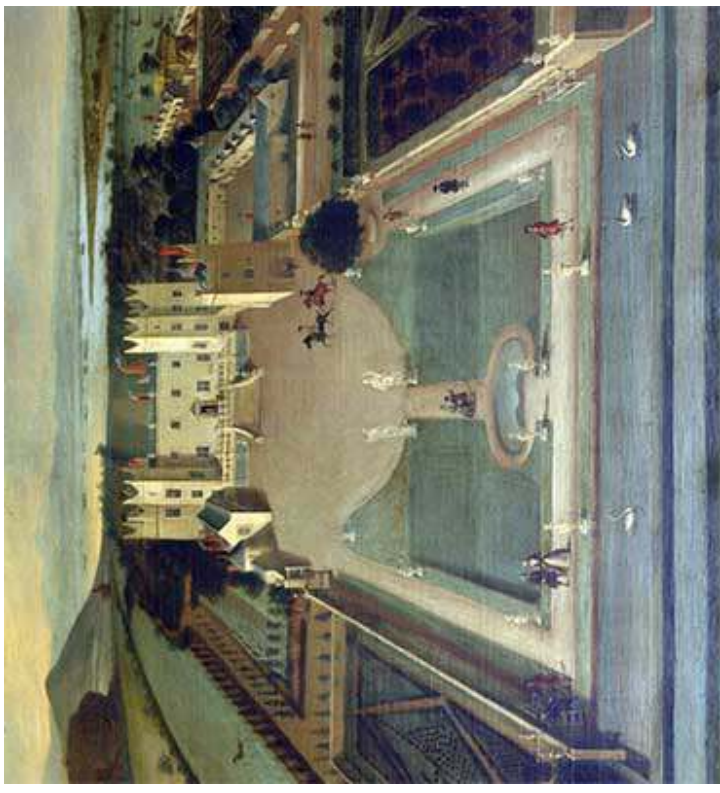
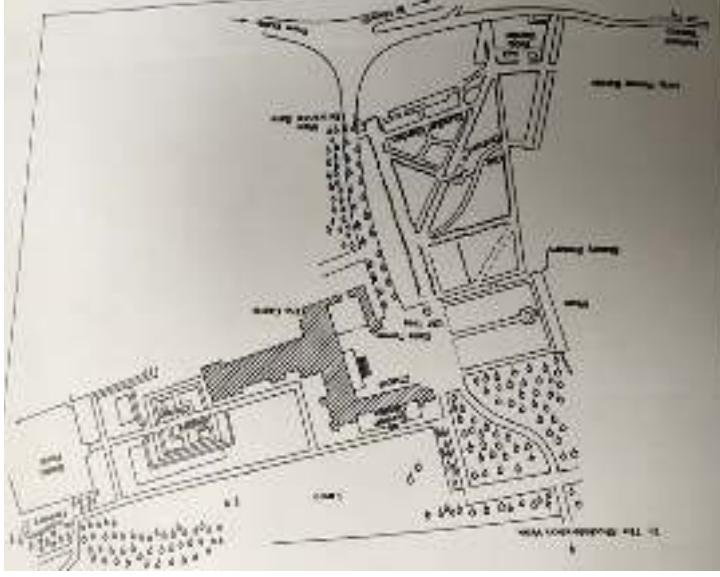
Figure 29 from the ACA indicating extent, boundary and significant features

