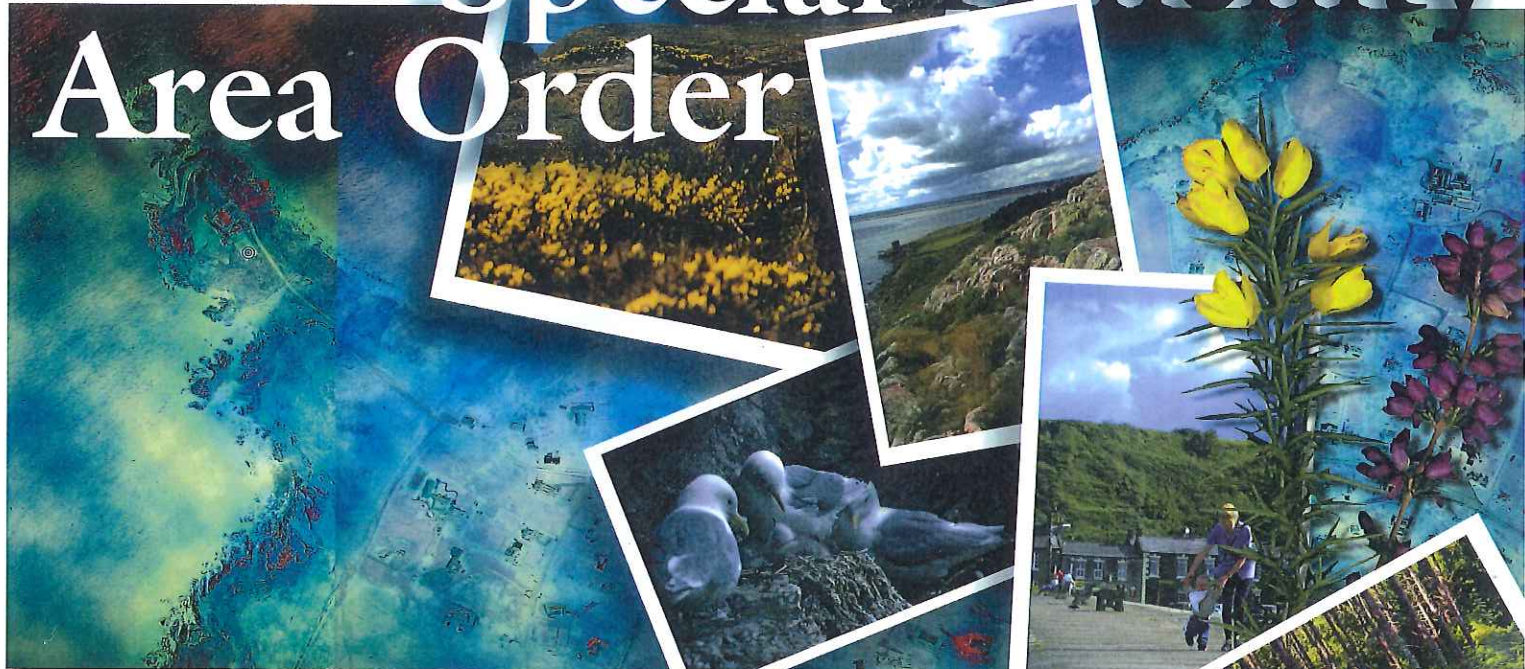


# Howth Special Amenity Area Order



Cathal Boland, Cathaoirleach  
William M. Sofke, County Manager  
Mark Walsh, Principal Officer  
Douglas Hyde, County Planning Officer

*Delightful to be on Ben Eadar  
Before going o'er the white sea  
Delightful the dashing of the  
wave against its face  
The bareness of its shore  
and border*

Poem from the Early Christian period  
attributed to St. Colmcille





# Howth Special Amenity Area Order, 1999

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**Fingal County Council**

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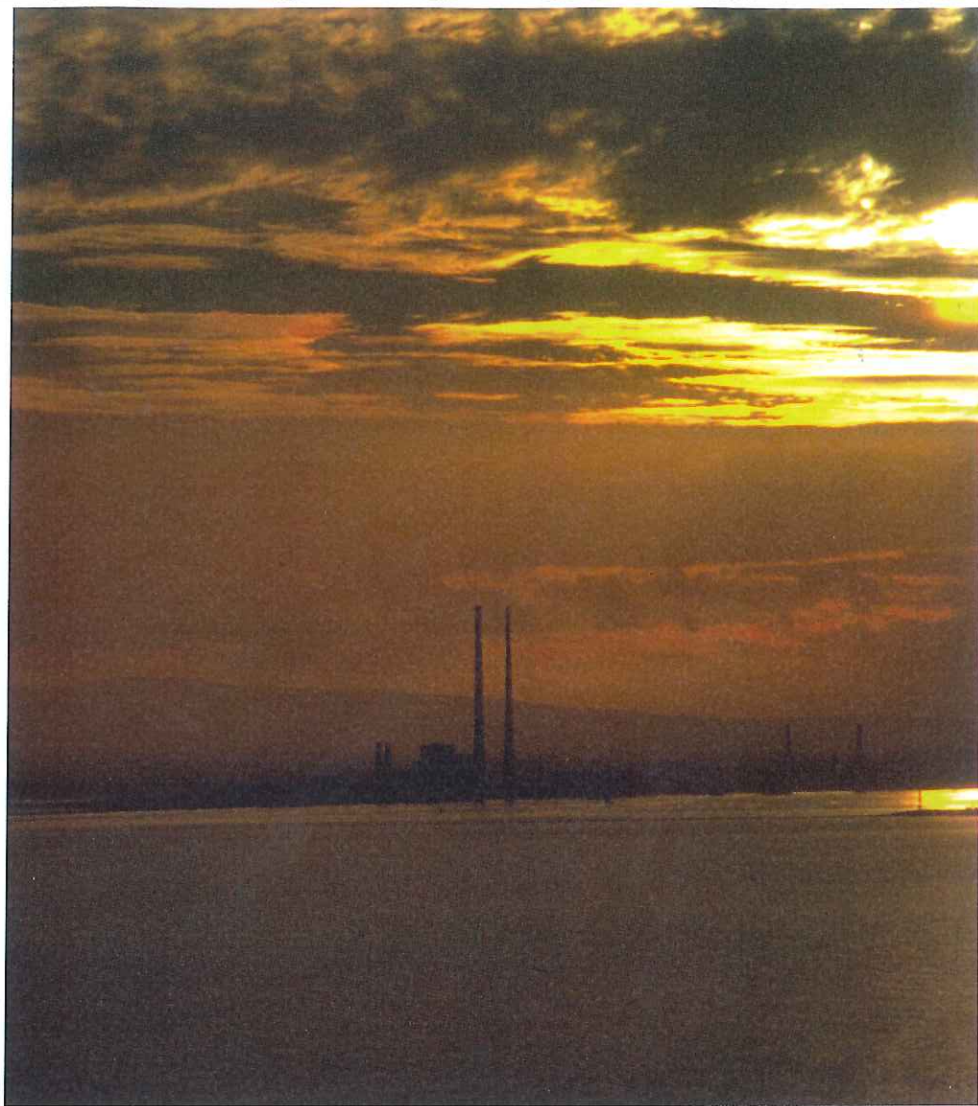
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## Acknowledgements

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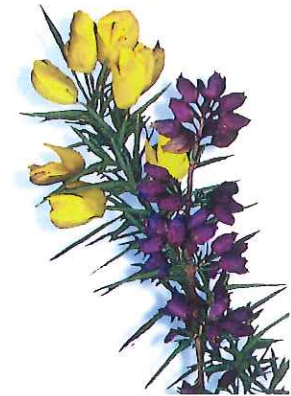
# 1. Introduction



Rhododendron Gardens, Howth Demesne,  
viewed from Muck Rock

*Of an evening, as the sun dips, the water of the bay  
becomes brilliant gold, or if there is any mist, the  
siren of the Bull starts its weird octave and "boom"  
, and the "moaning" off the Bailey Light utters its  
sad depressing groans. Or if the night is fine, the  
lights all along the shore, from Bray Head to  
Dublin, begin to twinkle. And the Shearwater  
gulls start their laughter, like a bunch of young  
girls at the side of a road laughing at the passers-  
by, Ireland! romance, laughter and tears!*

William Orpen (1924)







For many years local people have been campaigning for the designation of Howth as a special amenity area. The campaign bore fruit in 1996 when the Minister for the Environment directed Fingal County Council to make a special amenity area order for the coastal margins of Howth Head. The council then decided to investigate a more extensive area of the peninsula for designation. This included Shielmartin, The Ben of Howth and nearby Ireland's Eye.

This document is a revised version of a draft report and order which was published by the council in 1998. The revisions take account of information and views arising from extensive public consultation by the council about the draft document.

