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Designed Landscape Appraisal



A Bird's Eye View of Howth Castle c 1740. The painting is attributed to William Van Der Hagen or Joseph Tudor and hung above the fireplace in the drawing room at Howth Castle until the castle was sold in 2019.

in support of

Deer Park Howth LRD

at:

Lands Adjoining Howth Demesne, Deer Park, Howth, Co. Dublin

for:

McCutcheon Halley

on behalf of their client:

GLL PRS Holdco Ltd.

Our Reference:

1175-13.2-20240522-sf

22 May 2024

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01 INTRODUCTION

This report was prepared by Sinéad Flynn of FLYNN Architects, RIAI Grade 1 Accredited Conservation Architect, and is provided as a designed landscape appraisal of Howth Castle Demesne, insofar as it may be impacted by, or relates to the proposed development site on the lands adjoining Howth Demesne, Deer Park Howth in accordance with the following requirements of Fingal County Development Plan:

Objective DMSO189 – Designed Landscape Appraisal

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, including the identification of significant built and landscape features within the site that must be retained.*
- *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.*

Objective HCA032 – Design Landscape Appraisal

Require that proposals for the development within historic designed landscapes include a designated Landscape Appraisal (including ecological assessment) as part of the planning application documentation to fully consider the potential impacts of the proposal. The appraisal should be carried out prior to the initial design of any development, in order that this evaluation to inform the design which must be sensitive to and respect the built heritage elements and green space values of the site.

FLYNN Architects Ltd, Clane Road, Sallins, Co. Kildare, W91 XW2T - Company Reg. No. 711871 – Directors: Brian Flynn B Arch MRIAI, Julie (Sinéad) Flynn B Arch Prof Dip Arch

02 EXECUTIVE SUMMARY

Howth Castle demesne describes the historic landscape associated with Howth Castle which was the family seat of the St. Lawrence family from the twelfth century. The present Howth Castle was probably established in the fifteenth century to replace an earlier structure that provided security and defence to the harbour. At that time the castle was relocated to higher ground taking advantage of stunning sea and mountain views along the north Dublin coast, as well as an axis view across Dublin Bay to Dublin Castle. The relocation provided an opportunity for the 'improving landlords' to extend the grounds into an expansive ornamental landscape, which included new tree plantations, farm and parkland. The landscape was experienced through sequences of carefully curated avenues, walks and rides that connected to an array of natural and man-made features including existing ruins, defensive, ecclesiastic and archaeological sites, water features and new garden structures or follies. There were also formal, walled, wild and tropical gardens. The surviving views and vistas, the parkland and trees and the walled and wild gardens contribute to the character and special interest of the castle.

Howth Castle is a protected structure and a recorded monument, rated of national importance by the NIAH for reasons of archaeological, architectural and artistic interest. The historic curtilage of the castle was impacted by piecemeal developments along Howth Road, and later was substantially altered with the construction of Deer Park Hotel and Golf Course. This is recognised in the Howth Castle Architectural Conservation Area Statement of Character which defines the curtilage of the castle in the modern context.

The proposed site is on part of the historic castle lands which were used as a deer park. It is largely outside of the boundary of Howth Castle ACA, but it remains within the attendant grounds of the protected structure.
A belt of semi-mature trees running west to south-east across the site, divides the site into open pasture in the northern section, and golf-course to the south. The modern tree belt provides a visual separation between the castle buildings and the site which is directly to the west of Howth Castle gate, and within the setting of St. Mary's Church. Recorded monuments within Howth Castle ACA include a Church in ruins, which is to the south of the proposed site, and Corr Castle to the west.

The proposed development will impact on the designed landscape of Howth Castle. This includes views on approach to the main entrance gates, views from the entrance avenue, looking north towards the main gate, the view of Howth Castle from Muck Rock and certain views towards the proposed site from inside the ACA boundary. The proposed development will not impact on views in the immediate vicinity of Howth Castle, views towards the castle from the east lawn, views from the castle entrance or views along the north side of the castle building complex. Impacts are also anticipated on wide views on approach to St Mary's Church from Howth Road and on views leaving the church grounds. The proposed development will impact on the setting of Howth Castle Gate, and on views towards the castle gates from Howth Road.

The design of the site, the layout of the proposed buildings, the massing and landscape strategies, and the proposed material palette have all been carefully considered with regard to the visual impact of the development on the designed landscape of Howth Castle. In evaluating the physical impact on the demesne wall and the visual impact on Howth castle, the demesne and nearby protected structures it is necessary to consider whether the wall and demesne can accommodate such intervention without significant loss of character, and whether the architectural design respects the critical features of the historic context.

This loss of elements of historic fabric is unavoidable in order to provide access to the development and deliver new homes. The demesne wall's future will be secured in the medium term, through its repair and maintenance, balanced against as little intervention as possible in order to avoid compromising its historical integrity.

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.

The new development proposals will alter the meadow setting and will have significant visual impact on the roadway 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.

It is generally accepted that a successful environment is able to evolve and develop over time in accordance with its heritage. 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. 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.

The existing trees, on the site and in proximity to its boundaries should be protected during the construction works and the proposed planting scheme should be implemented in full to ensure that visual screening is preserved.

Taking account of the benefit of the proposed scheme in providing new homes in proximity to the amenities available in Howth Village, the quality of the proposed design, and the mitigations incorporated therein, no significant adverse effects on the designed landscape are predicted as a result of the proposed development.

03 HISTORIC BACKGROUND

Howth Castle demesne describes the historic landscape associated with Howth Castle which was the family seat of the St. Lawrence family from the twelfth century.

The present Howth Castle was probably established in the fifteenth century to replace an earlier structure that provided security and defence to the harbour. At that time the castle was relocated to higher ground taking advantage of stunning sea and mountain views along the north Dublin coast, as well as an axis view across Dublin bay to Dublin Castle. The relocation provided an opportunity for the 'improving landlords' to extend the grounds into an expansive ornamental landscape, which included new tree plantations, farm and parkland. It was experienced through sequences of carefully curated avenues, walks and rides that connected to an array of natural and man-made features including existing ruins, defensive, ecclesiastic and archaeological sites, water features and new garden structures or follies. There were also formal, walled, wild and tropical gardens1.

02.1 Howth Castle

Howth castle itself presents as an *irregular, mid-eighteenth-century mansion flanked by square towers at each extremity... The building is a complex amalgam of phases of building and rebuilding*[2].
The front elevation is framed by a fifteenth-century gate tower to the north and a nineteenth century wing to the south, with medieval keep beyond. A hall was added to the keep towards the end of the fifteenth century along with enclosure walls and turrets. Later an additional floor was added above the hall and in the sixteenth century the keep was extended to the north to create the present entrance range. Between 1649 and 1671 the east wing was built.
In 1738 the castle was 're-built' by the William, Lord Baron of Howth, through the opening of the front courtyard and the erection of the north tower. Turrets and battlements were added to unify the composition. The farm complex behind the castle, now the National Transport Museum was added. In the early 1800s the round tower and turret at the corner of the stable yard were built. Edward Lutyens designed extensive alterations of the castle and the gardens from 1910. The works included the addition of a Tower to the rear of the Castle, the Chapel in the East Wing, a loggia and corridor in the Drawing Room Wing, and landscaping works, including a sunken Dutch garden[3].

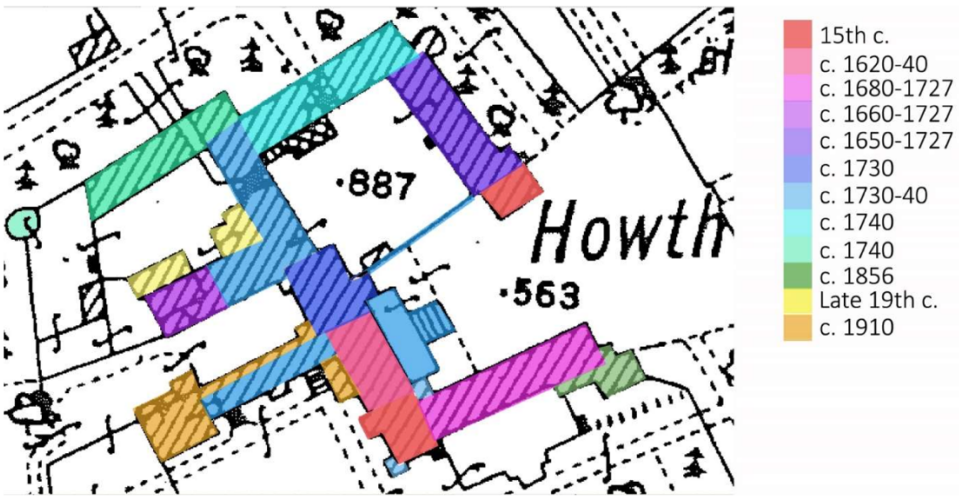


Figure 1: Plan showing the chronology of Howth Castle[4].