Fingal Development Plan 2017-2023 indicating protected structures



# Appendix B Photographs of Howth Castle, demesne landscape, buildings and views

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Elegant west façade

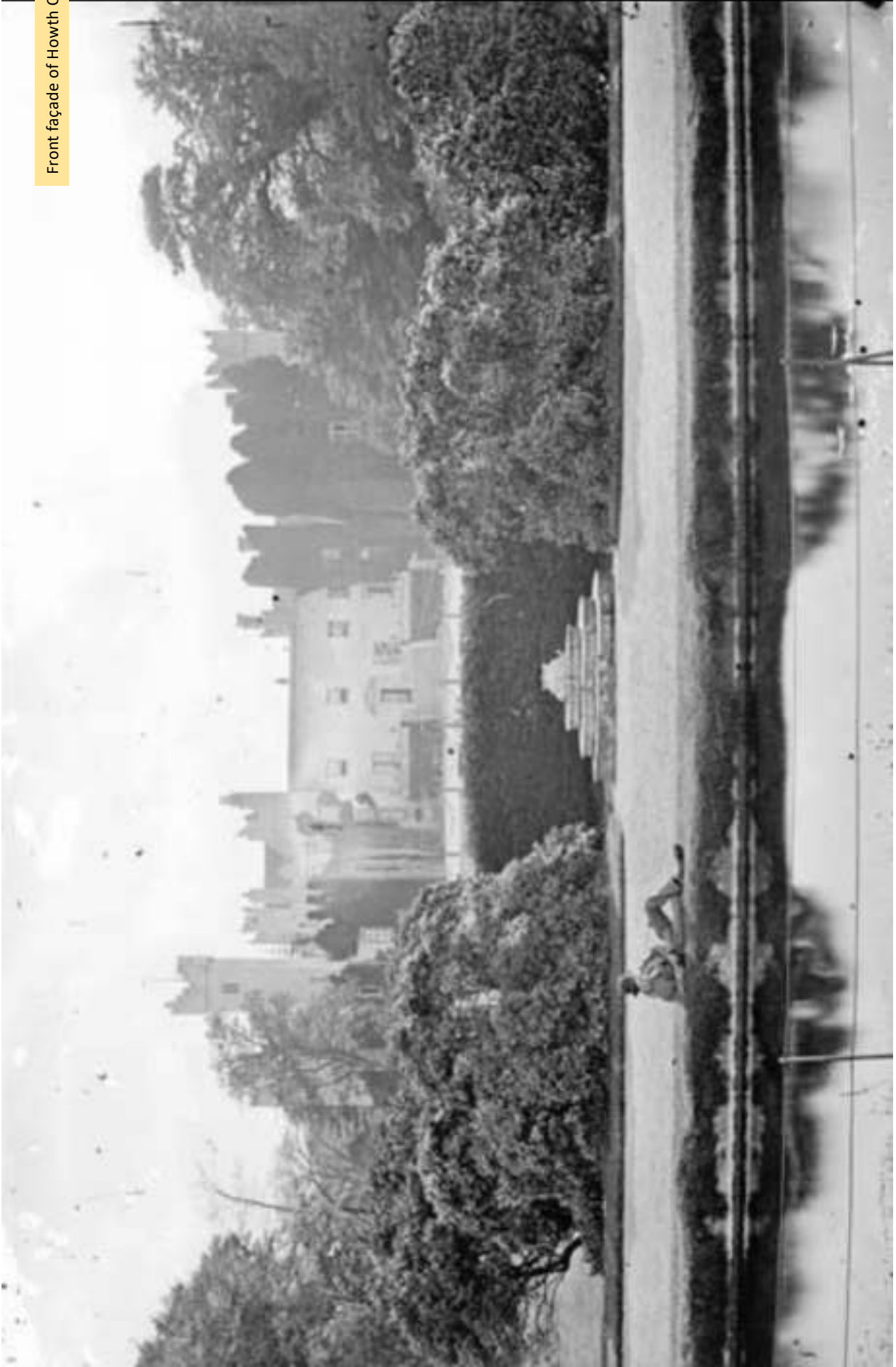




1. Ruins of gate lodge
2. Gate lodge
3. Demesne wall
4. Entrance gates



Front façade of Howth Castle across the fish pond





5. Front entrance



6



- 6. Prospect from the entrance front of the house
- 7. Wilderness
- 8. Front Façade Howth Castle
- 9. Main entrance
- 10. View toward the Black John's pond



8



10



9





11

11. Irish yews lining walk alongside walled garden towards moat

12. View across parkland towards copses trees and woodland



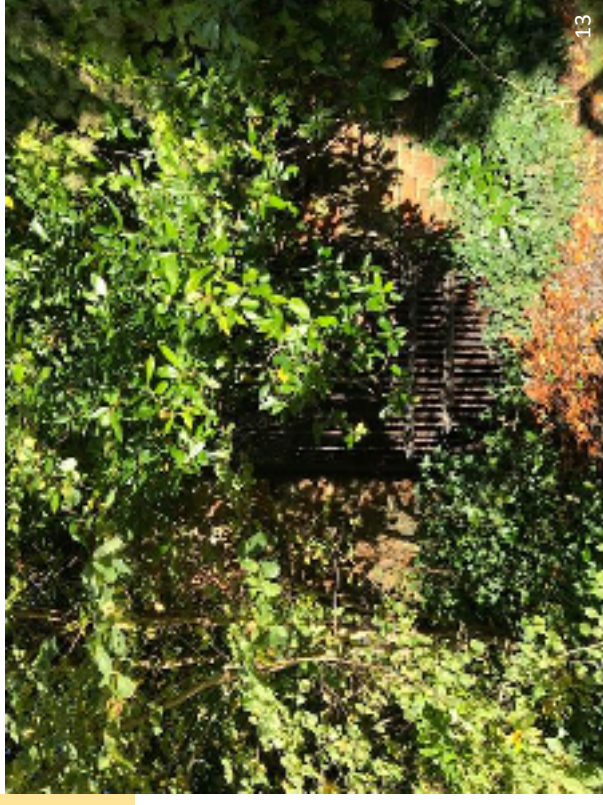
14

13. Gateway into the walled garden

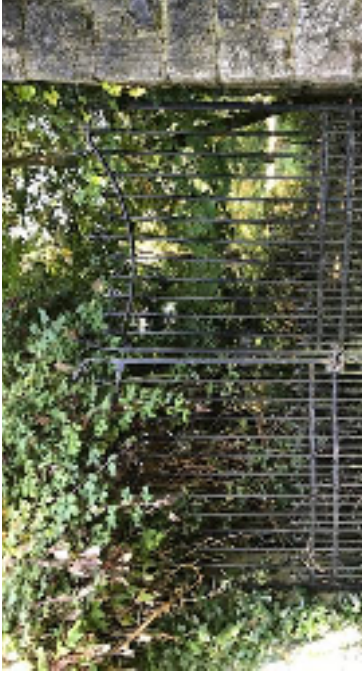
14. The family tree location now marked by a stone walled circular raised bed



12



13



## Exterior of walled garden

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Views of the east wing, the Lutyens sunken garden, Kenelm's Tower and the wilderness