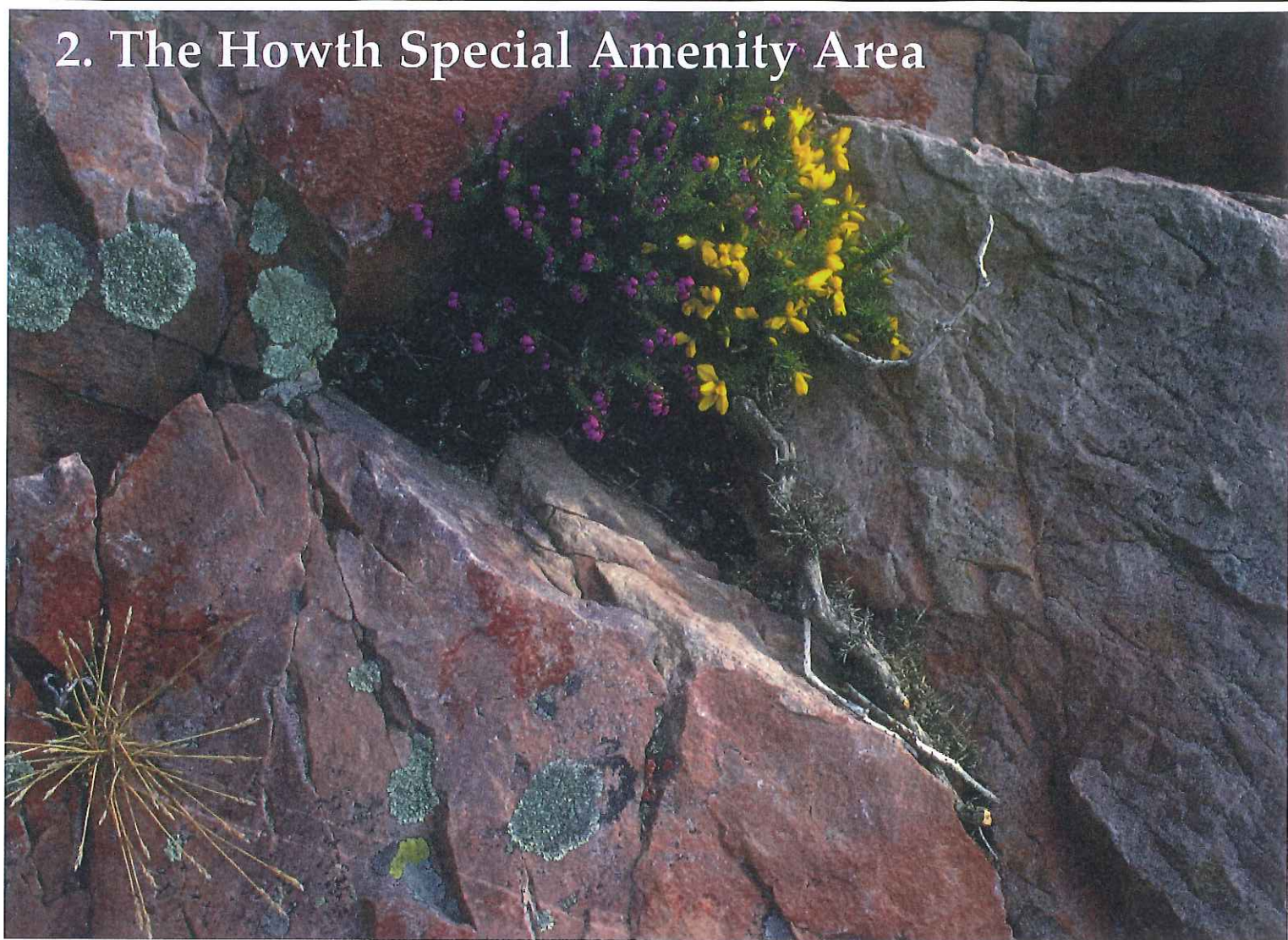
There are two main sections in this document. Chapter 2, The Howth Special Amenity Area, is a description of the area. The description highlights those qualities which distinguish it as a place meriting designation as a special amenity area. Chapter 3 is the special amenity area order itself. The order sets out in three schedules a framework for the conservation of the area in accordance with the Planning Acts<sup>1</sup>. Two 1:5000 maps, Maps A and B, form part of the order. They are not included in this document because of their large size. The final chapter describes how the relevant planning regulations will apply to the Area<sup>2</sup>.

The Order will not come into effect until it has been confirmed by the Minister for the Environment and Local Government and has been laid before the Houses of the Oireachtas. Once confirmed the order will be reviewed at least once every five years.

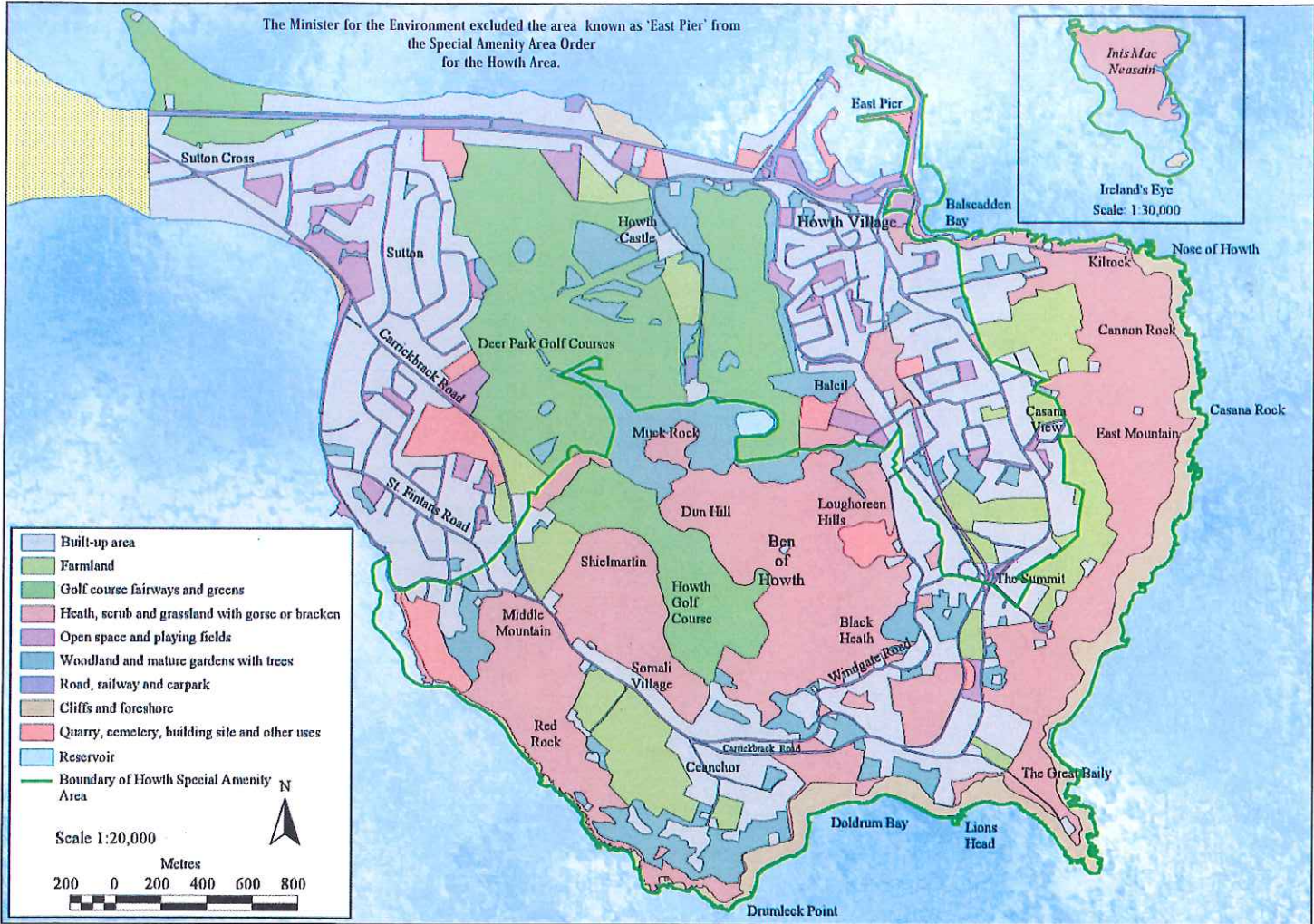
<sup>1</sup>Section 42 of the Local Government (Planning and Development) Act, 1963, as amended by Section 40 (a) of the Local Government (Planning and Development) Act, 1976.

<sup>2</sup>Local Government (Planning and Development) Regulations, 1994.

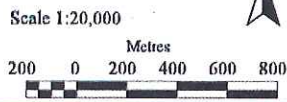
## 2. The Howth Special Amenity Area



The Minister for the Environment excluded the area known as 'East Pier' from the Special Amenity Area Order for the Howth Area.



- Built-up area
- Farmland
- Golf course fairways and greens
- Heath, scrub and grassland with gorse or bracken
- Open space and playing fields
- Woodland and mature gardens with trees
- Road, railway and carpark
- Cliffs and foreshore
- Quarry, cemetery, building site and other uses
- Reservoir
- Boundary of Howth Special Amenity Area



*Opposite  
Map of Howth Special Amenity Area*

## Introduction

Dublin has one of the most spectacular settings of any European capital and Howth is arguably the brightest jewel in that setting. The peninsula and nearby Ireland's Eye contain scenery and habitats as fine as any in the country.

The Howth Special Amenity Area Order is a recognition of the quality of the area. To receive this designation an area must be of either outstanding natural beauty or it must have special recreational value or it

must be an area where there is a need for nature conservation.

In the case of Howth most of the designated area meets all three of the criteria for designation.

The Howth Special Amenity Area has a total area of 547 hectares. This comprises Ireland's Eye ( 28 hectares) and the heathland, woods, cliffs and wooded residential areas of the south-eastern half of the peninsula (519 hectares).

*A 1988 satellite image of  
Howth and Dublin Bay*



## Landscape

Howth has a coastal landscape of great distinction. It is a landscape of human settlement but one which is dominated by natural features and processes.

Distant sea views, large skies and heathland above sea cliffs are characteristic landscape elements. The area has two defining landmarks; on the south side of the head the grass-topped Baily promontory jutting into the broad sweep of Dublin Bay and, on the north side, the craggy profile of Ireland's Eye.

Inland, the heath-covered hills of Shielmartin, Carrickbrack and the Ben give panoramic views southwards over the bay to the Wicklow Mountains. From Muck Rock, Dun Hill and Kilrock there are equally impressive vistas northwards, of the interplay of land and sea created by the islands and estuaries of the Fingal coastline. Some of the most sublime sea views are at lower levels; the cliff path above Doldrum Bay, between trees and houses on the southern slopes of



*They went on, between high hedges of  
clipped beech and up a steep winding  
path amidst great bushes of rhododendron  
in full flower to the grey rock and  
heather of the crest. They stood in the midst  
of one of the most beautiful views in the world.*

*Northward they looked over  
Ireland's Eye and Lambay and the  
Blue Moorne Mountains far away.....*

H.G. Wells in "Joan and Peter", 1918

*View from Muck Rock northwards  
over Howth Demesne*



Carrickbrack and from the road around Balscadden Bay. A different type of view, but one just as impressive, is the vista of the city from Shielmartin and Dun Hill. The city stretches to the horizon on the other side of the Sutton isthmus.