02.2 Howth Castle Demesne

An demesne landscape is defined as *'the land retained by the lord for his own use',* and is distinguished from the land granted to tenants. Demesnes typically contained ornamental and productive gardens, parks, woods and farm building

[1] Hogan, C. *Howth Road Development, Architectural Heritage Assessment Report,* October 2020, pp16-33
[2] Hogan, C. *Howth Road Development, Architectural Heritage Assessment Report,* October 2020, p8
[3] Slattery, J. *Cultural Heritage: Built Heritage, Environmental Impact Assessment Report, Proposed Strategic Housing Development, Kenelm, Deerpark, Howth, Co. Dublin*, 2021, p.15-22
[4] Slattery, J. *Cultural Heritage: Built Heritage, Environmental Impact Assessment Report, Proposed Strategic Housing Development, Kenelm, Deerpark, Howth, Co. Dublin*, 2021, p.15-22

complexes associated with a 'big' house, and linked by drives and walks which were curated, setting up sequences of 'intended events' to be experienced by the visitor[5]. The experience of Howth Castle demesne can be read on historic maps, drawings and paintings of the estate. It was augmented by spectacular views of a wild and rugged mountain landscape and dramatic coastline, and by the presence of ruined medieval churches and towers.

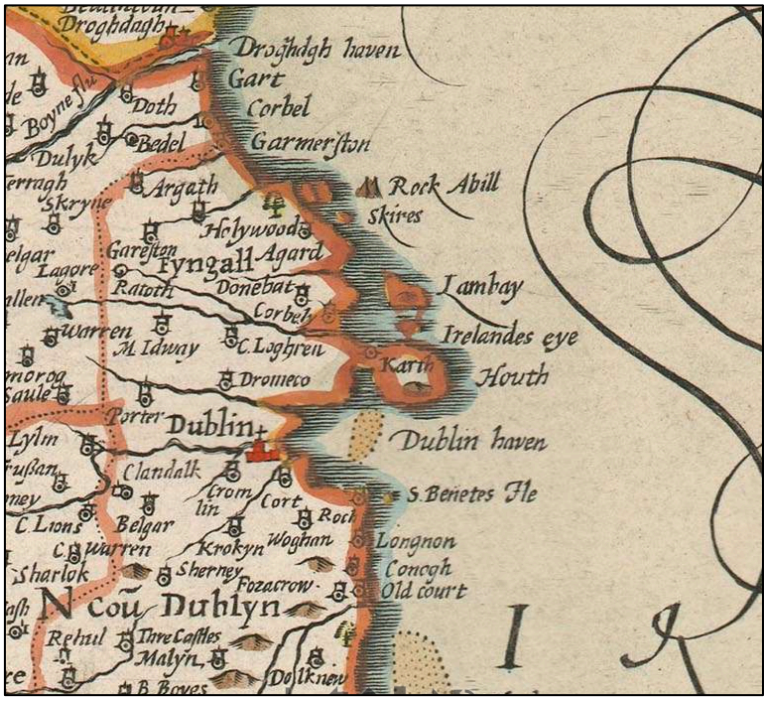


Figure 2 Extract from The Kingdome of Irland Devided into Severall Provinces, and thē againe devided into Counties. John Speed, engraved 1610

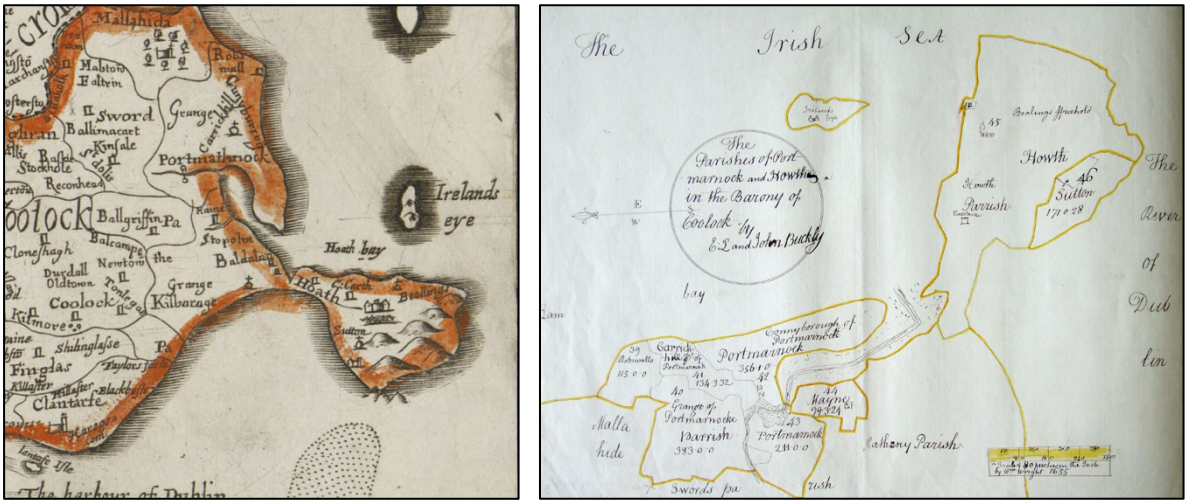


Figure 3 Extract from The Down Survey of Ireland (top left – Map of County Dublin, top right – Map of the parishes of Howth and Portmarnock, 1655-8

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 indicted[6].

[5] Hogan, C. *Howth Road Development, Architectural Heritage Assessment Report,* October 2020, p16
[6] Hogan, C. *Howth Road Development, Architectural Heritage Assessment Report,* October 2020



Figure 4 Extract from A Drawn Map of the bay and harbour of Dublin by Thos Philips, 1685

Philip's map features Howth Castle (labelled Howth Seat and showing what looks like a tower house), with a walled enclosure around and fields enclosed in front. Corr Castle is also shown, within enclosing walls. A road runs to the north of Howth Castle (the map is rotated) between Corr Castle and 'Hoath Towne', which is shown with a castle on a motte, and bailey with peer stretching to the north.

The motte and bailey are thought to be the site of the first castle of the St. Lawrence family which commanded the harbour. The castle was moved to the lands of the present Howth Demesne some time on the fifteenth century. Its position on higher ground allowed it to continue to dominate the harbour, *without the topography of security and defence*. It still commanded views towards the harbour of Howth, the site of the earlier castle and out to sea along north county Dublin. The positioning also allowed a panoramic view from the immediate vicinity of the house, of Dublin Bay with an axis view identified which appears to focus on Dublin Castle[7].


Figure 5 View across Dublin Bay, 1746/7, William James (National Library of Ireland)

The visual connection between Howth Castle and the city of Dublin is confirmed by the representation of Howth Castle on the skyline in the centre of the image.

[7] Olley, J. Howth Castle and Demesne, Historic Landscape Assessment , 2023, p.10.

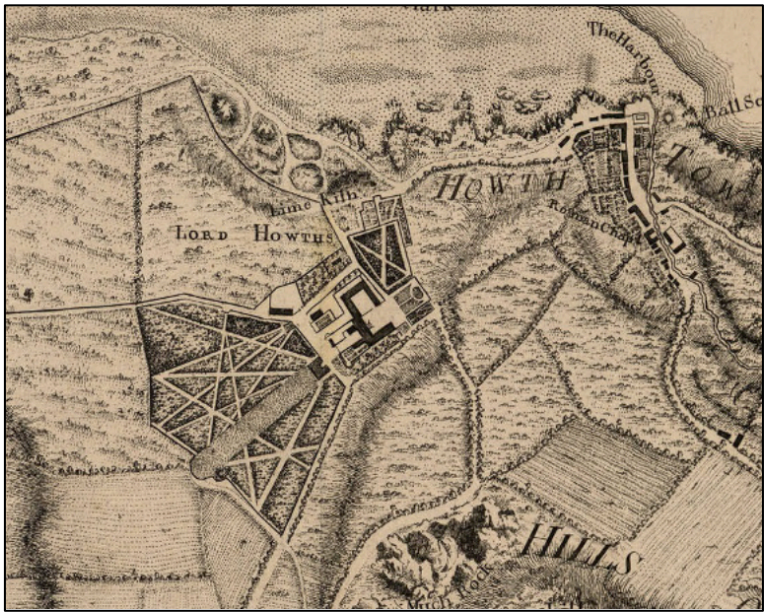


Figure 6 Extract from A Survey of the City Harbour Bay and Environs of Dublin on the same scale as those of London Paris & Rome by John Rocque, 1773

> *'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.*[8]*'*

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*


Figure 7 A Bird's Eye View of Howth Castle c 1740[9].

The complex and formal circulation through the estate landscape, with views framed by woodland and formal gardens is illustrated on John Rocque's Map of 1757. On the map the subject site, which is to the northwest of the castle building

[8] Fingal County Council, *Howth Castle Architectural Conservation Area Statement of Character*

[9] The painting is attributed to William Van Der Hagen or Joseph Tudor and hung above the fireplace in the drawing room at Howth Castle until the castle was sold in 2019.

complex, is shown in open pasture with Corr Castle standing to the west. A significant view of the castle is suggested by a long straight avenue running from the entrance to the woodland at the formal lawn (3), in the direction of Corr Castle. There is only one view suggested in the direction of the subject site (4), which is from far end of the lawn which would be across or over the site towards the sea and on to Ireland's Eye. To the east of the castle the walled garden is also formally planted with geometric paths. These walks would have been enclosed by high stone and brick walls still extant, it may be assumed that views across the proposed site were not intended.