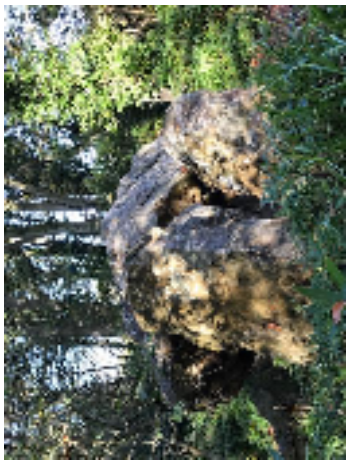


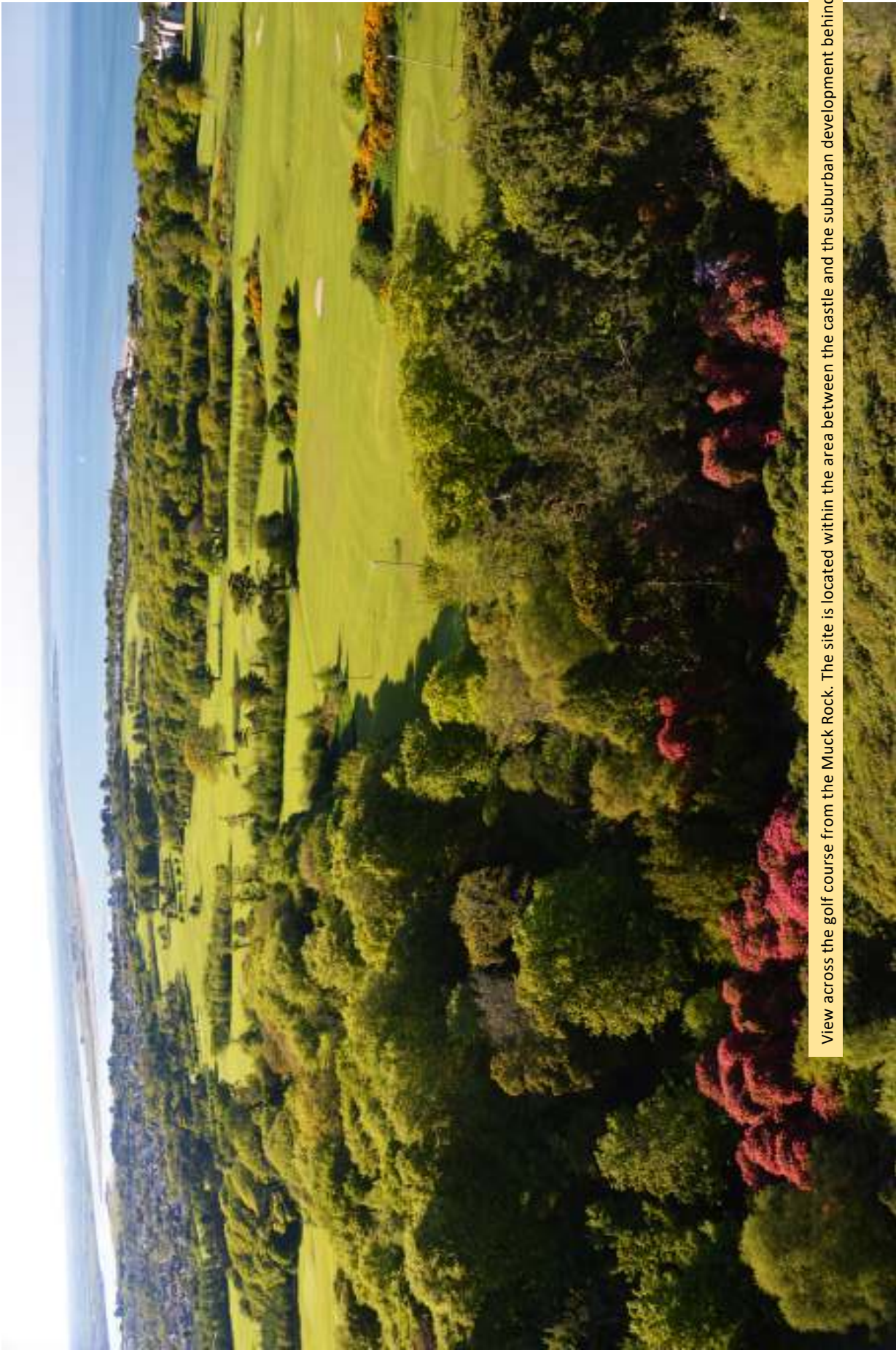
Original chapel within the  
grounds. Now in ruins.

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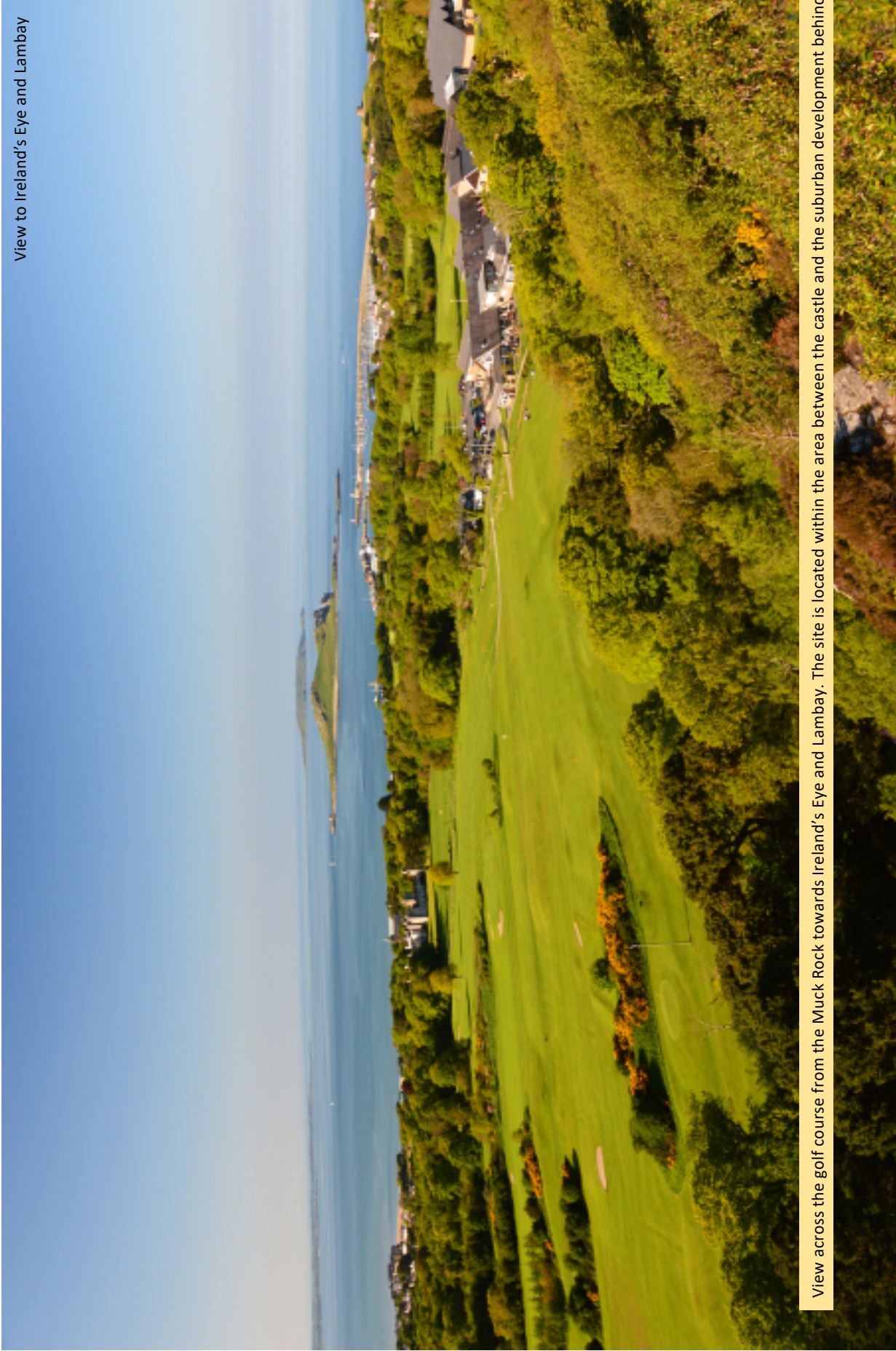
Sub tropical garden with Cromlech





View across the golf course from the Muck Rock. The site is located within the area between the castle and the suburban development behind the tree belt