The broken terrain of the peninsula harbours a variety of fine landscapes.

These include farmland near Redrock, the woodlands of Howth Demesne and Middle Mountain, the 'country lanes' of Ceanchor, Windgate and the Old Carrickbrack roads, the 'moorland' valleys and hollows of the Ben of Howth, the pastures and abandoned cottages around Cannon Rock and the sea crags of the Stags (on Ireland's Eye) and Casana Rock.



Dublin Bay from Old Carrickbrack Road



*He has a charming house by the sea here, on a place called the Hill of Howth, one of the crescent horns that shut in the bay of Dublin, the only place near town with fields of yellow gorse and stretches of wild myrtle, red heather and ferns...*

Oscar Wilde (1876)

*Opposite. View westwards over Sutton from Muck Rock*





*In my boyhood I contemplated it (Howth)  
across the Bay from Dalkey Hill, and at night  
saw the Baily light and the Kishbank twinkle.*

George Bernard Shaw (1947),  
letter to the editor of 'The Howth Review.'

*'The Last Sails' by Brigid Ganly  
a water colour of the  
Howth Peninsula viewed  
from Dun Laoghaire*

The value of the landscape of the area extends beyond its confines. It is important in three specific contexts. First, the stretches of open country around Howth village form a rural backdrop which is an integral part of the village's attractive character. Second, the crags of Ireland's Eye and the landward flank of

the Ben of Howth offer reassuring glimpses of open countryside in views eastwards from the north-east suburbs of the city. Further afield the Howth peninsula and the Baily lighthouse are defining features of Dublin Bay.



## Settlement

Defensible hilltops and coastal sites, good fishing grounds, and fertile farmland in the western part of the peninsula have attracted settlers to Howth for thousands of years. The surviving evidence of early settlement and the folklore which has gathered around the old sites add to the interest of the modern landscape.

*Red Hot Pokers in a view of  
The Baily from the cliff walk, near Lions Head*



Victorian builders have also left a distinguished mark. Their legacy includes Howth harbour and the lighthouses and martello towers of the coast, all of which were constructed in the early part of the nineteenth century.

The late nineteenth century and the twentieth century have seen Howth develop as a dormitory settlement of Dublin. While much of the architecture of the new houses is undistinguished their mature gardens have become an indispensable element of the landscape. Frost sensitive plants thrive on the sheltered, southern slopes of the peninsula. Non-native plants such as White Bryony (*Bryonia dioica*), Red Hot Poker (*Kniphofia* spp) and *Echium pininana* have 'escaped' from gardens and

*As I first knew Howth, half a century ago, it was a delightful old-world place. Even round its rock-bound margin houses were few, and one could wander at will along its grassy slopes and over its broad heathery top. Now houses and bungalows, most of them inartistic eyesores quite out of keeping with their setting, encroach more and more on the open spaces: along the southern shore, with its superb view across Dublin Bay.*

*But much of the plateau like top, where in late summer the heather and the gorse form one of the loveliest sights in Ireland, is mercifully still unspoiled and free to the weary town dweller - how long will it remain so?*

R. L. Praeger (1937)

established themselves on the hillsides. These plants add an exotic dimension to the landscape although, in some places, they pose a serious threat to the native flora.

## Recreation and education

Howth has been a playground for generations of Dubliners. There is exceptional countryside all around Dublin but nowhere else, apart from Bray Head on the other side of the Bay, is so well served by public transport. It takes less than 30 minutes on the DART from the city centre to reach Howth. The station in Howth is only a 20 minute walk from deserted heaths and wild sea cliffs. Although most of the land of the peninsula is in private ownership every part of it is accessible by public rights of way. The special amenity area order designates 21 kilometres of track as public



*The carpark at Baily Green on a sunny August weekend*

footpath. The accessibility of the area enhances its importance for recreational and educational purposes and helps to explain its popularity for walking and other outdoor leisure activities.

*The Cliff Walk near the Nose of Howth, Howth  
Harbour in the background*



Because of its convenient location, Howth is also a popular study area for naturalists and scientists. This particularly applies to geologists, lichenologists, ornithologists and botanists. The intrinsic educational and scientific value of the area is considerably enhanced by this ongoing tradition of study.



## Geology

The rugged terrain of the peninsula and of Ireland's Eye is explained by the local geology. A geological fault, which runs across the peninsula, separates Lower Carboniferous limestones from older Cambrian sedimentary rocks. The older rocks, on the south-east side of the fault, which underlie most of the special amenity area, are responsible for the peninsula's distinctive profile. These rocks contain the most spectacular examples in Ireland of large-scale sea-floor slumping and 'olistostrome'<sup>3</sup> development.

*Field-trip to Ireland's Eye, temporarily disturbing a Great Black-backed gull colony*

<sup>3</sup>An olistostrome is a sedimentary formation made up of a chaotic mixture of contorted beds and other elements which has been formed by submarine movement of unconsolidated sediments.



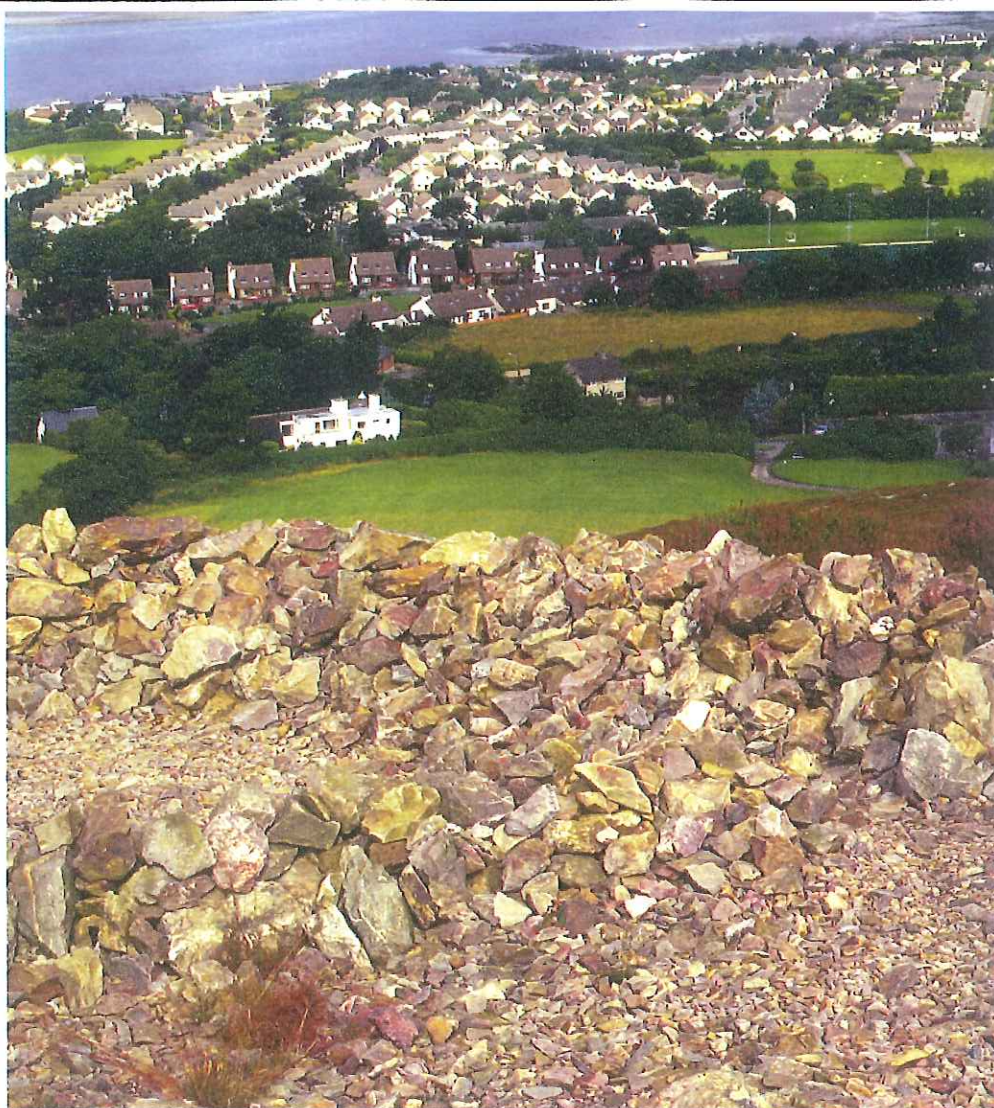
The features are best seen at the crags and quarries above Balscadden Bay and at Kilrock and also at the Sheep Hole, the Hippy Hole, Drumleck Point and Red Rock. Within the area there are also good exposures of fossil rich Lower Carboniferous limestones (Balscadden Bay) and of Pleistocene deposits (at Bottle Quay and near the martello tower in Howth village).

## Heathland

The Cambrian rocks have weathered to produce shallow, infertile soils supporting heathland vegetation. Howth contains the largest area of lowland dry heath in Ireland. Heathland is a valuable habitat which is under threat throughout Europe. As a result it has been listed as a priority habitat for conservation<sup>4</sup>.