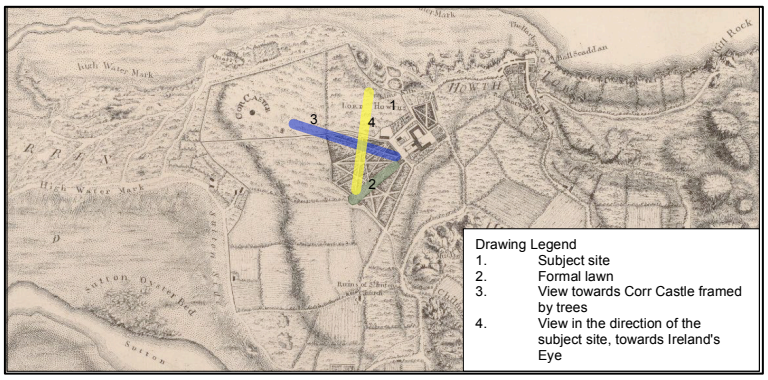


Figure 8 Extract from John Rocque's A Survey of the City, Harbour and Bay of Dublin, 1757[10].

The first edition Ordnance Survey map, published in 1843, provides a record of the demesne in the mid-nineteenth century. By this time Morrison's entrance gate with lodge was completed on Howth Road with the drive established as the principal access to the castle.



Figure 9 Detail from the first edition Ordnance Survey map of Howth, published in 1843, showing the Deer Park

Comparison of the first OS maps with earlier maps and drawings of the demesne provides insight into the way in which the natural and built features of the landscape have been manipulated over time. Significant alterations include the making of new roads, and the blocking of others, including the blocking of the high road to Howth Village, from the grounds of St. Mary's Church, and the blocking of original approach to the castle from Sutton. The road paseed Corr Castle also appears to have been re-routed. It is shown passing the castle to the south on Philips map, but this is changed to a route to the north of the castle on Rocque's map.

[10] Held by the Bibliotheque Nationale de France, accessed at https://gallica.bnf.fr/ark:/12148/btv1b53057253b/f1.item.zoom

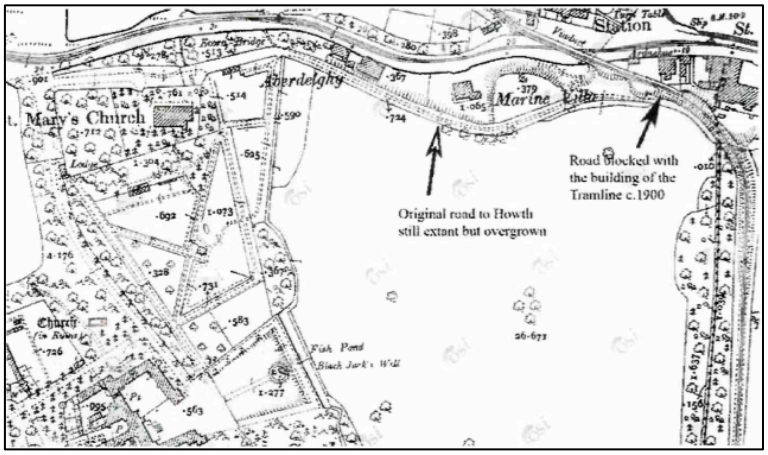


Figure 10 Detail from the 25inch Ordnance Survey map of Howth, published in 1907,

The map shows the original road to Howth Village, running alongside the coastal road. The high road was blocked c.1900 following the construction of the Tramway.

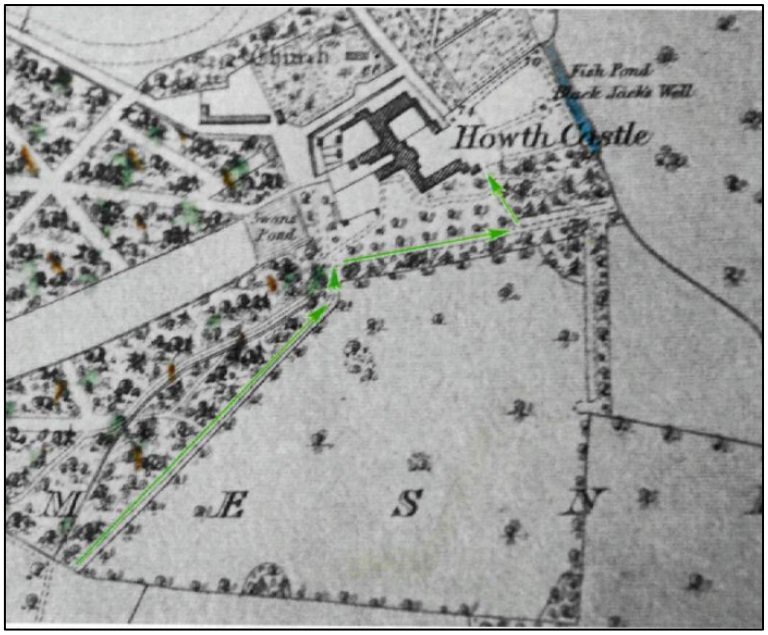


Figure 11 First edition Ordnance Survey map of Howth Castle on which the approach from Sutton has been marked in green by Prof. J. Olley 2023.

Around this time, the approach drive from Howth Road was established as the principal access to the demesne. It was secured by gates and a lodge designed by Richard Morrison. Later a south entrance was added utilising the former entrance to Killester House.



Figure 12 McFarland's view of the gates and lodge to the Howth Castle Demesne, 1853 (National Library of Ireland)

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.

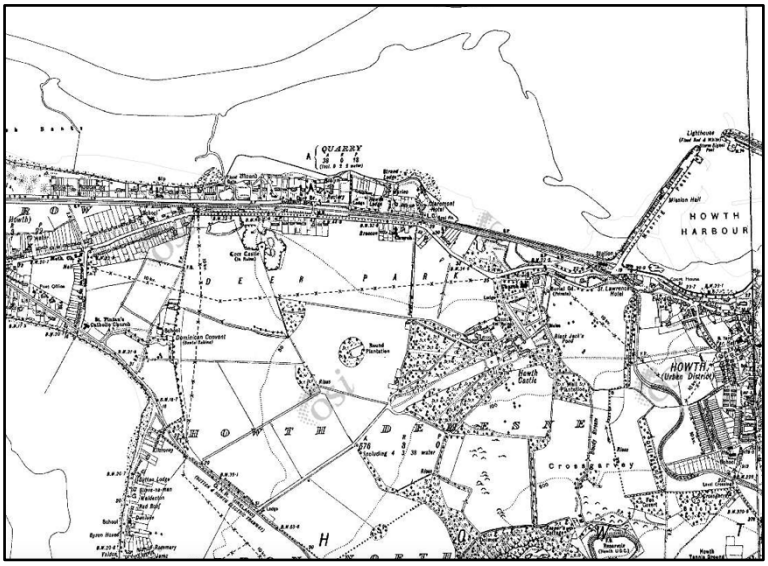


Figure 13 Detail from the last edition Ordnance Survey map of Howth, published in 1936, showing developments within the Deer Park

Subsequent maps document the fragmentation of the estate which began with piecemeal residential developments and was compounded by the construction of Deer Park Hotel and the associated Golf Course. The golf course had a profound impact on the historic landscape carving it into a sequence of fairways separated by planting, that fail to respond to the demesne's features or views. Thus historic visual connections have been lost, historic woodland broken up and, dislocated from the castle, and the ruined churches, towers, walls and follies which defined the experience of the estate landscape have been lost in planting, and/or consumed by modern developments. Despite the attrition, the castle, with its demesne and its relationship to the wider landscape remains a *remarkable survival of great heritage importance for Ireland*[11]. 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.

[11] Olley, J. *Howth Castle and Demesne, Historic Landscape Assessment*, June 2023, p3

03 LANDSCAPE COMPONENTS

An historic background and appraisal of the designed landscape features associated with Howth Castle was prepared by Clare Hogan in 2020. Her report is provided as Appendix 16-1 of the EIAR. Relevant extracts are provided below where they are relevant to this assessment.

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.

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.

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.

03.1 Principle Buildings

03.1.1 Howth Castle



Figure 14 View of the fifteenth century gate house as Howth Castle

Howth Castle is the main focal point in the demesne landscape, and was the principle residence of the Lawrence family. It is an irregular collection of buildings from different periods, the oldest being a three-bay three-storey rubble stone medieval tower house, c.1400 (DU015-027001), which is attached to a six-bay two-storey wing added c.1825. There is a four-bay three-storey medieval tower house with dormer attic, c.1525 (DU015-027002) with attached six-bay two-storey over basement late-medieval house, c.1650. The buildings were renovated in 1738, with openings remodelled and a terrace added. They were again renovated, 1910 to the designs of Edward Lutyens, when the interior was significantly remodelled.

There is an eighteen-bay single-storey rubble stone stable range on an L-shaped plan attached, c.1840 with armorial plaque over the north entrance (DU015-027003) and a single storey wing behind with walled garden and dovecot c.1750

Howth Castle is rated of National importance by the NIAH for reasons of archaeological, architectural and artistic interest. The castle buildings are further described and assessed below

03.1.2 Entrance Gates and Lodges

Since fortified settlements were built, secure gateways were required to control access 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.

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. 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 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 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 front with gabled porch contained the front door.

Lodges situated at secondary entrances would have housed 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.