View to Ireland's Eye and Lambay



View across the golf course from the Muck Rock towards Ireland's Eye and Lambay. The site is located within the area between the castle and the suburban development behind the tree belt

View towards Sutton creek from the golf course





View from Muck Rock to Bull Island



APPENDIX D  
NIAH Assessment and ratings Howth demesne

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NIAH identification of buildings with special interest

## Howth Castle, Howth, Fingal

11358027



### Reg. No.

11358027

### Date

1820 - 1850

### Previous Name

N/A

### Townland

HOWTH DEMESNE

### County

Fingal

### Coordinates

327766, 239228

### Categories of Special Interest

ARCHITECTURAL

### Rating

ARTISTIC

### Original Use

Regional

### In Use As

demesne

walls/gates/railings

demesne

walls/gates/railings

### Description

Entrance gateway, c. 1835, comprising four Hindu Gothic style limestone ashlar piers with friezes and moulded cappings, flanked by pedestrian gateways. Cast-iron gates and railings. Secondary gateway to rear with cast-iron bollards. WALLS: Limestone ashlar to pedestrian gateways; undulating profiles to piers; moulded capping (broken in parts). OPENINGS: Pointed-arch to pedestrian gateways; cast-iron gates and double gates.

**Saint Mary's Church of Ireland Church, Howth Road, Howth, Fingal**

**11358026**



|                                       |                                  |
|---------------------------------------|----------------------------------|
| <b>Reg. No.</b>                       | 11358026                         |
| <b>Date</b>                           | 1860 - 1870                      |
| <b>Previous Name</b>                  | N/A                              |
| <b>Townland</b>                       | HOWTH DEMESNE                    |
| <b>County</b>                         | Fingal                           |
| <b>Coordinates</b>                    | 327868, 238266                   |
| <b>Categories of Special Interest</b> | ARCHITECTURAL,ARTISTIC<br>SOCIAL |
| <b>Rating</b>                         | Regional                         |
| <b>Original Use</b>                   | church/chapel                    |
| <b>In Use As</b>                      | church/chapel                    |

**Description**

Detached Gothic style gable-fronted Church of Ireland church, built 1866. Five-bay side elevations to nave, with projecting side aisles. Four-stage tower with spire to north-west corner, and single-bay chancel to east. Hall attached perpendicular to south elevation, c.1990. ROOF: Double pitched with original slates and terracotta ridge tiles. Exposed cast iron gutter and downpipes. WALLS: Rock faced granite laid in random courses with quoin dressed corners and a chamfered plinth. Tower rises to 80ft and is terminated by wrought iron gilt finial. OPENINGS: Pointed circular openings with sandstone surround and stained glass. Pointed profile entrance encasing oak door with decorative iron hinges & door handle. INTERIOR:Nave separated from aisles by a series of pointed arches of red & yellow brick unplastered on polished marble columns with carved capital and moulded bases. There is a stone pulpit of plain design. Stairs leading to organ gallery via tower.

**Howth Castle, Howth Demesne, Howth, Fingal**

**11358059**



|                                       |   |
|---------------------------------------|---|
| <b>Reg. No.</b>                       | 11358059  |
| <b>Date</b>                           | 1400 - 1500   |
| <b>Previous Name</b>                  | N/A   |
| <b>Townland</b>                       | HOWTH DEMESNE                                       |
| <b>County</b>                         | Fingal  |
| <b>Coordinates</b>                    | 327867, 239047                                      |
| <b>Categories of Special Interest</b> | ARCHITECTURAL ARTISTIC<br>ARCHAEOLOGICAL HISTORICAL |
| <b>Rating</b>                         | National  |
| <b>Original Use</b>                   | castle/fortified house                              |

**Description**

Attached single-bay three-storey rubble stone gate tower, c. 1450, with round-headed integral carriageway to ground floor. Renovated 1738. Now partly derelict.

**Howth Castle, Howth Demesne, Howth, Fingal**

1135806



**Reg. No.**

11358061

**Date**

1835 - 1845

**Previous Name**

N/A

**Townland**

HOWTH DEMESNE

**County**

Fingal

**Coordinates**

327843, 239064

**Categories of**

ARCHITECTURAL ARTISTIC

**Special Interest**

ARCHAEOLOGICAL HISTORICAL

**Rating**

National

**Original Use**

stables

**In Use As**

stables

**Description**

Attached eighteen-bay single-storey rubble stone stable range on an L-shaped plan, c.1840, with half dormer attic and integral carriageway arches. Comprising eight-bay range to east with crenellated corner turret, ten-bay range to range with bell tower and crenellated turret.

## Howth Castle, Howth Demesne, Howth, Fingal

11358060



**Reg. No.**

11358060

**Date**

1735 - 1740

**Previous Name**

N/A

**Townland**

HOWTH DEMESNE

**County**

Fingal

**Coordinates**

327619, 239042

**Categories of**

ARCHITECTURAL ARTISTIC

**Special Interest**

ARCHAEOLOGICAL HISTORICAL

**Rating**

National

**Original Use**

castle/fortified house

**In Use As**

castle/fortified house

### Description

Attached ten-bay single-storey wing with half dormer attic, built 1738, on an L-shaped plan. Three-bay single-storey return with half dormer attic to west, having domed belvedere to apex. Façade and openings remodelled c.1840. Two-bay two-storey return added to west c.1910. Conservatory added to return c.1990.



## Howth Castle, Howth Demesne, Howth, Fingal

11358057



### Description

Attached four-bay three-storey medieval tower house with dormer attic, c.1525, with turret attached to north-east. Renovated c.1650. Renovated and openings remodelled, 1738. Renovated with dormer attic added, 1910.

|                                       |   |
|---------------------------------------|---|
| <b>Reg. No.</b>                       | 11358057  |
| <b>Date</b>                           | 1500 - 1550   |
| <b>Previous Name</b>                  | N/A   |
| <b>Townland</b>                       | HOWTH DEMESNE                                       |
| <b>County</b>                         | Fingal  |
| <b>Coordinates</b>                    | 327850, 239039                                      |
| <b>Categories of Special Interest</b> | ARCHITECTURAL ARTISTIC<br>ARCHAEOLOGICAL HISTORICAL |
| <b>Rating</b>                         | National  |
| <b>Original Use</b>                   | castle/fortified house                              |
| <b>In Use As</b>                      | castle/fortified house                              |