*Shielmartin summit and cairn. The view north-westward, of the Sutton suburbs, is across a geological fault to limestone lowlands.*


<sup>4</sup> E.U. Habitats Directive (92/43/EEC)



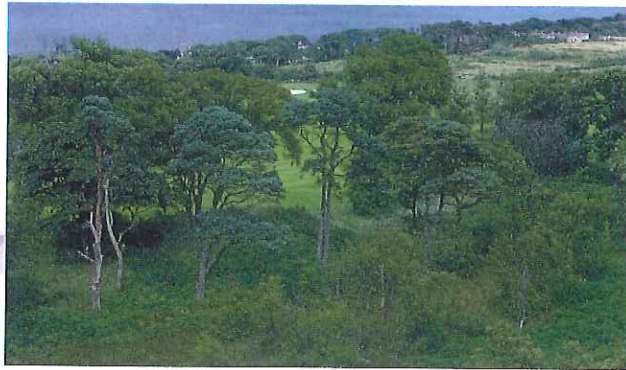
The heath on Howth is dominated by Autumn Gorse (*Ulex gallii*), Heath (*Erica cinerea*) and Ling heather (*Calluna vulgaris*). Where the heath is on deeper soils it has been invaded by bracken or whin (*Ulex europaeus*) or trees and shrubs such as elder, blackthorn and hawthorn. A lively and colourful little bird, the Stonechat, can be seen in these areas of heath where there is bushier growth.

## Other Habitats

The conservation and educational value of Howth is enhanced by the fact that there are many different habitats within a small area. This biological richness has declined in the last hundred years as a result of housing estates and golf courses replacing heathland and farmland and because of the loss of some wetland habitats. In 1949 farmland was the principal land cover on the peninsula, accounting for 36% of the area.



Diverse habitats near Dun Hill; heath, woodland, ecotones (transitional habitats) and, in the foreground, the 'Bog of the Frogs', a small raised valley peat bog.



Opposite. Ben of Howth and Black Heath viewed from Shielmartin across Howth Golf Course







By 1992 that proportion had declined to 7%. However the range of remaining habitats is still impressive.

The coastal zone contains several habitats of international importance. These are:-

- undisturbed shingle beaches<sup>5</sup>,
- the intertidal zone (particularly the rocky platforms),
- high cliffs and
- coastal grasslands near sea level.

Other valuable habitats present are:-

- dry acid grasslands,
- woodlands,
- streams, and
- a small raised valley bog .

Ireland's Eye is a unique asset, a little-disturbed wilderness on the doorstep of the capital city. The island consists of grassland, bracken dominated heath, a sandy beach, rocky intertidal platforms and sea cliffs.

## Flora

Howth was noted for its rich flora by botanists in the nineteenth century. This was attributed to the diversity of natural habitats and the well managed local farms. Some rare plants previously recorded in the area are no longer present. Nevertheless Howth is still of great interest (See Appendix 1). Much of that interest is focused on the grasslands of the area, either the coastal grasslands or surviving, unimproved pastures inland.










*Opposite. Map of Howth showing sites and areas of special interest. Appendix 3 has brief descriptions of these locations*

<sup>5</sup> A listed non priority habitat in the Habitats Directive (92/43/EEC)

## Sites and Areas of Special Interest

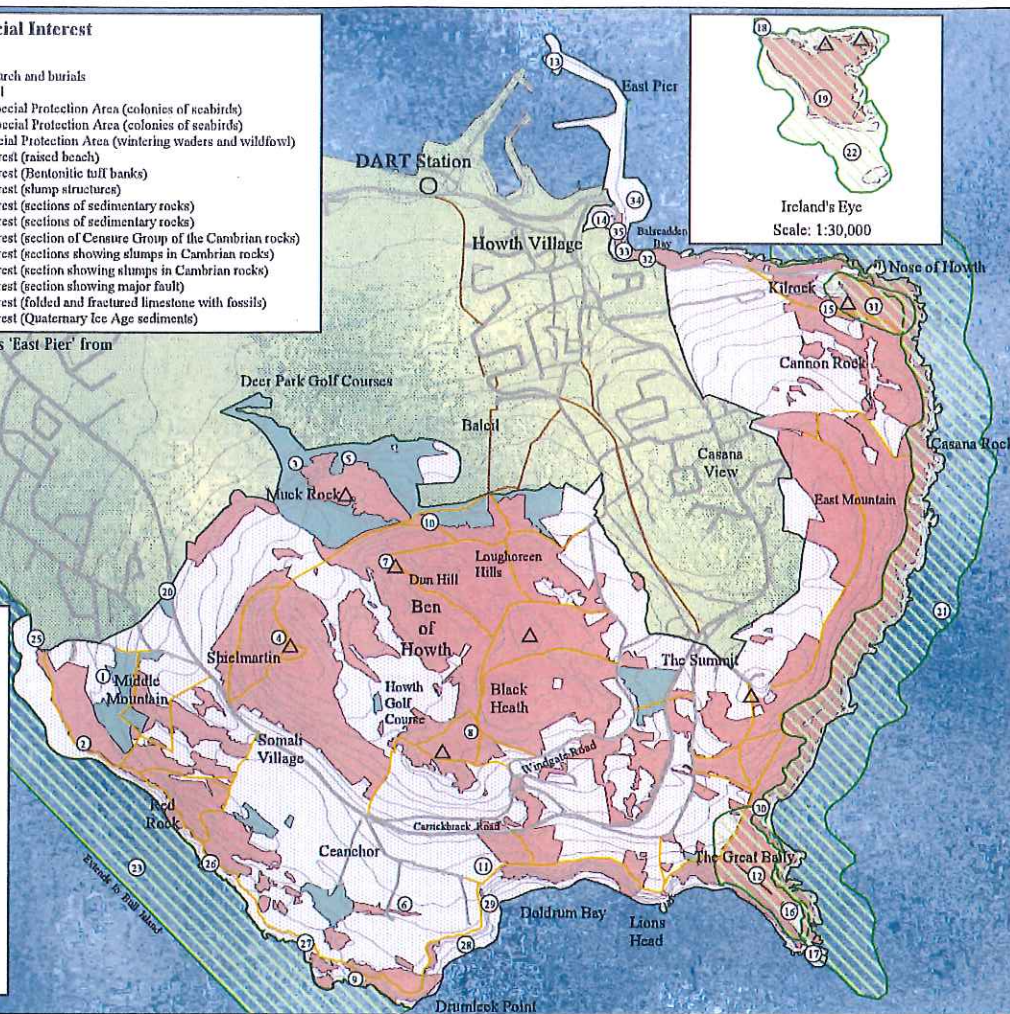
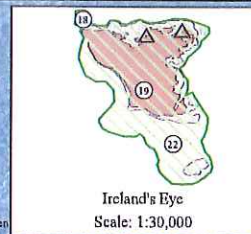
1. Sutton Castle Hotel; house and gateway
2. Martello tower at Sutton
3. Portal tomb in Howth Demesne
4. Cairn on Shielmartin
5. Rhoedudron Gardens
6. Enclosed field pattern
7. Remnants of cairn and earthworks
8. Remnants of cairn
9. Site of Drumluck Castle
10. Bog of the Frogs
11. Earlscliffe Gardens (private gardens)
12. Archaeological complex
13. Lighthouse
14. Martello tower and possible molle site
15. Possible cairn
16. Lighthouse keepers' cottages
17. Bally Lighthouse
18. Martello tower
19. St. Nessans Church and burials
20. St. Pitan's Well
21. Howth Head Special Protection Area (colonies of seabirds)
22. Ireland's Eye Special Protection Area (colonies of seabirds)
23. Bull Island Special Protection Area (wintering waders and wildfowl)
25. Geological interest (raised beach)
26. Geological interest (Bentonitic till banks)
27. Geological interest (slump structures)
28. Geological interest (sections of sedimentary rocks)
29. Geological interest (sections of sedimentary rocks)
30. Geological interest (section of Censure Group of the Cambrian rocks)
31. Geological interest (sections showing slumps in Cambrian rocks)
32. Geological interest (section showing slumps in Cambrian rocks)
33. Geological interest (section showing major fault)
34. Geological interest (folded and fractured limestone with fossils)
35. Geological interest (Quaternary Ice Age sediments)

The Minister for the Environment excluded the area, known as 'East Pier' from the Special Amenity Area Order for the Howth Area.

-  Public footpath designated by the Order
-  Linking public footpath
-  Site of Special Interest
-  Areas of Special Interest
-  Heathland
-  Woodland
-  Hilltop
-  Contours at 10 metre intervals
-  Boundary of Special Amenity Area

Scale 1:20,000

Metres  
400 0 400 800



The two nationally protected species occurring on Howth, the Bird's Foot and the Green-winged Orchid, are found in these habitats.

## Birds

There are large and flourishing colonies of seabirds on Ireland's Eye and on the cliffs of Howth Head between Ballycadden Bay and the Baily Lighthouse (Appendix 2). The Howth Head colony is the largest mainland seabird colony on the east coast of the country. The Ireland's Eye colony is larger and contains more species. They

include gannets, which colonised the Stags rock in the late nineteen eighties. Other residents of the island's cliffs include the Raven and Peregrine Falcon<sup>6</sup>. Howth plays an important role as a staging post during spring and autumn bird migrations. This role is partly explained by the position of Howth relative to the Baily and Kish lights. These act as beacons in periods of poor visibility. The main landing and resting area for migrants is around Kilrock and Cannon Rock.

*These fields and scrubland at Kilrock and near Cannon Rock provide a temporary resting place for migrating birds*



<sup>5</sup> Wildlife Act (Flora Protection Order 1987)

*Opposite. Kittiwakes nesting on Ireland's Eye. Kittiwakes are the noisiest residents of the Howth Head and Ireland's Eye sea cliffs*

<sup>6</sup> The Peregrine Falcon is a listed species for protection in Annex 1 of the wild birds Directive (79/409/EEC)



The coast of the area west of Drumleck Point is part of the Bull Island Special Protection Area, the wintering ground for large numbers of waders and wildfowl. The area is of international importance<sup>7</sup> for wintering populations of Brent Geese, Bar-tailed Godwit, Knot and Redshank.