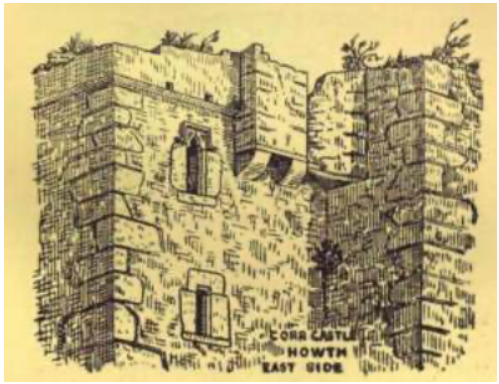
At the East entrance to the demesne a gate lodge was built by the architect Joseph Maguire in 1872. An article in the Irish Builder informed the reader *'.. A neat lodge has been completed near the deer park, Howth Castle, the seat of the Rt Hon, the Earl of Howth, Mr Joseph Maguire, architect.'* The 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.

03.1.3 Corr Castle

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 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 machiolations 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





Corr Castle 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. The tower house is now 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 centrepiece.

03.2 Gardens

03.2.1 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 sea<ng against the enclosing walls provided 'places of repose'. The walls either side of the walks 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 pain<ng survive to the present day, it is a pain<ng 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 ager the building works carried out by the 14th Lord Howth as well as the formal classical gardens surrounding the house. The wall enclosing the gardens to the leg 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.
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.



Figure 15 Above Left - Lutyen's Garden at Howth Castle, Above Right – Osbert Lancaster's sketch showing a traditional formal layout

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.

3.2.3 Walled Gardens

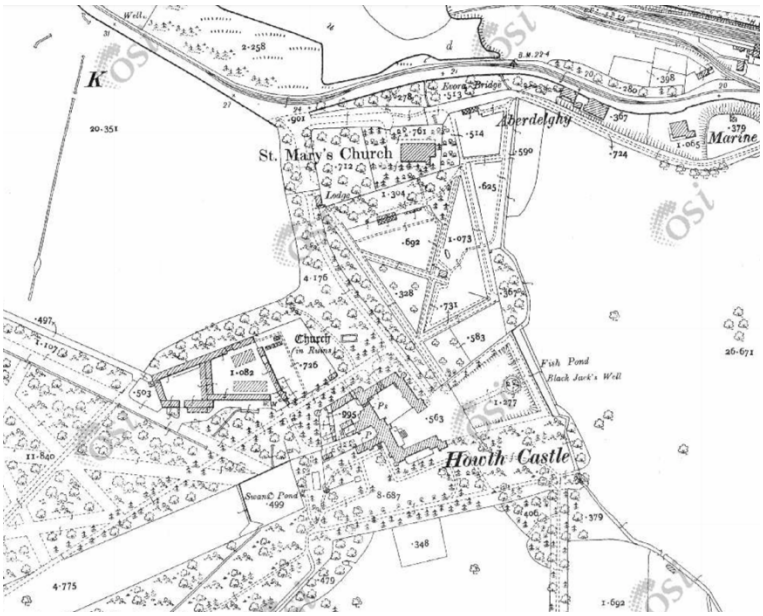


Figure 16 Extract from the 25" Ordnance Survey Map showing the walled gardens at the start of the C20th

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 by 1840 representing 4% of the land. From earliest times until the eighteenth century Irish gardens were confined within enclosures, generally keeping livestock in and people out… It was the early monastic settlements, many established in the sixth and seventh centuries, that introduced the concept of Roman gardening techniques and plants. 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.

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. 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. 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.

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 plan<ng. However the walled gardens in Howth are located close to the castle, as befitting their earlier origins. In design layout they did not follow the classical and practical four square plan.

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.

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.*

3.2.3 Sub-Tropical (Rhododendrom) Garden

As early as 1790 Rhododendrom 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 un<l 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.

03.3 Avenues, Drives and Walks

Long planted avenues, drives and walks, for the purpose of driving, riding, walking through or viewing the landscape were a feature of seventeenth and eighteenth century estates. They framed views, of often distant built or topographical features, and provided a curated experience which was a demonstration of the power and influence of the owner.

At Howth the main approach avenue lacks a view of 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.
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 17th century.

Roque's map indicates a series of radiating avenues or Pattes d'oies, in the woodland to the south east of the castle, focussed on the castle and bisected by a lawn that frames an axial view to Dublin City. The woodland is intersected by secondary avenues which framed views of other features in the landscape, including a view of Corr Castle as described above. Aerial photographs show how the golf course has disrupted the historic lawns, avenues and views through the trees to the southeast of the castle.



Figure 17 Rocque's map compared to the modern aerial photograph of Howth Castle and the woodland planting to the southeast

Walks held different roles within the hierarchy of garden design and the principal walk was usually intended to face a building, pavilion 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.

03.4 Follies

Follies or built features in the landscape were intended to be seen from strategic vantage points within the parkland they often were both functional and decorative. Sometimes pre-existing structures or constructed as ruins, their artificial age was intended to ground the estate into an older landscape identity.

3.4.1 Chapel in ruins

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.

3.4.2 Dovecote

The round tower/dovecote are not designed ruins but are now in a ruinous state.

3.4.3 Ice House

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.

03.5 Parkland

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.

At Howth, the demesne was richly wooded, and laid out to accommodate healthy past times – walking, riding, fishing or hunting with the situation providing 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.

05.5.1 Woodland

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 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.

At Howth the tree planting was dense, a harsh maritime environment requiring thick planting. The defence to salt laden wind was wide belts of trees that filter wind as if through a lattice. Sycamore widely introduced in the 15th and 16th centuries proliferate being one of the least sea spray sensitive trees

Trees have survived to the rear of the house although the intersecting routes of the goose foot plan<ng and French classical gardening are no more. Much of the remaining woodland is now suffering from lack of maintenance.

05.5.2 Specimen Trees

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.

03.5.2 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 Rocque's 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.

03.6 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.

03.7 Views and Vistas

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 .

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.

The Howth Castle 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.'*

03.8 Ecology

An Ecological description and assessment of the proposed site is provided in Chapter 11 of the Environmental Impact Assessment Report, within which the site, and the findings of the ecological studies and surveys are described as follows:

The Site is made up of an unmanaged grassland field with low species diversity. The majority of the Site consisted of rank dry meadows and grassy verges (GS2) habitat. The southern boundary of the Site is comprised of mixed broadleaved/conifer woodland (WD2), while the eastern boundary of the Site is made up of mature mixed broadleaved woodland (WD1). The western boundary of the Site comprises mature hedgerow (WL1) habitat, with bramble scrub (WS1) encroaching into the Site. The northern Site boundary and eastern boundary both include a stone wall (BL1) which is rendered for the most part. The woodland Habitats (WD1, WD2)and hedgerow (WL1)at the Site are considered to be of local importance(higher value), all other habitats are considered to be of local importance(lower value) or negligible ecological value. No rare or protected plant species were recorded on Site. Three non-native plant species were recorded along the northern Site boundary wall, namely, sycamore (Acer pseudoplatanus),butterfly-bush (Buddleja davidii) and Himalayan honey-suckle (Leycesteria formosa).None of these species are listed on the Third Schedule of S.I. 477/2011and are considered to be 'risk of medium impact' invasive species. These species are considered to be of negligible ecological value and of no significant threat to the surrounding environment, but they are addressed in this Chapter as best-practice as they should be removed and disposed of appropriately to ensure no spread off Site

Breeding bird activity was confirmed at the Site for two Green-listed species: blue tit (Cyanistes caeruleus) and magpie (Pica pica). No Amber-listed or Red-listed species of conservation concern in Ireland or Annex species under the EU Birds Directive were observed breeding on Site during the breeding bird surveys. The Site provides suitable foraging and nesting habitat for the majority of species recorded; through its hedgerow and woodland habitats and is therefore considered to be of local importance(higher value) to breeding birds. No SCI bird species listed for nearby SPAs were recorded utilising the Site over the course of the2023/24 winter bird surveys. A total of 36 non-SCI passerine bird species were recorded during the winter, comprising of 25 Green listed, six Amber-listed, four Red-listed and one un-classified species(feral pigeon (Columbalivia domestica)). The Site was not observed to support a significant wintering population of rare or endangered passerine species, with three out of the four Red-listed species only recorded flying over the Site; meadow pipit (Anthus pratensis), redwing(Turdus iliacus) and stock dove (Columba oenas).The fourth Red-listed

species; curlew, landed once briefly on the golf course to the south of the Site before flying off. Similarly, four of the six Amber-listed species were only recorded as fly-overs: cormorant (Phalacrocorax carbo),greenfinch (Chloris chloris), herring gull (Larus argentatus) and mallard (Anas platyrhynchos). The remaining Amber and Green-listed species recorded within the Site or in-flight overhead are common and widespread species associated with coastal areas ,woodland and parkland habitats, and therefore the Site is considered to be of local importance (lower value) to wintering birds. Limited evidence of mammal activity was observed during surveys of the Site. No signs of badger(Meles meles) were observed but suitable habitat to support badger exists within the Site and DeerPark Golf course. No signs of otter (Lutra lutra) were recorded during the field surveys and the Site does not contain suitable habitat for this species. Suitable habitat exists for West European hedgehog(Erinaceus europaeus) and red squirrel (Sciurus vulgaris) within the Site and its immediate surroundings, however, red squirrel is unlikely to use the Site due to the presence of invasive grey squirrel (Sciurus carolinensis), and the general rarity and limited distribution of red squirrel in Howth. As such, the Site is considered to be of local importance(higher value) to badger and West European hedgehog. No evidence of common Frog (Rana temporaria) was recorded at the Site, and it is highly unlikely that a locally important population of breeding frogs is present at the Site, given the lack of suitable habitat. No evidence of common lizard(Lacerta vivipara)was recorded at the Site, and it provides suboptimal habitat for this species. It is therefore highly unlikely that a locally important population of breeding common lizard is present at the Site.