## Howth Castle, Howth Demesne, Howth, Fingal

11358054



|                                       |   |
|---------------------------------------|---|
| <b>Reg. No.</b>                       | 11358054  |
| <b>Date</b>                           | 1600 - 1700   |
| <b>Previous Name</b>                  | N/A   |
| <b>Townland</b>                       | HOWTH DEMESNE                                       |
| <b>County</b>                         | Fingal  |
| <b>Coordinates</b>                    | 327841, 239016                                      |
| <b>Categories of Special Interest</b> | ARCHITECTURAL ARTISTIC<br>ARCHAEOLOGICAL HISTORICAL |
| <b>Rating</b>                         | National  |
| <b>Original Use</b>                   | castle/fortified house                              |
| <b>In Use As</b>                      | castle/fortified house                              |

### Description

Attached six-bay two-storey over basement late-medieval house, c.1650. Comprising four-bay two-storey central block flanked by single-bay five-storey square plan crenellated turrets. Renovated 1738, with openings remodelled and terrace added. Renovated, 1910, with interior remodelled. ROOF: Double pitched slate set behind crow stepped parapets. WALLS: Roughcast render with mouldied string course to top floors of turrets. OPENINGS: Timber sash windows and remodelled window openings, 1738. Timber panelled door set in rusticated cut stone Doric doorcase, 1738. Several window openings remodelled, 1910.

## Howth Castle, Howth Demesne, Howth, Fingal

11358053



|                                       |   |
|---------------------------------------|---|
| <b>Reg. No.</b>                       | 11358053  |
| <b>Date</b>                           | 1350 - 1450   |
| <b>Previous Name</b>                  | N/A   |
| <b>Townland</b>                       | HOWTH DEMESNE                                       |
| <b>County</b>                         | Fingal  |
| <b>Coordinates</b>                    | 327848, 239005                                      |
| <b>Categories of Special Interest</b> | ARCHITECTURAL ARTISTIC<br>ARCHAEOLOGICAL HISTORICAL |
| <b>Rating</b>                         | National  |
| <b>Original Use</b>                   | castle/fortified house                              |
| <b>In Use As</b>                      | castle/fortified house                              |

### Description

Attached three-bay four-storey medieval tower house, c. 1400, with base batter and crow stepped crenellated parapet. Single-bay five-storey crenellated corner turret on a square plan to south west. Renovated and openings remodelled, 1738. Re-rendered c. 1990. ROOF: Double pitched slate set behind crow-stepped crenellated parapet. WALLS: Roughcast rendered over rubble stone construction. Moulded string course to top floors. OPENINGS: Timber sash windows set in openings remodelled, 1738. Nap rendered surrounds.

**Howth Castle, Howth Demesne, Howth, Fingal**

**11358052**



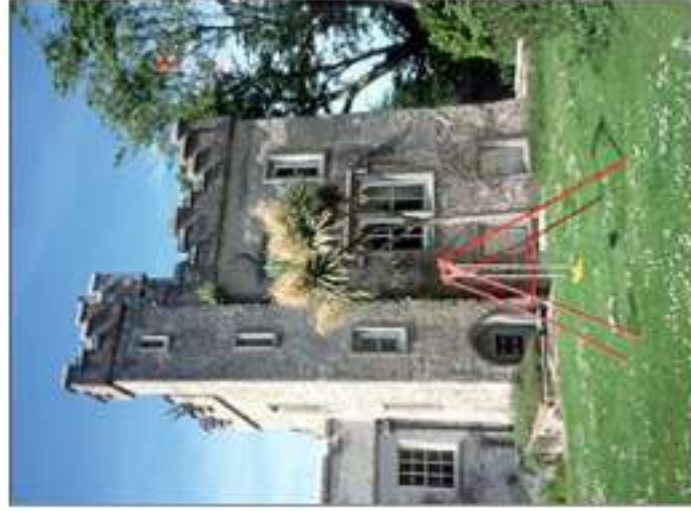
|                                       |                           |
|---------------------------------------|---------------------------|
| <b>Reg. No.</b>                       | 11358052                  |
| <b>Date</b>                           | 1800 - 1850               |
| <b>Previous Name</b>                  | N/A                       |
| <b>Townland</b>                       | HOWTH DEMESNE             |
| <b>County</b>                         | Fingal                    |
| <b>Coordinates</b>                    | 327868, 239013            |
| <b>Categories of Special Interest</b> | ARCHITECTURAL<br>ARTISTIC |
| <b>Rating</b>                         | National                  |

**Description**

Attached six-bay two-storey wing, c.1825, with decorative stepped battlemented parapet having corner machicolation to north-east. Renovated 1910 with some openings remodelled to first floor to accommodate use as private chapel. ROOF:Double pitched slate set behind decorative stepped and crenellated parapet. Nap rendered chimneys with red clay pots. Cast-iron rainwater goods. WALLS:Roughcast rendered.OPENINGS:Timber sash windows with stone sills. Three window openings remodelled, 1910, to first floor. Timber panelled doors. INTERIOR: Private chapel inserted to first floor, 1910, to design by Edwin Lutyens.

### Howth Castle, Howth Demesne, Howth, Fingal

11358050



#### Description

Attached three-bay three-storey rubble stone medieval tower house, c.1400, with base battier and crenellated parapet. Single-bay five-storey crenellated entrance turret on a square plan to centre. Renovated c.1825. Renovated and refenestrated c.1910. ROOF: Crow-stepped crenellated parapet and chimney. WALLS: Random rubble stone, with some render c.1825. OPENINGS: Square headed window openings with limestone chamfered architraves and replacement fixed timber windows c.1910. Mullioned window, c.1825, to south elevation. Lancet openings to top floor of entrance turret, with replacement diamond leaded windows, c.1910, to lower floors. Limestone doorcase with replacement timber panelled door, c.1910, to entrance turret.

|                                       |   |
|---------------------------------------|---|
| <b>Reg. No.</b>                       | 11358050  |
| <b>Date</b>                           | 1350 - 1450   |
| <b>Previous Name</b>                  | N/A   |
| <b>Townland</b>                       | HOWTH DEMESNE                                       |
| <b>County</b>                         | Fingal  |
| <b>Coordinates</b>                    | 327885, 238015                                      |
| <b>Categories of Special Interest</b> | ARCHITECTURAL ARTISTIC<br>ARCHAEOLOGICAL HISTORICAL |
| <b>Rating</b>                         | National  |
| <b>Original Use</b>                   | castle/fortified house                              |
| <b>In Use As</b>                      | castle/fortified house                              |