### Other wildlife

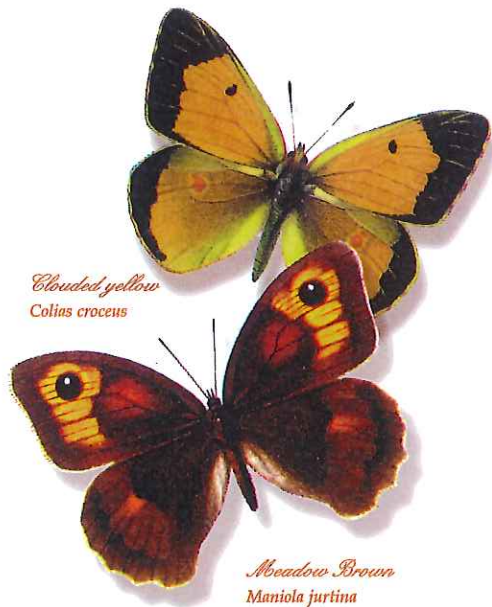
There are foxes, badgers and Pipestrelle bats on the peninsula. The badgers and bats are protected under the Berne Convention<sup>8</sup>. The Pipestrelle is listed for protection in the Habitats Directive<sup>9</sup>. Seals are often sighted off the coast but perhaps the most unexpected sightings are of Harbour porpoises off Howth Head.

<sup>7</sup> International importance is defined as being more than 1% of North West European population

<sup>8</sup> The Convention on the Conservation of European Wildlife & Natural Habitats

<sup>9</sup> Annex 4 of the Habitats Directive

It is likely that there is a resident group of these mammals in the area. If so it may be the only resident group on the east coast. The rare ant *Trechus rubens* is found on the storm beaches under the eastern cliffs. A rare beetle *Phaonia exoleta* (Order *Diptera*) occurs in the woods around Muck Rock.



### Butterflies recorded on Howth

Peacock	Small Heath
Small Copper	Small Tortoiseshell
Wall Brown	Common Blue
Speckled Wood	Meadow Brown
Clouded Yellow	Painted Lady
Red Admiral	Green-veined White
Large White	Small white



### 3. Howth Special Amenity Area Order

*At the beach below Whitewater Brook*

The Order includes two maps, map A and map B. These are maps at 1:5000 scale, available as separate A0-size sheets.

**Local Government (Planning and Development) Acts, 1963 - 1998**  
**Fingal County Council**

**Howth Special Amenity Area Order 1999**

WHEREAS it appears to us the Council of County of Fingal, being the Planning Authority for the County of Fingal, that the areas of the said County, as shown bounded by the inner edge of the green lines on Map A, produced to us and authenticated by the signatures of the Cathaoirleach of the Council and the Fingal County Planning Officer, should be declared to be an area of special amenity by reason of its outstanding natural beauty, its special recreational value, and a need for nature conservation.

NOW we the Council of the County of Fingal, in exercise of powers vested in us by virtue of Section 42 of the Local Government (Planning and Development) Act, 1963, as amended by Section 40 of the Local Government (Planning and Development) Act, 1976, hereby declare that the areas bounded by the green lines

(Ireland's Eye and part of Howth Peninsula) as shown on Map A be an area of special amenity and that it is an objective of the Planning Authority to preserve and enhance the character or special features of the area, including the provision of open spaces, as more particularly set out in Schedules 1 and 2 attached to this order and, in pursuance of this objective, that no development, other than exempted development and development within the limitations more particularly set out in Schedule 3 attached to this Order, shall be permitted within the said area and save also that this Order shall not affect any subsisting planning permissions, outline permissions or approvals granted in relation to any part of the area affected by this Order.

AND we hereby direct that the necessary steps be taken in accordance with the requirements of Section 43 of the Local

Government (Planning and Development) Act, 1963.

IN WITNESS whereof the seal of the Council of the County of Fingal was affixed hereto 8th February 1999, in the

presence of  
Cathaoirleach



Principal Officer



# Schedule 1. Objectives for the enhancement of the area

## Objective 1.1:

to manage the area in order to:-

- conserve its natural and cultural assets,
- realise its exceptional potential as a place for informal recreation, tourism and environmental education,
- ensure that all sections of the local community have an equal opportunity to enjoy the natural attractions of the area,
- protect the amenity of local residents, and
- ensure effective local participation in the management process.

**Policy 1.1.1.** The Council will establish a partnership structure to manage the area. This will consist of an area management committee representing Council interests, local interests including landowners, and relevant sectoral interests. People with specialist knowledge and/or expertise will also be co-opted onto the committee. The committee will be responsible for producing a 5-year management plan for the area, for monitoring environmental quality in the area and for monitoring implementation of the

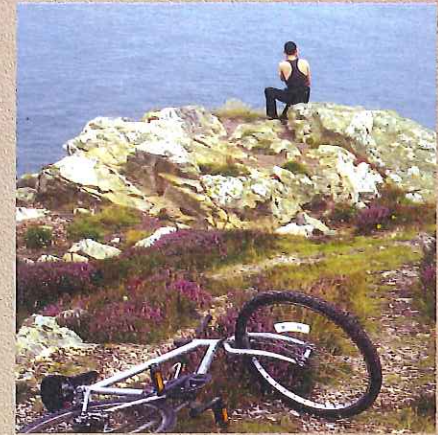
plan. The management plan will be implemented following its approval by the Council. The committee will submit an annual report to the Council which will be available free of charge to the general public. The Council will be responsible for providing the necessary administrative and technical resources to enable the committee to carry out its duties.



*The Baily area on a summer weekend*

The area management plan will address the following issues:

- the integration of various statutory and non-statutory environmental management processes, i.e. the County Development Plan, Special Protection Areas, Special Areas of Conservation, Coastal Zone Management initiatives, Natural Heritage Areas etc.

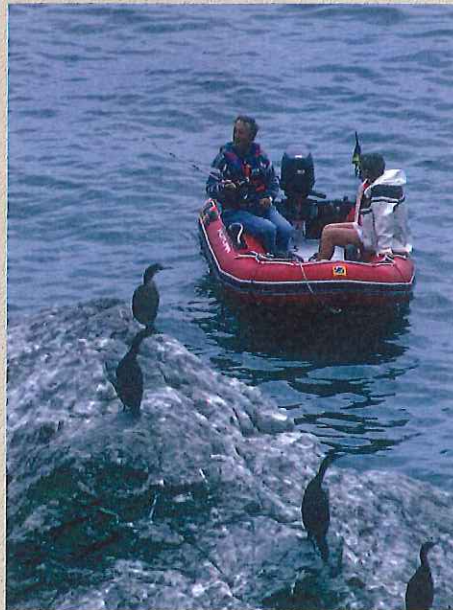


*Enjoying the view at Kilrock*



- heathland management including a burning programme<sup>1</sup> and fire-fighting plan,
- the planting of amenity woodlands at suitable sites,
- the control of alien plants, notably *Rhododendron ponticum* in woods and heathland, and the Hottentot fig (*Carpobrotus edulis*) at Drumleck,
- a management plan for Ireland's Eye,
- the development of a waymarked footpath system,
- the maintenance of footpaths and bridleways,
- the designation of bridleways,
- the control and removal of litter,
- the creation of additional public footpaths based on agreement with affected landowners,
- maintaining the viability of agricultural landholdings in the area,
- the development of educational and public information programmes,
- the making of Conservation Orders and Tree Preservation Orders,
- the listing of additional sites and structures of special interest,

- fund raising for voluntary environmental projects within the area,
- an environmental monitoring structure,
- increasing the accessibility of the area to the mobility impaired, and
- any other matters decided by the committee.



Left. Anglers off Ireland's Eye  
(Shags on the rock)

Opposite. View from Red Rock towards Sutton  
over council land at Red Rock

<sup>1</sup>In accordance with the Wildlife Act i.e. no burning between 14th April and 15th September. The committee may, on expert advice, adopt a longer non-burning period.



**Policy 1.1.2.** The Council will produce plans for the development of amenity areas in its ownership or control (shown in Map A). These plans will be an integral component of the overall management plan.

**Objective 1.2:** To increase public access on foot to coastal, heathland and woodland areas for informal recreation.

**Policy 1.2.1.** In order to clarify their status the Order designates the Cliff Walk and other existing public rights of way on East Mountain, Middle Mountain, Shielmartin and Ben of Howth as public footpaths (shown in Map A and Table 1). The Council, having been advised by the area management committee, will develop this footpath system in an appropriate manner (signage, footpath surfaces, notices and maps, designation of bridleways etc.).

**Policy 1.2.2.** Based on the recommendations of the area management committee, and subject to the agreement of affected landowners, the Council will consider the creation of other rights of way in the development plan.