No protected fish or invertebrate species are considered to be at risk from the Proposed Development. The weak hydrological connection linking the Site to the Irish Sea (i.e., Construction Phase surface water entering local storm sewer network) is not deemed to pose a risk of significant impacts on fish species in the Irish Sea. No protected invertebrate species e.g., marsh fritillary butterfly (Euphydryas aurinia) were recorded at the Site during the surveys, nor does the Site hold suitable habitat for this species (i.e. the foodplant Devil's-bitscabious (Succisa pratensis)).The following habitats and species were considered as KERs as part of the EcIA of the Proposed Development:•Woodland Habitats (WD1, WD2);

- Hedgerow (WL1);
- Invasive Plant Species;
- Bat Assemblage;
- Potential Breeding Bird Assemblage;
- West European hedgehog; and
- European Badger

The ecological assessment is accompanied by Appropriate Assessment (AA) Screening and Natura Impact Statement (NIS) reports under separate cover.

05 SIGNIFICANCE OF THE HISTORIC LANDSCAPE

From the seventeenth century, 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.

The significance of the historic landscape is recognised through the various protections applied to it and its features, including its designation as an Architectural Conservation Area.

Table 1 below provides an outline of the features of architectural heritage interest identified within the receiving environment and outlines the legislative context.

Feature	Legal Status	Classification	Significance and Sensitivity	Distance to Site (m)
Boundary Wall		Former Deer Park and/or Demesne Wall	Regional High Sensitivity	n/a within the red-line boundary

Howth Castle ACA	Architectural Conservation Area	Designed Landscape	National (NIAH) Very-High Sensitivity	0m Shared boundary
Main Entrance Gates, Howth Castle	Protected within the curtilage of Howth Castle (FCC RPS 0556); included in the NIAH	Demesne Gate	Regional High Sensitivity	12m
Howth Castle	RMP DU015-027001 RMP DU015-027002 RMP DU015-027003 FCC RPS 0556 NIAH 11358050-62	Castle, fortified house	National (NIAH) Very-High Sensitivity	232m
St. Mary's Church and Burial Ground	RMP DU015-042 FCC RPS 0594 NIAH 11358026	Church and Burial Ground	Regional (NIAH) High Sensitivity	100m
Chapel (in ruins) Howth Castle	RMP DU015-026 FCC RPS 0557	Chapel (in ruins)	Regional High Sensitivity	150m
Corr Castle	RMP DU015-025 FCC RPS 0551	Fortified house (in ruins)	Regional High Sensitivity	773m
The Manse	FCC RPS 0554 NIAH 11358024	Presbyterian Church Manse	Regional (NIAH) High Sensitivity	275m
Howth Presbyterian Church	FCC RPS 0555 NIAH 11358025	Church	Regional (NIAH) High Sensitivity	291m
Station Master's House	FCC RPS 0558 NIAH 11359001	Station Master's House,	Regional (NIAH) High Sensitivity	370m
Howth Station	FCC RPS 0559 NIAH 11359004	Railway Station	Regional (NIAH) High Sensitivity	435m
Milestone, Howth Road	FCC RPS 0553	Milestone	Regional High Sensitivity	576m
Worker's House, Howth Road	NIAH 11358022	Crossing Guard's House	Regional (NIAH) High Sensitivity	229m
Howth Lodge Hotel	NIAH 11358021	Hotel	Regional (NIAH) High Sensitivity	288m

05.1 Protected Structures

Four protected structures are identified within the vicinity of the proposed site which have the potential to be impacted by the proposed development. They are Howth Castle (rated of National Importance by the NIAH for reasons of archaeological, architectural and artistic interest); St. Mary's Church (rated of Regional Importance by the NIAH for reasons of architectural, technical, social and technical interest), a chapel in ruins in the grounds of Howth Castle (not rated by the NIAH but included in the RMP) and Corr Castle (also not rated by the NIAH and included in the RMP).
A protected structure is defined by the Planning and Development Act 2000 as:

> *any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure' including the interior of the structure; the land lying within the curtilage of the structure; any other structures lying within that curtilage and their interiors; and all fixtures and features which form part of the interior or exterior.*

Inclusion in the RPS means that Fingal County Council recognises that a structure is of special architectural, historical, archaeological, artistic, cultural, scientific or technical interest, that the building's importance is recognised and legally protected from harm, and that all future changes to it are controlled and managed through the development control process.

Howth Castle



Legal Status	A Recorded Monument; a Protected Structure; included in the NIAH
Identifiers	DU015-027001; DU015-027002; DU015-027003 FCC RPS 0556 NIAH 11358050-62
Date of Construction	c.1525
Original Use	Castle / fortified House
Description	Three-bay three-storey rubble stone medieval tower house, c.1400 (DU015-027001), attached to a six-bay two-storey wing added c.1825. Four-bay three-storey medieval tower house with dormer attic, c.1525 (DU015-027002) with attached six-bay two-storey over basement late-medieval house, c.1650. Renovated 1738, with openings remodelled and terrace added. Renovated, 1910, with interior remodelled. Eighteen-bay single-storey rubble stone stable range on an L-shaped plan, c.1840 with armorial plaque over the north entrance (DU015-027003), single storey wing behind with walled garden and dovecot c.1750
Significance Rating	National
Categories of Special Interest	Archaeological, Architectural, Artistic
Sensitivity	Very-High
Comments	The subject site is screened from view from Howth Castle by existing historic planting and by planting later established as part of the golf course. There are prominent views of the castle from Muck Rock in which the subject site features in the back ground to the left of the castle, visually separated from the castle by the aforementioned planting.

St. Mary's Church and graveyard





Legal Status	A Recorded Monument; a Protected Structure; included in the NIAH
Identifiers	DU015-042; FCC RPS 0594; NIAH 11358026
Date of Construction	1866 (Church)

Original Use	Church and Burial Ground
Description	Burial Ground and detached Gothic style gable-fronted Church of Ireland church, built 1866 on the site of an earlier church. 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. Human remains found during construction of the church, close to the site of a battle at Evora Bridge
Significance Rating	Regional
Categories of Special Interest	Archaeological, Architectural, Artistic, Social, Technical
Sensitivity	High
Comments	St. Mary's is an imposing Gothic-Style gable fronted church which sits on a sharp rise, above the road at entrance to the village of Howth. Its prominence is heightened by the 80m bell tower on the entrance elevation. The subject site is to the west of the church. It forms part of the views towards the church from the west, which is identified in the Statement of Character for the Howth Castle ACA. It is also prominent in the views leaving the churchyard.

Chapel in Ruins – Howth Castle





Legal Status	A Recorded Monument; a Protected Structure
Identifiers	DU015-026; FCC RPS 0557
Date of Construction	Medieval
Original Use	Church (in ruins)
Description	Ruins of a medieval chapel in grounds of Howth Castle, rectangular in plan and built of randomly coursed sandstone masonry with dressed quoins.
Significance Rating	Regional
Categories of Special Interest	Archaeological, Architectural, Artistic, Social
Sensitivity	High
Comments	The chapel is overgrown and almost hidden in woodlands. There are high walls between it and the subject site which sever any visual connection. Any historical connection has been lost following the construction of the golf-course.

Corr Castle



Legal Status	A Recorded Monument; a Protected Structure
Identifiers	DU015-025; FCC RPS 0551
Date of Construction	C16th
Original Use	Tower House (in ruins)
Description	Remains of 16th century coursed masonry castle with dressed quoins, of the St. Lawrence or White families now set in open space at centre of apartment development Three storey, oblong plan with a north-east turret and part bawn wall surviving.
Significance Rating	Regional
Categories of Special Interest	Archaeological, Architectural
Sensitivity	High
Comments	Corr Castle is in the deer park as defined by the nineteenth century maps. It was marked as a stand for the racecourse on the first Ordnance Survey map which suggests a visual connection that was lost with the construction of housing around the castle c.2000. There is no longer any relationship between the tower house and the subject site save that they are both within what was once the deer park enclosure.

Five more protected structures are identified in the receiving environment. They are Howth Presbyterian Church (FCC RPS 0555), The Manse (FCC RPC 0554), Howth Railway Station Master's House (FCC RPS 0558), Howth Railway Station (FCC RPS 0559) and a milestone on Howth Road (FCC RPS 0553). They are further described in Chapter 16 of the EIAR. No visual, architectural or historical connection is identified between the proposed site and any of these features in the modern context.