## Howth Castle, Howth Demesne, Howth, Fingal

11358055



**Reg. No.**

11358055

**Date**

1905 - 1915

**Previous Name**

N/A

**Townland**

HOWTH DEMESNE

**County**

Fingal

**Coordinates**

327821, 239014

**Categories of**

ARCHITECTURAL ARTISTIC

**Special Interest**

ARCHAEOLOGICAL HISTORICAL

**Rating**

National

**Original Use**

castle/fortified house

**In Use As**

castle/fortified house

### Description

Attached three-bay two-storey wing, over basement and with dormer attic, built 1910. Incorporating fabric of earlier structures, 1736 and c.1840. Single-bay two-storey linking bay to south-east. ROOF: Double pitched slate set behind crenellated parapets, with cast-iron rainwater goods. WALLS: Roughcast render over rubble stone construction. OPENINGS: Openings remodelled and reforestrated, c.1910. Timber sash windows set in square headed openings with chamfered limestone reveals. Venetian style open loggia to south-east with ashlar limestone columns and voussairs.

## Howth Castle, Howth Demesne, Howth, Fingal

11358056



|                                       |   |
|---------------------------------------|---|
| <b>Reg. No.</b>                       | 11358056  |
| <b>Date</b>                           | 1905 - 1910   |
| <b>Previous Name</b>                  | N/A   |
| <b>Townland</b>                       | HOWTH DEMESNE                                       |
| <b>County</b>                         | Fingal  |
| <b>Coordinates</b>                    | 327807, 239007                                      |
| <b>Categories of Special Interest</b> | ARCHITECTURAL ARTISTIC<br>ARCHAEOLOGICAL HISTORICAL |
| <b>Rating</b>                         | National  |
| <b>Original Use</b>                   | castle/fortified house                              |
| <b>In Use As</b>                      | castle/fortified house                              |

### Description

Attached three-bay two-storey library block, built 1910 in tower house form, with basement and dormer attic. Square plan corner turrets to south-west and north-east facades. Incorporating fabric of earlier structures, 1738 and c.1840. ROOF: Double-pitched slate set behind crag-stopped crenellated parapet, with cast-iron rainwater goods and roughcast rendered chimney. Ashlar copings and finials. WALLS: Roughcast rendered over rubble stone. OPENINGS: Openings remodelled and refenestrated 1910. Timber sash windows with ashlar lintels.

**Howth Castle, Howth Demesne, Howth, Fingal**

11358062



|                                       |                                 |
|---------------------------------------|---------------------------------|
| <b>Reg. No.</b>                       | 11358062                        |
| <b>Date</b>                           | 1725 - 1775                     |
| <b>Previous Name</b>                  | N/A                             |
| <b>Townland</b>                       | HOWTH DEMESNE                   |
| <b>County</b>                         | Fingal                          |
| <b>Coordinates</b>                    | 327790, 239035                  |
| <b>Categories of Special Interest</b> | ARCHITECTURAL<br>ARTISTIC       |
| <b>Rating</b>                         | Regional                        |
| <b>Original Use</b>                   | dovecote/pigeon<br>house/aviary |

**Description**

Single-bay two-storey rubble stone building, c.1750, on a circular plan, possibly originally a dovecote. Now disused and partly derelict. Attached to rubble stone wall, c.1840, on an L-shaped plan, around a kitchen garden.





## APPENDIX E

Historic views and computer generated views taken to illustrate the visual impact of the proposed development on sensitive views and vistas of the historic Howth demesne.

### **Selected views that relate to historic features. A more exhaustive selection is contained in the Modelworks report accompanying the planning application.**

#### **Howth Castle and St Mary's Church (ACA)**

St Mary's church entrance (protected structure). No impact  
Access road approaching demesne gate (preserved view) Significant visual impact  
View towards site across castle facade (protected structure) No impact  
View from Black Jack's Well/Moat. No visual impact  
View from castle, upper floor window (protected structure) No visual impact  
View along allee through woodland west of castle. No visual impact

#### **Howth Demesne Elevated Views**

Views from Muck Rock and from the Deerpark clubhouse (preserved views) Moderate impact mitigated by distance from the development and intervening shelter belts and golf course landscaping.