## Table 1. Public Footpaths (Map A)

Link	Node 1	Node 2	Length (meters)	Location
A-B	A	B	590	Cliff walk at Bottle Quay
B-C	B	C	91	Cliff walk at Red Rock
C-D	C	D	1789	Cliff walk at Drumleck Point
D-E	D	E	236	Cliff walk at Broad Strand
E-F	E	F	611	Cliff walk at Doldrum Bay
F-G	F	G	587	Cliff walk at The Great Baily
G-H	G	H	292	Cliff walk at Gaskins Leap
H-I	H	I	1735	Cliff walk at East Mountain
I-J	I	J	531	Cliff walk at Casana Rock
J-K	J	K	280	Cliff walk at Nose of Howth
K-L	K	L	175	Cliff walk at Kilrock
M-N	M	N	154	Red Rock
N-O	N	O	397	Middle Mountain
O-P	O	P	89	Middle Mountain
O-Q	O	Q	47	Middle Mountain
N-R	N	R	530	Middle Mountain
B-S	B	S	289	Red Rock
S-V	S	V	109	Red Rock
V-T	V	T	183	Somali Village
U-V	U	V	75	Red Rock
S-U	S	U	88	Red Rock
U-C	U	C	314	Red Rock
D-LL	D	LL	62	Ceanchor
E-W	E	W	165	Broad Strand
F-X	F	X	185	Lions Head
G-GG	G	GG	15	Whitewater Brook
GG-Y	GG	Y	235	Whitewater Brook
G-Z	GG	Z	189	Whitewater Brook
AB-Z	AB	Z	203	New Carrickbrack Road
Z-AC	Z	AC	35	Baily Green
H-AC	H	AC	154	Baily Green
AC-AD	AC	AD	232	Baily Green
AE-AF	AE	AD	1201	East Mountain

Link	Node 1	Node 2	Length (meters)	Location
AF-AG	AF	AG	56	East Mountain
AF-AH	AF	AH	232	East Mountain
I-AI	I	AI	414	East Mountain
J-AJ	J	AJ	133	Kilrock
AJ-K	AJ	K	109	Kilrock
AJ-AK	AJ	AK	597	Kilrock
AM-AN	AM	AN	122	New Carrickbrack Road
AO-AL	AO	AL	101	New Carrickbrack Road
BA-BV	BA	BV	560	Shielfmartin
BA-BB	BA	BB	240	Shielfmartin
BB-BC	BB	BC	205	Shielfmartin
BB-BV	BB	BV	172	Shielfmartin
BV-BD	BV	BD	775	Howth Golf Club
BD-BE	BD	BE	387	Ben of Howth
BD-BF	BD	BF	254	Ben of Howth
BF-BH	BF	BH	207	Ben of Howth
BH-BG	BH	BG	13	Ben of Howth
BE-BG	BE	BG	196	Ben of Howth
BJ-BH	BJ	BH	284	Ben of Howth
BJ-BK	BJ	BK	307	Ben of Howth
BF-BL	BF	BL	854	Ben of Howth
BL-BJ	BL	BJ	227	Ben of Howth
BG-BI	BG	BI	357	Ben of Howth
BL-BN	BL	BN	258	Black Heath
BN-BM	BN	BM	657	Black Linn
BO-BN	BO	BN	95	Black Heath
BO-BR	BO	BR	37	Black Heath
BR-BS	BR	BS	240	Black Heath
BR-BU	BR	BU	140	Carrickbrack
BU-BT	BU	BT	138	Carrickbrack
BU-BP	BU	BP	247	Carrickbrack
BP-BQ	BP	BQ	425	Carrickbrack
BO-BP	BO	BP	312	Carrickbrack
<b>Total</b>			<b>21221</b>	<b>Special Amenity Area</b>



*The footpath from Baily Green to the Baily, part of the designated footpath network*



*The buffer zone at Sutton viewed from Shielmartin*

**Objective 1.3:** To protect the special amenity area and to ensure that its resources are used in an effective and sustainable manner

**Policy 1.3.1** The Council will designate a Buffer Zone for the special amenity area in the County Development Plan (as shown in Map A). In considering planning applications within the buffer it will be Council policy:

- in respect of natural beauty, to preserve prospects of the Special Amenity Area and to preserve open views from the Special Amenity Area,
- in respect of special recreational value,
  - a) to preserve existing rights of way leading to the special amenity area, and, where appropriate, to create additional rights of way,
  - b) to allow development which utilises the recreational, tourism

and educational potential of the special amenity area, provided that such development does not have a significant negative visual impact and that it conforms with the zoning objectives and other development standards of the development plan,

- in respect of nature conservation, to protect existing natural and semi-natural habitats and, where appropriate, to encourage the creation of new semi-natural habitats in order to enhance the habitat diversity of the peninsula.

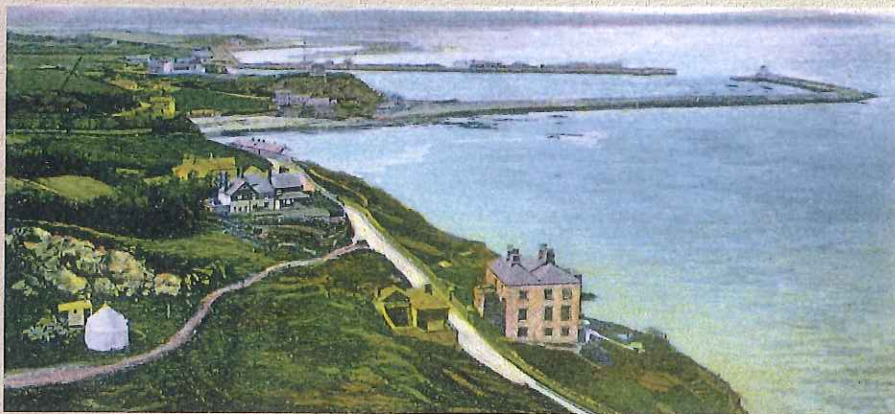
**Policy 1.3.2.** The Council will encourage appropriate development on the peninsula outside the Special Amenity Area and the buffer zone. This area includes Howth village, Sutton Cross and the residential areas of Sutton on the peninsula. These areas are surrounded by high quality natural environments (North Dublin Bay, Baldoyle Estuary and the Howth Special Amenity Area). Subject to the zoning objectives and development standards of the development plan it will be policy to encourage development which utilises in a sustainable manner the resources of the Special Amenity Area and of other nearby natural environments.

**Objective 1.4,** to develop the beach in Balscadden Bay as an amenity area

**Policy 1.4.1.** The Council will carry out an amenity improvement plan for Balscadden Beach.

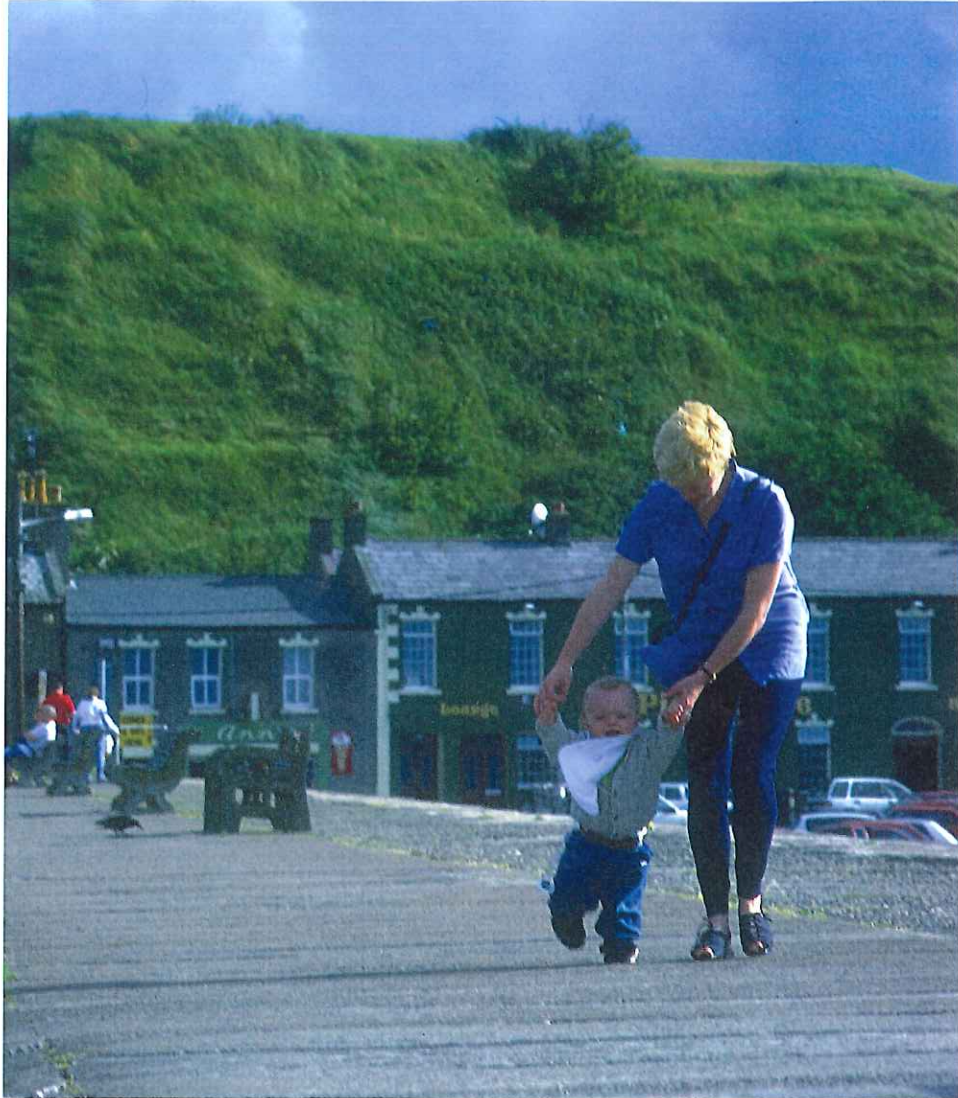
**Objective 1.5:** to reduce the number of telecommunications masts on The Ben of Howth.

**Policy 1.5.1.** The Council will consult with existing owners and users of masts on the Ben of Howth about reducing the number of installations.



Above. Balscadden Bay and Howth Harbour.  
The view is a tinted black and white photograph  
from an old postcard.

Opposite. The East Pier,  
Howth village in the background



**Objective 1.6:** to finance implementation of the Special Amenity Area Order Management Plan

**Policy 1.6.1 :** The Council will impose a condition on planning permissions for development on Howth Peninsula (see Map A ) requiring a financial contribution towards the capital costs of implementing the Special Amenity Area Order Management Plan. It is considered reasonable that developers of lands on the peninsula should contribute towards expenditure in respect of works (including the provision of open space) which facilitate sustainable development and which improve local amenities which they can enjoy. The contribution will be levied according to the schedule set out in Table 2. A draft capital works programme has been prepared by the Council for amenity works within the special amenity area. This programme requires an estimated expenditure of £356,500<sup>1</sup>. It is estimated that the levy will raise between £150,000 and £200,000 over a 5 year period<sup>2</sup>.