05.2 Curtilage of Howth Castle

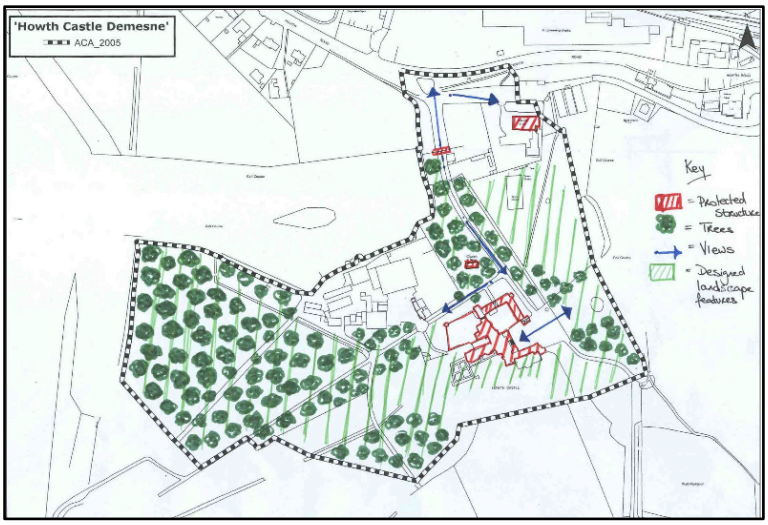
Chapter 13 of the *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) provides commentary and guidance on the definition of the curtilage of protected structures, and on the identification of features for protection within the curtilage of a protected structure. It also sets out the responsibility of planning authorities to properly identify these features to ensure that they are protected.

> *13.1.1 ...the notion of curtilage is not defined by legislation, but for the purposes of these guidelines it can be taken to be the parcel of land immediately associated with that structure and which is (or was) in use for the purposes of the structure...*

The Guidelines recognise that the definition of the curtilage of a structure can and does change over time. The example of a demesne landscape is presented in the guidelines, with changes in land use and changes in land ownership identified as factors which would influence the definition of the curtilage of an estate house in its current context. Architectural Conservation Areas are identified in the Guidelines as a means by which a planning authority can identify the features associated with a structure that it wishes to protect.

Changes in the ownership and subdivision of property can affect the extent of a curtilage. The structures illustrated here, including a dovecote, glasshouses and outbuildings have, for some time, no longer been associated with the principal house although originally within its curtilage. In order to be protected as items within the attendant grounds they must be specified in the RPS. Alternatively, they could be included in the RPS in their own right. (AHPGfPA p.192)

05.3 Howth Castle Architectural Conservation Area (ACA)



An ACA is *a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value.*
Chapter 13 of the *Architectural Heritage Protection Guidelines for Planning Authorities* (2011) provides guidance on the definition of ACAs in the context of former country house demesnes:

> 13.2.5 *The planning authority should be clear about what land, structures or features it wants to protect and should use other legislative powers available to it to protect these rather than try to stretch the definition of curtilage beyond its true meaning. For example, where there is doubt as to whether or not distant features such as boundary walls, dovecotes, icehouses or gate-lodges are within the curtilage of a protected structure, the planning authority can ensure their protection by specifying them within the RPS as features for protection within the attendant grounds of the protected structure and notifying all owners and occupiers. Alternatively, the planning authority has the power to establish an ACA to include the land, structures or features it wishes to protect. The designation of an ACA could be used to protect a former country house demesne and the structures and features within it or a churchyard containing the church itself and a disparate group of fine monuments.*

The landscape associated with Howth Castle is designated as an Architectural Conservation Area under Fingal County Council's Development Plan and described in the ACA Statement of Character. The Architectural Conservation Area 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 National Transport Museum complex, a large copse of trees to the west of the castle, as well as Howth Castle itself and adjoining outbuildings.
In describing the existing built environment of the demesne, the Howth Castle Architectural Conservation Area Statement 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 rationale for the area captured in the ACA is described in the Statement;

> *As much of the demesne lands have been altered to accommodate the golf course and hotel complex, the boundary of the Howth Castle ACA is limited to a core area surrounding Howth Castle and the entrance avenue.'*

The curtilage of Howth Castle, in the modern context, is defined by the ACA boundary.

05.4 Howth Castle Attendant Grounds

The Architectural Heritage Protection Guidelines distinguish between the curtilage of a structure and its attendant grounds. They note that structures within the attendant grounds of a protected structure are not automatically protected, and must be specified in the RPS or separately listed.

> *13.2.1 The attendant grounds of a structure are lands outside the curtilage of the structure but which are associated with the structure and are intrinsic to its function, setting and/or appreciation. In many cases, the attendant grounds will incorporate a designed landscape deliberately laid out to complement the design of the building or to assist in its function…The attendant grounds of a country house could include the entire demesne, or pleasure grounds, and any structures or features within it such as follies, plantations, earthworks, lakes and the like.*

> *13.2.3 A planning authority has the power to protect all features of importance which lie within the attendant grounds of a protected structure. However, such features must be specified in the RPS and the owners and occupiers notified in order for the features to be protected.*

05.5 The National Inventory of Architectural Heritage (NIAH)

The NIAH is an online dataset and tool, which was established under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999 and is administered by the Department of Housing, Local Government and Heritage. The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage.

Buildings included in the inventory are not automatically included a local authority's Record of Protected Structures, rather NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures. Buildings rated of regional importance or higher by the NIAH are put forward for inclusion.

In addition to the protected structures listed above, the National Inventory of Architectural Heritage website (www.buildingsofireland.ie) includes an entries for Howth Castle Gate. The castle gate is identified in the description of Howth Castle provided in Fingal County Council's Record of Protected Structures, and it is therefore protected within the curtilage of the Castle. The gates are also described in the Howth Castle ACA Statement of Character.

Howth Castle Main Entrance Gates and Gate House (in ruins)





Legal Status	A structure specified in the Howth Castle ACA SoC and protected within the curtilage of Howth Castle (FCC RPS 0556); included in the NIAH
Identifiers	FCC RPS 0556; NIAH 11358027
Date of Construction	1835
Original Use	Demesne Gate
Description	Entrance gateway, c.1835, designed by Richard Morrison comprising four Hindu Gothic style limestone ashlar piers with friezes and

	moulded cappings, flanked by pedestrian gateways. Cast-iron gates and railings. The associated single-storey gate lodge which was designed by Joseph Maguire in in 1872 is now in ruins
Significance Rating	High
Categories of Special Interest	Architectural, Artistic
Sensitivity	Medium
Comments	A tree lined avenue leads from the gates to the castle. The subject site is in close proximity to the entrance gates but is screened from view by existing mature woodland planting lining the avenue.

Two more NIAH Structures are identified in the receiving environment. They are a worker's house on Howth Road (NIAH 1135802), and Howth Lodge Hotel (NIAH 1135802). They are further described in Chapter 16 of the EIAR. No visual, architectural or historical connection is identified between the proposed site and either of these features in the modern context.

05.6 Other features of Architectural Heritage Interest

The former demesne wall is a built heritage feature with an historic association to Howth Castle (a Protected Structure). The connection is demonstrated through historic descriptions of a deerpark on the demesne going back to the seventeenth century, through historic paintings of the castle which show the boundary wall, and through eighteenth and nineteenth century cartographic sources.
The demesne wall is not identified in the listing for Howth Castle in Fingal County Council's Record of Protected Structures. It is outside of the Howth Castle ACA, and outside of the curtilage of Howth Castle in the modern context. It is not identified or described in the ACA Statement of Character.

The description of Howth Castle Gate provided in the NIAH does not make any reference to a rubble boundary wall. Under 'Original Use' and 'In Use As' the feature is described as walls/gates/railings. It is not reasonable to extrapolate a reference to the boundary wall from this entry because the description of the feature provided specifies limestone ashlar walls to the pedestrian gateways. This does not describe the boundary wall. No protections have been identified which could reasonably be applied to the demesne wall.

The wall is assessed below following the methodology described in the *NIAH Handbook* (March 2021). A photographic record of the wall is provided in Appendix 16.2 of the EIAR.

Former Demesne / Deer Park Wall





Legal Status	Not protected or included in any existing inventories. Outside of the Howth Castle ACA Within the attendant grounds of Howth Castle (DU015-027001; DU015-027002; DU015-027003; FCC RPS 0556; NIAH 11358050-62)
Date of Construction	c.1650
Original Use	Deer Park / Demesne Wall
Description	Random rubble, locally sourced limestone wall of varied height on a supporting bank over Howth Road, overgrown in sections. The mortar varies between soft lime mortar and cement, strap pointed in places.

	The oldest mortars have course aggregate. There are the remains of lime render on the inside and outside faces of the wall. The east section of the wall has historic limestone to the base with poured concrete over. To the west of the subject site the historic enclosing wall has been altered in places to accommodate piecemeal developments along Howth Road.
Significance Rating	Regional
Categories of Special Interest	Architectural, Archaeological
Sensitivity	High
Comments	Various phases of rebuilding and repairs are identified where different mortars have been used The wall is subject to threats of deterioration and to denudation by plant growth and piecemeal development of the former estate grounds.

05 CARRYING CAPACITY OF THE LANDS

In evaluating the physical impact on the demesne wall and the visual impact on Howth castle, the demesne and nearby protected structures it is necessary to consider whether the wall and demesne can accommodate such intervention without significant loss of character, and whether the architectural design respects the critical features of the historic context.

With respect to direct impacts on historic features, the loss of sections of the historic boundary wall must be considered, with the assessment focussed on whether the loss of fabric would outweigh any benefits. This is described and considered in detail the Architectural Heritage Impact Assessment Report submitted under separate cover.

This loss of elements of historic fabric is unavoidable in order to provide access to the development and deliver new homes. The demesne wall's future will be secured in the medium term, through its repair and maintenance, balanced against as little intervention as possible in order to avoid compromising its historical integrity.