**Extract from Howth Castle Architectural Conservation Area**

**Views**

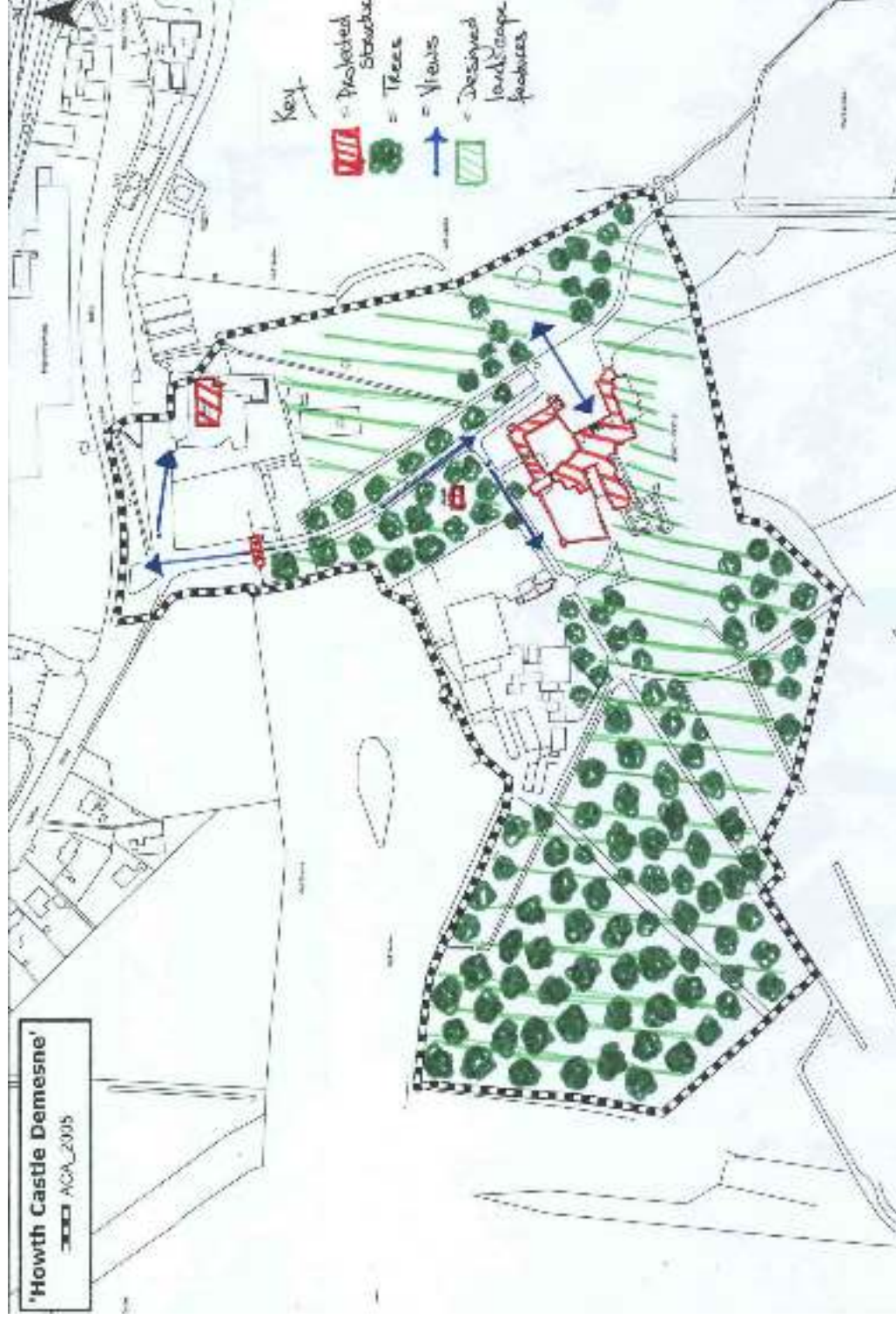
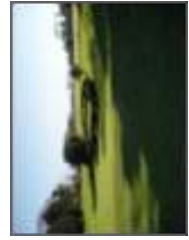
The principal views of note within the boundaries of the ACA are of Howth Castle itself. There are some views out of the ACA, namely from the entrance gates and from the castle over the golf course.

These views contribute to the character of the area and it is important that potential new development within the ACA does not negatively impact on or obscure these views.

**PRESERVATION OF VIEWS**

The vistas along the main avenue between the entrance gates and Howth Castle and the long avenue on the northern side of the stables block should be preserved and the mature trees framing these drives retained. The views that open up to the front and rear elevations of Howth Castle should also be preserved.

Figs. 30, 31, & 32 Views from gates, of Howth Castle, and out over the golf course (Left to right)



Map of Architectural Conservation Area indicating views to be preserved

The proposed development will have no impact on the view towards the castle from the avenue, or of the front and rear of the castle or the view along the Howth Road towards St Mary's Church from within the ACA.

The view that focuses on the main entrance gate is indicated in the accompanying computer generated images.

View of St Mary's Church denoted in the Architectural Conservation Area as a preserved view. There will be no visual impact from the proposed development on the view.





Protected views from within the Architectural Conservation Area :

Above View of the main entrance front

Below : View from the castle forecourt looking taken in front of the castle towards the original location of and Black Jack's well. There will be no impact on this view from the proposed development





Protected view from within the Architectural Conservation Area, the castle buildings to the left and the farmyard buildings to the right. There will be no impact on this view from the proposed development



View 5 is included from the Modelworks verified views indicates the outline of the development in a view from the main avenue. The view has been taken with emphasize on the development rather than looking directly down the avenue towards the gateway with the sea beyond which would more likely to catch the attention the of the viewer and is as indicated on the map.

Whilst the red line appears to emphasise the development, in reality the impact would be greatly reduced by the planting between the site and the avenue which and this will be increased by the landscape proposals.



View 11 from Modelworks. No visual impact



View from upper window of the castle. Protected view. No visual impact



View towards the main entrance gates. Significant visual impact



View along avenue north of the stable yard, preserved view in the Architectural Conservation Area  
No visual impact from the proposed development.



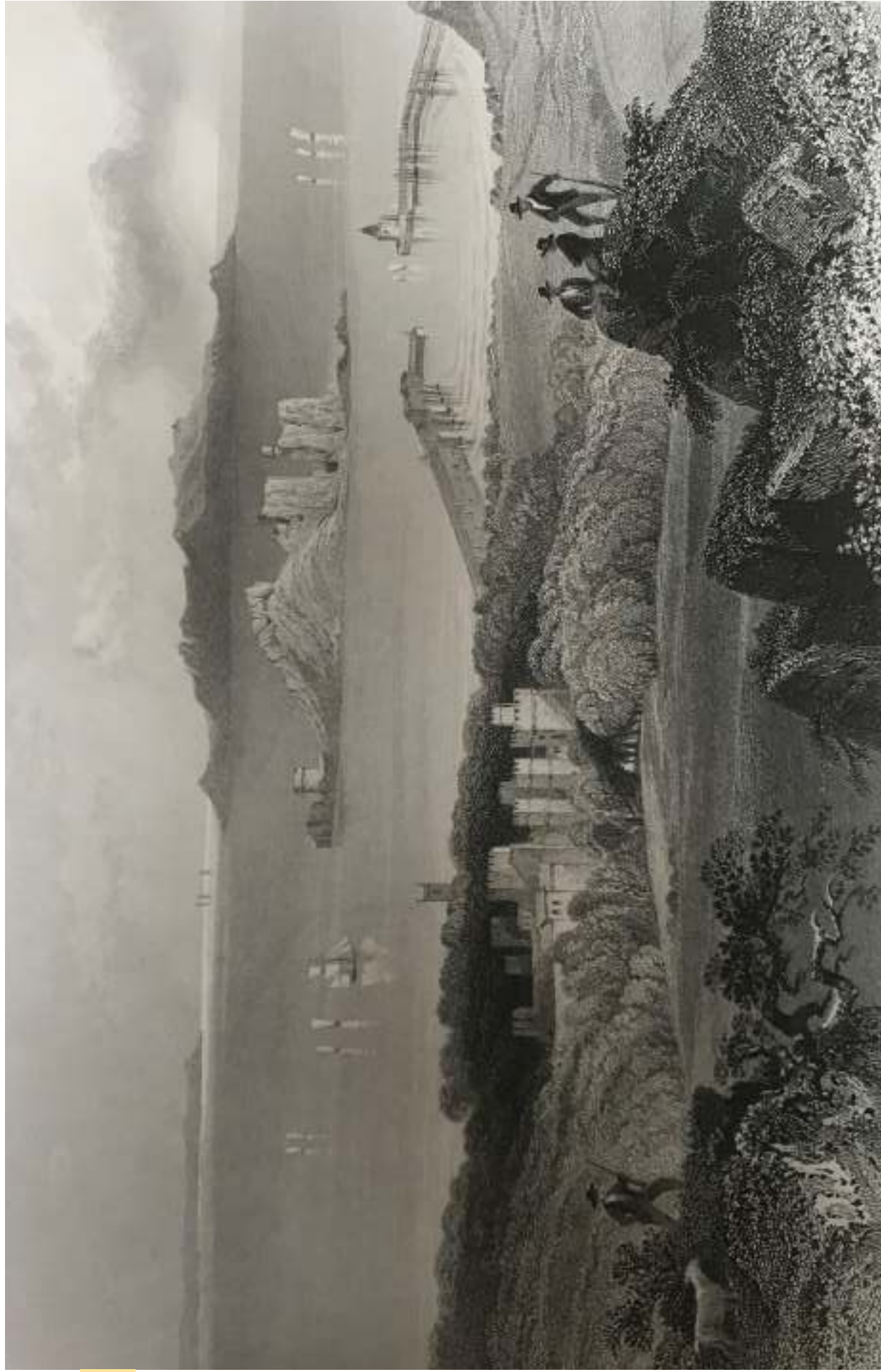
View 13 by Modelworks, view from upper storey of the castle. No visual impact from the proposed development