<sup>1</sup> Parks Dept draft estimate (FPP 694,20.08.1998)

<sup>2</sup> 1998 prices

## Table 2. Schedule of financial contributions

Levy (£)	Type of development
1000 per unit	new dwelling
500 per bedroom	hotel, bed-and-breakfast and other new commercial accommodation
500 per structure	advertising structure
500 per 50 m <sup>2</sup> (or part of) gross floor area	other commercial
100 per permission	domestic development including extensions equal to and greater than 23m <sup>2</sup> gross floor area
no charge	domestic extensions less than 23m <sup>2</sup> , public utilities, development by non-profit making community bodies, agricultural development on working farms, the maintenance of drains and water courses, the maintenance of roads
500 per permission	other development

## Schedule 2. Objectives for the preservation of the character or special features of the area

**Objective 2.1:** to preserve views from public footpaths and roads.

**Policy 2.1.1.** The Council will preserve views from the network of footpaths and roads shown on Map B. Applications for planning permission must take into account the visual impact of proposals on views from these paths and roads. Applicants must state whether there would be an impact and describe and illustrate the impact. Where there would be an impact an application for planning permission must be accompanied by a cross-sectional drawing at a suitable scale, showing the proposed development and the affected path or road. The Council will not permit development which it considers would have a significant negative effect on a view from a footpath or road. The Council, at its discretion, may require an applicant to erect a flag pole or poles on site, corresponding to the height of a proposed structure, in order to assist in the assessment of an application.

**Objective 2.2:** to preserve the distinctive profile of the peninsula viewed from the roads on the shore lines of Dublin Bay and the Baldoyle Estuary.

**Policy 2.2.1.** The Council will not permit development which significantly changes either the skyline or the rural character of the slopes of the Special Amenity Area, which are visible from the roads beside Dublin Bay and the Baldoyle Estuary.

**Objective 2.3:** to preserve areas and features of special interest .

**Policy 2.3.1.** It is the policy of the Council to preserve the areas and features of special interest shown in Map B and listed in Tables 3 and 4.

**Policy 2.3.2.** In respect of an application for planning permission for a development affecting a national monument and/or its setting the applicant will be required to submit evidence that written notice of the proposed development has been given to Minister for Arts, Heritage, Gaeltacht and the Islands in accordance with Section 12 (3)



*Howth Light House, from the Needles  
(An engraving by George Petrie, published in  
G.N. Wright's, Ireland Illustrated, 1840)*



**Table 3. Buildings, sites and areas of cultural interest to be preserved (\* indicates a national monument)**

List no.	Description
1	Sutton Castle Hotel: Sutton House and gateway
2	Martello tower at Sutton*
3	Portal tomb in Howth Demesne*
4	Cairn on Shielmartin*
5	Rhododendron gardens in Howth Demesne
6	Enclosed field pattern near Redrock
7	Cairn, earthwork, possible barrow site at Dun Hill*
8	Cairn at Blackheath*
9	Site of Drumleck Castle
11	Earlscliffe Gardens: a collection of rare plants
12	Archeological complex at Great and Little Baily*
13	Lighthouse on East Pier, Howth
14	Martello tower, possible motte site, Howth village*
15	Possible cairn at Kilrock*
16	Lighthouse keepers' cottages at The Baily
17	Baily Lighthouse, outhouses and tank
18	Martello tower at Ireland's Eye*
19	St Nessans Church and burials, Ireland's Eye*
20	St. Fintan's Well*

**Table 4. Natural areas and features to be preserved**

List no.	Description
10	Bog of the Frogs, Ben of Howth
21	Howth Head Special Protection Area
22	Ireland's Eye Special Protection Area
23	Bull Island Special Protection Area
24	Howth Natural Heritage Area
25	Geology: raised beach, boulder clay
26	Geology: Bentonitic tuff banks
27	Geology: large and small scale slump structures
28	Geology: important sections showing succession of sedimentary rock types
29	Geology: important sections showing succession of sedimentary rock
30	Geology: section of rock succession of Censure Group of Cambrian rocks
31	Geology: fine example of olistostrome
32	Geology: olistostrome in Cambrian rocks
33	Geology: section with major fault between Carboniferous and Cambrian
34	Geology: folded and fractured limestone with fossils
35	Geology: Quaternary Ice Age sediments



*Above. Portal tomb (listed site 3)  
in Howth Demesne woodlands.*

*Above right. St. Fintan's Well in Sutton  
(listed site 20).*

*Right. Woodland path at Middle Mountain.*

of the National Monuments (Amendment) Act 1994. The Council will not make a decision on any such proposal until it has received a recommendation from Duchas, the Heritage Service.

**Policy 2.3.3** In respect of an application for planning permission for development which, in the view of the Council, would have a significant effect on a Special Protection Area, or Natural Heritage Area (designated or proposed for designation), the Council will require the application to be accompanied by an environmental impact statement prepared in accordance with Schedule 2 of the European Communities (Environmental) Impact Assessment Regulations, 1989 or any provision amending or replacing that schedule.



Where such applications are received the decision of the Council will take into account the recommendation of Duchas, The Heritage Service.



**Objective 2.4:** *to preserve existing areas of heathland and maritime grassland*

**Policy 2.4.1.** Development which would reduce existing areas of heathland and maritime grassland will not be permitted except for reasons of overriding public interest. These areas are shown on Map B.

**Objective 2.5:** *to preserve woodlands*

**Policy 2.5.1.** Development which reduces existing woodland (shown on Map B) will generally not be permitted. Favourable consideration may be given to development which reduces an existing area provided that

the proposed development includes the creation of a new semi-natural area of equal or greater quality to the area which would be destroyed. Where a new habitat area is to be created the Council will require a bond to be deposited by the developer with the Council in order to ensure that the development is carried out to a satisfactory standard. Where a development would lead to a substantial improvement in environmental conditions the Council will allow the costs of environmental works incurred by a developer to be offset against the development levy which the developer has to pay.

**Policy 2.5.2** Development will not be permitted which damages either existing overground stream courses or other wetland habitats.

**Policy 2.5.3.** Changes to the layout of existing golf courses will require planning permission if they affect existing areas of heathland or woodland. Changes in layout which relate only to existing fairways, greens, tees and bunkers will be acceptable and will not require planning permission provided that a

change would not adversely affect the safety of pedestrians on public footpaths.

**Objective 2.6:** to preserve the wooded character of existing residential areas

**Policy 2.6.1.** The Council will protect the wooded character of existing residential areas. It will ensure that new development does not disturb existing groups of mature trees (shown on Map B) and, where appropriate, will apply conditions to planning permissions to safeguard existing trees and to require new planting.

**Policy 2.6.2.** The roots of existing trees in fair or good condition shall be protected. Where a development involves excavation, if the excavation is beneath the canopy of an existing tree, it shall be done by manual means without the use of mechanical equipment, in order to minimise damage to root systems.

**Objective 2.7:** to conserve existing hedgerows because they are attractive elements of the landscape and valuable wildlife habitats.

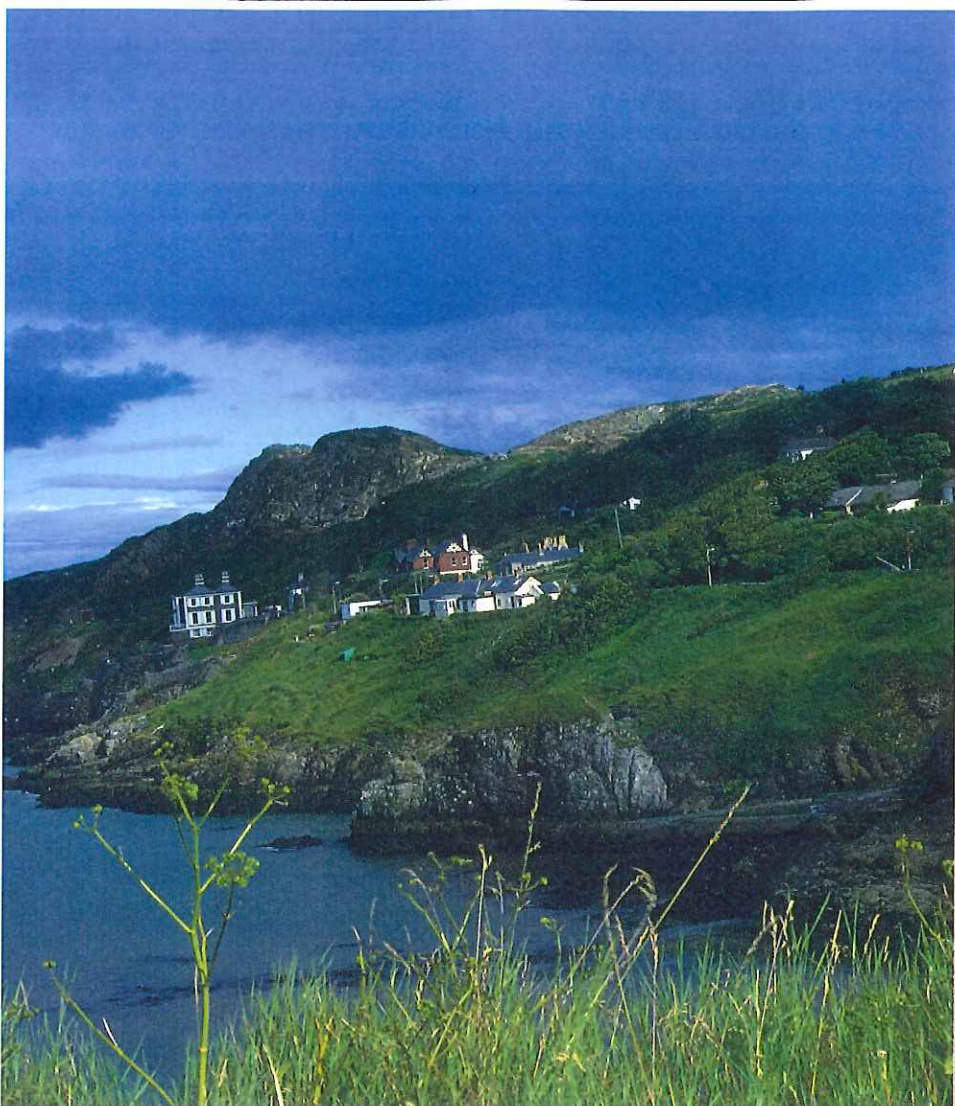
**Policy 2.7.1.** In general the Council will not allow development which involves hedgerow destruction. In particular it is policy to protect those hedgerows, shown on Map B, which are important elements of the attractive rural character of nearby roads.