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. The rich legacy of Howth Castle demesne includes an iconic landmark building, outstanding and rare garden and intangible built and natural heritage. An understanding of the urban, architectural and social values of the site is presented here, and has been used by the design team to identify opportunities to influence a distinctive design character and sense of place that will contribute to its successful social and economic integration as a sustainable residential development. Sustainability and quality of life will be delivered through the high quality architecture and landscape design.

Located in an area that offers excellent public transport connections to the city and economic benefits for the village, the development proposal envisages a vibrant new residential environment that enhances the existing suburban context. 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.

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 open space. 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.

A development which can be seen within a view of a protected structure lies within the setting of that structure. It cannot be disputed that such a development could potentially affect the setting of the structure.
It is necessary not only to consider the historic buildings and protected structures, but also the nature and appearance of the existing surroundings immediately prior to the proposed development being carried out. In this case the immediate surroundings have and are undergoing significant change.

The new development proposals will alter the meadow setting and will have significant visual impact on the roadway 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 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 is as to whether as such the design of a development may be considered to enhance or detract from its background. The quality of design and sensitivity must be weighed against the impact.

It is generally accepted that a successful environment is able to evolve and develop over time in accordance with its heritage. 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.

06 ASSESSMENT OF THE DEVELOPMENT PROPOSAL AND ITS IMPACT ON THE DESIGNED LANDSCAPE

The proposed development is described in Chapter 2 of the EIAR, and in the drawings, visualisations and documents prepared by the design team. A detailed impact assessment which considers the impact of the proposed development in the immediate setting of the proposed site, and on the wider sensitivities of the historic landscape is provided in Chapter 16 of the EIAR. An Architectural Heritage Impact Assessment Report is provided under separate cover.

The proposed development is for a large-scale residential development of 135 dwellings across two offset blocks ranging in height from 3-5 storeys. 63 car parking spaces and 6 motorcycle spaces will be proposed at surface level. A total of 510 bicycle spaces are proposed including the provision of secure bicycle stores.
The development includes a new landscaping scheme, supplementing existing planting on the site, and for taking down 3 sections of the boundary wall, which fronts Howth Road, to facilitate vehicular and pedestrian access. Undergrounding and relocation of existing ESB overhead lines and diversion of existing distribution gas pipes around the site are also proposed.

The design for the site, and the layout of the proposed buildings has been carefully considered with regard to the impact of the proposed works on the built heritage features of the site, and the visual impact of the development on the sensitive setting of neighbouring protected structures, the Howth Castle ACA and other significant views and vistas within the receiving environment.
The massing strategy balances the requirement to create a strong architectural presence at the gateway to the village of Howth, with the sensitivities of the demesne landscape. The proposed buildings are set as far from the site boundaries as possible which will facilitate the retention of existing significant trees. Existing boundary planting will be

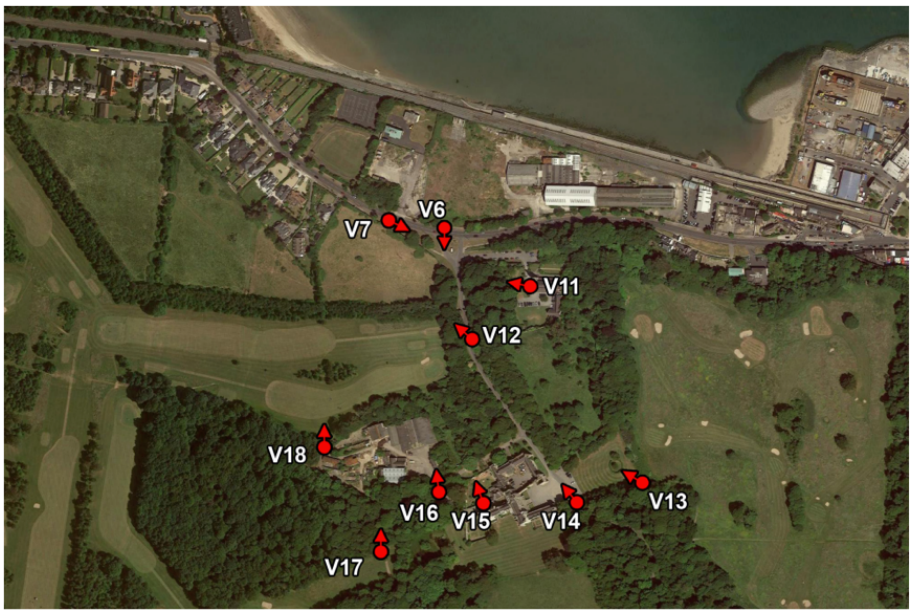
supplemented with new planting, especially along the east boundary, and to the south of the proposed buildings, to add to the existing screening between the site and the castle entrance, gates and avenue.

The proposed building forms are cranked and stepped in plan and section to respond to the existing topography, breaking up the blocks, allowing a through view on approach to the site, creating visual interest and providing relief, especially along Howth Road. The proposed Block D, which is on the east side of the proposed development, and is closest to the castle gate, steps down to three storeys, and will be completely screened from view by the existing walls and mature trees. The fifth storey is generally set back from the road, breaking up the mass and reducing the impact.

The design intention is for buildings of high-quality architectural design, coupled with precision detailing, using modern materials and a natural colour palette drawn out of the context. Elevations will be finished in selected brick, which is an attractive, hard-wearing and robust solution appropriate to the maritime context. Railings will be painted metal with high-performing metal windows. Projecting balconies have been eliminated from the front of Blocks A and C and from the end elevations. Green roofs are proposed for both blocks where they will be viewed from the above and to the south. Except for solar panels, plant will housed inside the blocks and will not feature on views of the roof.

The proposed development will have a direct impact on Howth Castle ACA where alterations are proposed within a small area of the site which is included in the ACA boundary. The nature of the proposed works inside the ACA is minor, comprising of changes to the existing footpath and provision of a stepped approach to the proposed new pedestrian entrance.

The visual impact of the proposed development is described in the photomontages and visualisations prepared by 3D Design bureaux and assessed in Chapter 16 of the EIAR. The locations of the viewpoints were selected so as to illustrate the impact on the identified built heritage features in the receiving environment, on the ACA and the wider context of the subject site. The views were selected with reference to views identified in: the Fingal County Development Plan 2023-2029; the Howth Castle Architectural Conservation Area Statement of Character; and in response to consultation with Fingal County Council's Architectural Conservation Officers.



The proposed development will have an indirect and visual impact on the setting of Howth Castle ACA. This includes views on approach to the main entrance gates, views from the entrance avenue, looking north towards the main gate, the view of Howth Castle from Muck Rock and certain views towards the proposed site from inside the ACA boundary. The proposed development will not impact on views in the immediate vicinity of Howth Castle, views towards the castle from the east lawn, views from the castle entrance or views along the north side of the castle building complex.
The proposed development will impact on wide views on approach to St Mary's Church from Howth Road and will be viewed when leaving the church grounds, behind the repaired historic boundary wall and the proposed planting.
The proposed development will impact on the setting of Howth Castle Gate, and on views towards the castle gates from Howth Road.

Visual impacts were identified on six of the selected viewpoints. They are described and assessed as follows:

Verified View 6



Existing View 6

Description	View looking towards the proposed site with the main gates of Howth Castle to the left of the frame
Built – Heritage Features	Howth Castle Main Gate: A structure identified in the Howth Castle ACA SoC and protected within the curtilage of Howth Castle (FCC RPS 0556); included in the NIAH 11358027 rated of Regional importance Howth Castle Demesne, an ACA and included in the NIAH Garden Survey 2564. Boundary Wall, former Deer Park and/or Demesne Wall : within the attendant grounds of Howth Castle but outside of the ACA boundary and not included in any existing inventories Just out of shot to the left – St. Mary's Church: A Protected Structure FCC RPS 0594; included in the NIAH 11358026 where it is rated of Regional Importance
Historic representations	McFarland 1853 
Legislative Context	The view on approach to the Castle Gate is not identified in the Howth Castle ACA Statement of Character. The opposite view (V12), on approach to the gate from the castle is identified. This is appraised below.
Context	View features strongly on approach to the Howth Castle Demesne In modern times it has been negatively impacted by visual clutter associated with the road, signage, overhead wired services etc.



Proposed View 6

Impact Description	The proposed development will have a visual impact on the views on approach to the Howth Castle Gates where the proposed new buildings will be viewed behind the historic wall, and the existing and proposed planting. The proposed pedestrian entrance will also have a visual impact.
Incorporated Design Mitigation	the set-back between the proposed buildings and the proposed site boundary, the step-down to three storeys at the southeast end of the proposed Block D the existing planting along the entrance avenue to Howth Castle, which will be supplemented with new trees on the subject site the repair and retention of the historic demesne boundary wall high quality buildings which will make a positive contribution to the contemporary characteristics of the streetscape to the west
Impact Quality	Neutral
Impact Magnitude	Medium
Feature Sensitivity Rating	High
Impact Significance	Neutral, Significant, Long-Term

Verified View 7



Existing View 7

Description	View looking towards Howth Village from Howth Road
Built – Heritage Features	Boundary Wall, former Deer Park and/or Demesne Wall : within the attendant grounds of Howth Castle but outside of the ACA boundary and not included in any existing inventories St. Mary's Church: A Protected Structure FCC RPS 0594; included in the NIAH 11358026where it is rated of Regional Importance
Legislative Context	The view along Howth Road, on approach to Howth Village is not identified in the Howth Castle ACA Statement of Character.
Context	View features strongly on approach to the Howth Village, the spire of St Mary's Church appears in the centre of the frame.