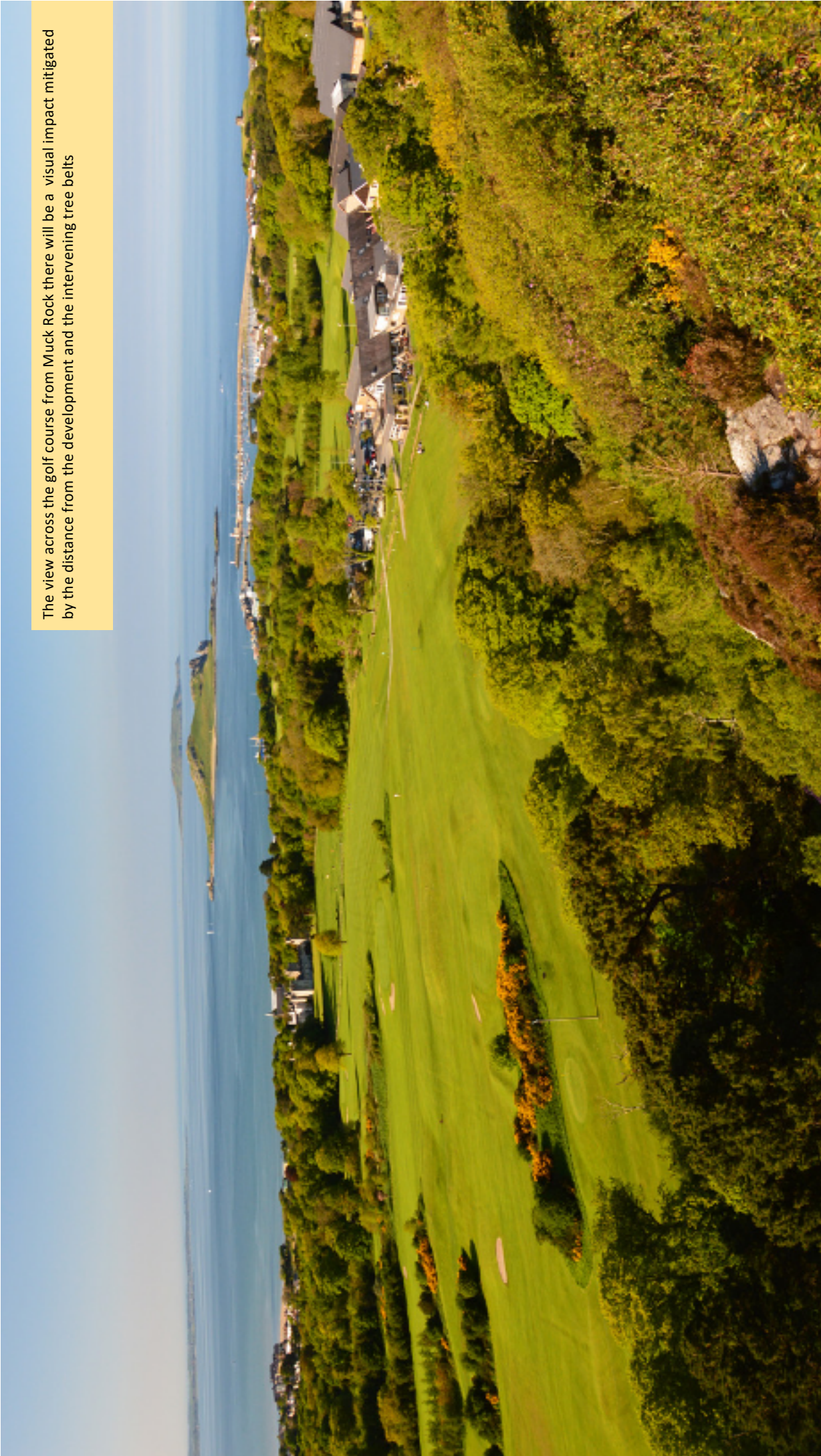


The proposed development view of the development from within the Techcrete site. The main entrance and avenue is screened to varying degrees from the proposed development by trees

Bartlett engraving  
1841



The view across the golf course from Muck Rock there will be a visual impact mitigated by the distance from the development and the intervening tree belts







This computer generated image of the proposed development on the Howth Road shows the focus of the vista as the spire of St Mary's Church while the buildings on the Techrete and Glenveagh site are intended to form a gateway to Howth village and harbour and the announcement of more intensified destination after the residential ribbon development from Sutton Cross..



The pavilion layout of the three blocks allows glimpses of the tree belt that forms the background of the site. In developing the design concept the blocks have been reduced in height to five storeys along the boundary with Howth Castle and the Howth Road. The eastern pavilion has been distanced insofar as was possible.