	The view has been negatively impacted by a clutter of overhead services and signage. The Claremont SHD (under construction) has changed the character of this view.



Proposed View 7

Impact Description	The proposed development will have a visual impact on the views on approach to Howth Village where the proposed new buildings will be viewed behind the historic wall, and the existing and proposed planting. The proposed pedestrian entrance will also have a visual impact.
Incorporated Design Mitigation	the set-back between the proposed buildings and the existing boundary wall, the landscaping proposal for the open spaces inside the demesne wall the repair and retention of the historic demesne boundary wall high quality buildings which will make a positive contribution to the contemporary characteristics of the streetscape to the west
Impact Quality	Neutral
Impact Magnitude	Medium
Feature Sensitivity Rating	High
Impact Significance	Neutral, Significant, Long-Term

Verified View 12



Existing View 12

Description	View looking towards the entrance gates from the approach avenue to Howth Castle
Built – Heritage Features	Howth Castle Main Gate: A structure identified in the Howth Castle ACA SoC and protected within the curtilage of Howth Castle (FCC RPS 0556); included in the NIAH 11358027 rated of Regional importance Howth Castle Demesne, an ACA and included in the NIAH Garden Survey 2564. Out of shot to the right – St. Mary's Church: A Protected Structure FCC RPS 0594; included in the NIAH 11358026where it is rated of Regional Importance
Historic representations	McFarland 1853

	
Legislative Context	The view towards the gates from the avenue is identified in the Howth Castle ACA Statement of Character.
Context	The boundary between the avenue is delineated by a wall comprising an historic limestone base and poured concrete over. This is obscured by the mixed planting along the avenue which also screens the proposed site. The gatehouse is in ruins to the right of the gate (out of the shot).



Proposed View 12

Impact Description	The proposed development will be screened from view of the avenue by the existing wall, and by existing and proposed planting. The existing undergrowth is thick and in the 'worst case scenario' where it was cleared, the visual impact of the proposed buildings would be increased. The proposed additional planting at the east site boundary reduces the 'worst case' impact
Incorporated Design Mitigation	the set-back between the proposed buildings and the proposed site boundary, the step-down to three storeys at the southeast end of the proposed Block D the existing planting along the entrance avenue to Howth Castle, which will be supplemented with new planting and trees on the subject site high quality buildings which will make a positive contribution to the contemporary characteristics of the streetscape to the west
Impact Quality	Neutral
Impact Magnitude	Low
Feature Sensitivity Rating	High
Impact Significance (worst case scenario)	Neutral, Moderate, Long-Term

Verified View 15



Existing View 15

Description	View looking towards the proposed site from Howth Castle
Built – Heritage Features	Howth Castle - A Recorded Monument: RMP DU015-027001-3, a protected structure: FCC RPS 0556, Included in the NIAH 11358050-62 where it is rated of Regional and National Importance Howth Castle Demesne, an ACA and included in the NIAH Garden Survey 2564.
Legislative Context	The view from the castle towards and across the proposed site is not identified in the Howth Castle ACA Statement of Character.
Context	The golf course, established in the 1970s, changed the character of the historic landscape, adversely effecting views to and from the castle buildings.



Proposed View 15

Impact Description	The proposed development will be screened from view by existing walls and buildings, and by existing and proposed planting. The existing planting is dense, in the 'worst case scenario' where the existing trees are lost, the impact would be increased. The retention of the semi-mature trees on the proposed site, reduces the 'worst case' impact
Incorporated Design Mitigation	the set-back between the proposed buildings and the existing site boundary, the retention of the existing semi-mature trees within the proposed site and to the south of the proposed buildings the step-down to three storeys at the southeast end of the proposed Block D high quality buildings which will make a positive contribution to the contemporary characteristics of the streetscape to the west
Impact Quality	Neutral
Impact Magnitude	Medium
Feature Sensitivity Rating	High
Impact Significance (worst case scenario)	Neutral, Moderate, Long-Term

Verified View 18



Existing View 18

Description	View looking from the National Transport Museum, across the golf course and towards the proposed site
Built – Heritage Features	Curtilage of Howth Castle, within the Howth Castle ACA boundary.
Legislative Context	The view looking from the National Transport Museum is not identified in the Howth Castle ACA Statement of Character.
Context	The golf course has changed the character of the historic landscape and had a negative effect. The semi-mature trees in the centre-ground of the image, which partly screen the proposed site from view, are a feature of the golf-course. The cranes in the background are for the construction of the Claremont SHD



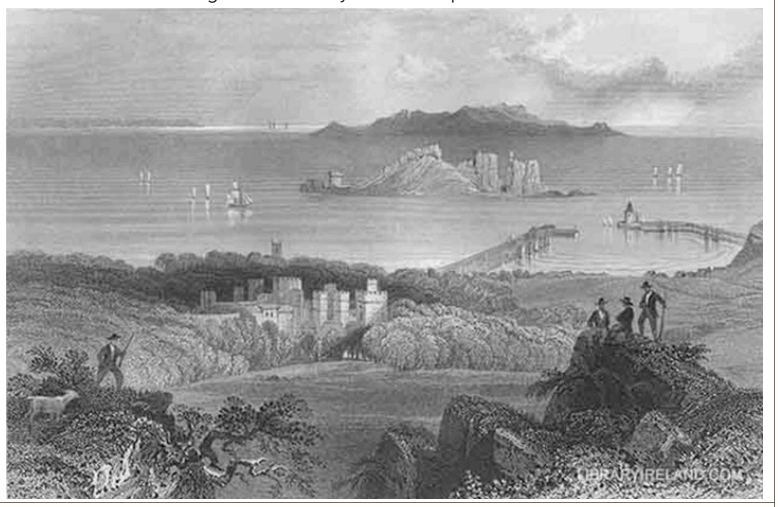
Proposed View 18

Impact Description	The proposed development will be screened from view by existing walls and buildings, by the topography and by existing and proposed planting.
Incorporated Design Mitigation	the set-back between the proposed buildings and the existing site boundary, the retention of the existing semi-mature trees within the proposed site and to the south of the proposed buildings the set-back of the fourth floor and the change in material high quality buildings which will make a positive contribution to the contemporary characteristics of the streetscape to the west
Impact Quality	Neutral
Impact Magnitude	Medium
Feature Sensitivity Rating	Medium
Impact Significance	Neutral, Moderate, Long-Term

Verified View 19



Existing View 19

Description	View looking across the Howth Castle ACA, towards the proposed site from Muck Rock. Howth Castle is in the centre of the frame with St. Mary's Spire behind
Built – Heritage Features	Howth Castle - A Recorded Monument: RMP DU015-027001-3, a protected structure: FCC RPS 0556, Included in the NIAH 11358050-62 where it is rated of Regional and National Importance Howth Castle Demesne, an ACA and included in the NIAH Garden Survey 2564. St. Mary's Church: A Protected Structure FCC RPS 0594; included in the NIAH 11358026 where it is rated of Regional Importance
Historic representations	Numerous including the Scenery and Antiquities of Ireland 1841 
Legislative Context	The view looking towards the castle from Muck Rock is not identified in the Howth Castle ACA Statement of Character.
Context	The golf course has changed the character of the historic landscape and had a negative impact. The cranes in the background are for the construction of the Claremont LRD



Proposed View 19	
Impact Description	The proposed development will be screened by existing and proposed planting both on and around the proposed site The proposed buildings are visually separated from the castle buildings by the existing planting including the band of semi-mature trees within the proposed site boundary, which are proposed for retention. In the 'worst case scenario' where the existing trees are lost, the impact would be increased. The retention of the semi-mature trees on the proposed site, reduces the 'worst case' impact
Incorporated Design Mitigation	the set-back between the proposed buildings and the existing site boundary, the retention of the existing semi-mature trees within the proposed site and to the south of the proposed buildings The setback of the proposed fourth floor and the change of material of the top level Green roofs, with services (except PV panels) to be housed inside the buildings. high quality buildings, materials and details
Impact Quality	Neutral
Impact Magnitude	Low
Feature Sensitivity Rating	High
Impact Significance (worst case scenario)	Neutral, Significant, Long-Term

The proposed openings in the demesne wall are minimal, and required to allow for safe pedestrian, bicycle and vehicular access to the site. They will read as modern interventions into the historic fabric to distinguish between new and old. The proposal also includes for repair and maintenance of the wall. The alterations require removal of sections of the existing masonry which will be recorded and carefully taken down for re-use elsewhere in the repair of the walls, or in the landscaping proposals. The proposed openings shall be detailed to a high standard using high-quality material and contemporary design, to announce and identify the new development.

07 RECOMMENDATIONS FOR MITIGATION AND MANAGEMENT OF THE BUILT AND NATURAL HERITAGE

The design of the site, the layout of the proposed buildings, the massing and landscape strategies, and the proposed material palette have all been carefully considered with regard to the visual impact of the development on the designed landscape of Howth Castle.

The existing trees, on the site and in proximity to its boundaries should be protected during the construction works and the proposed planting scheme should be implemented in full to ensure that visual screening is preserved.

The alteration and repair of the wall should be monitored by a Conservation Architect and carried out in accordance with the specifications in Appendix 16-3 of the EIAR.

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