**Objective 2.8:** to retain existing boundary walls which are important elements of the attractive rural character of an adjacent road.

**Policy 2.8.1.** It is Council policy that walls shown on Map B should either be preserved, or, if they are in poor structural condition, replaced by walls of similar construction and appearance.

**Objective 2.9:** to safeguard the special character of the Area

**Policy 2.9.1** The Council will require an environmental impact statement to be prepared in respect of any planning application which it considers would be likely to have significant effects on the environment of the area.



# Schedule 3. Objectives for the prevention and limitation of development

## Schedule 3:Part 1. Development in residential areas (as defined by Map A)

### Objectives 3.1.,3.2,3.3:

- to protect residential amenity,
- to protect and enhance the attractive and distinctive landscape character of these areas,
- to ensure that development does not reduce the landscape and environmental quality of adjacent natural, semi-natural and open areas.

**Policy 3.1.1.** The Order applies a development control policy which restricts new development within an acceptable range of land use activities<sup>2</sup>. The following table details this policy.

*Nashville Park and Kilrock residential area*

<sup>2</sup> Where a particular category of land use is defined in the County Fingal Development Plan the development plan definition applies to the Order. Guidance about what development requires planning permission is contained in Chapter 4

Control Policy	Category of Land Use	Control Policy	Category of land use
Permitted in principle:	open space, public services which do not have a significant visual impact, residential development in accordance with specified density criteria (Map A), retirement home in existing building.	Not permitted (continued)	building, boarding kennels, holiday caravan park, cash and carry/wholesale outlet, commercial,afforestation, concrete/asphalt plant, discotheque/night club, golf course, group housing for travellers, halting site, heavy vehicle park, hospital, hotel, extractive industry, general industry, special industry, motor sales outlet, offices, overhead power lines, landfill site, retail warehouse, rural cottage industry, major retail outlet, telecommunications mast, rural food industry, scrap yard, transport depot, warehousing, wind-farm.
Open for consideration:	bed-and-breakfast business, community facility, creche/nursery school, cultural use, doctor/dentist, education, home based economic activity, recreational facility/sports club, residential institution, restaurant, local shop, veterinary surgery.		
Not permitted:	abattoir, advertisement, advertising structure, agricultural		

### Policy 3.1.2

Design guidelines apply to new development. These guidelines are set out below.

#### Boundaries

Boundaries to public roads and footpaths shall generally either be of masonry construction and faced and capped with limestone or local stone or they shall consist of a hedgerow or vegetated earth bank. Walls shall not be higher than existing adjacent walls or 1.2 metres where there are no existing walls. Walls faced with brick or concrete blocks, metal palisade fencing, chainlink fencing, concrete and wire fencing, wooden post-and-rail and paddock-style fencing are generally not acceptable as permanent boundaries if they are visible from a public road or footpath. Timber lath fencing and timber panels with concrete posts may be allowed where it is necessary to ensure privacy if a road or path is within 10 metres of a dwelling. They may also be acceptable as a temporary screen while a hedgerow is growing. Concrete post and wire fencing and other forms of wire fencing are acceptable where there is a need for stock-proof fencing provided that the fence is inside a hedge or wall which is in accordance with the guidelines.

#### Entrances

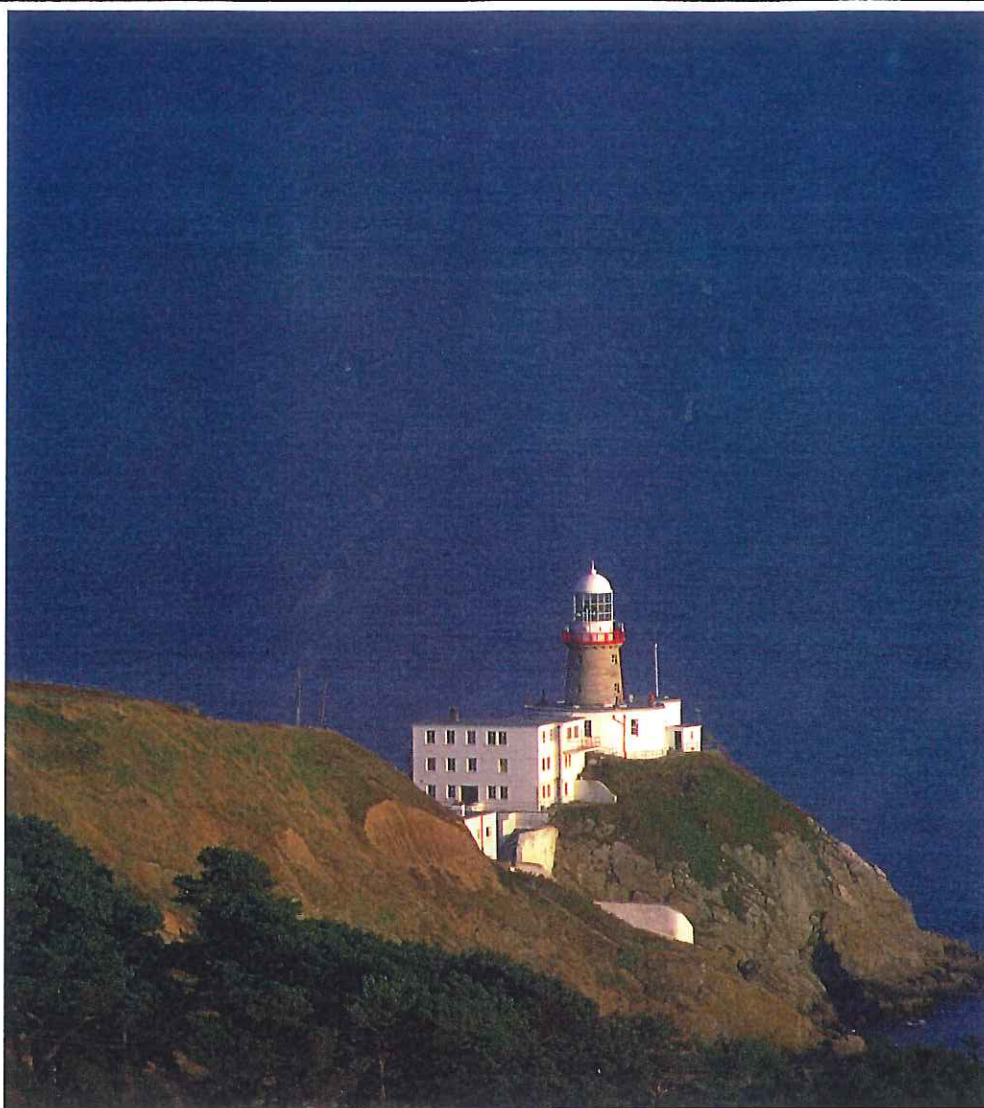
The creation of new vehicular entrances and the widening of existing entrances reduce the rural character of the area and are generally undesirable. Entrances on a 'grand scale' are particularly out of character. Where sharing an existing entrance is not a feasible option a new entrance may be permitted provided that the entrance is in keeping with the scale and character of existing roadside boundaries. Where there is an existing boundary structure the wing walls at a new entrance or revised entrance shall not exceed the height of the existing boundary wall or hedge. Otherwise the height of a boundary wall shall not exceed 1.20m. Gate piers shall be not more than 0.2m higher than the adjacent wing wall or other boundary structure and shall not have a cross-sectional area greater than 0.8m<sup>2</sup>. Proposals which involve substantial changes to existing boundaries in order to achieve greater visibility at an entrance will not be permitted.

#### Buildings

An extension to an existing building should generally match the character of the existing structure. New buildings should generally be in keeping with the character of other buildings in the vicinity. However, favourable consideration may be given to buildings of contemporary design, provided that the design is of high quality and that, in visual terms, it subordinates the building to the surrounding natural environment.



*Baily residential area viewed from East Mountain*



### **Schedule 3: Part 2. Development in other areas (as defined by Map A)**

**Objective 3.4**, to preserve the beauty and distinctive character of the natural, semi-natural and other open areas within the special amenity area.

**Policy 3.4.1** A development control policy applies which restricts new development within an acceptable range of land uses<sup>3</sup>. The following table details the policy.

*The Baily viewed from Carrickbrack*

<sup>3</sup> Where a particular category of land use is defined in the County Fingal Development Plan the development plan definition applies to the Order.

**Control Policy****Category of land use****Control Policy****Category of land use**

Open for consideration:

agricultural building, bed and breakfast business in existing dwelling, boarding kennels, carpark, community facility, cultural use, doctor/dentist's surgery in existing building, educational use, guest house in existing building, home based economic activity, extractive industry, public services, recreational facility/sports club, residential use where it is either replacement of an existing occupied dwelling<sup>4</sup>, the subdivision of an existing dwelling, or the conversion of an existing building, which is in good condition, to a residential use, residential institution in existing building, restaurant in existing building, veterinary surgery in existing building.

Not Permitted:

abattoir, advertisements and advertising structures, betting office, residential caravan park, cash and carry/ wholesale outlet, commercial afforestation, creche/ nursery school, use discotheque/night club, enterprise centre, funeral home, garden centre, golf course, group housing for travellers, halting site, health centre, heavy vehicle park, household fuel depot, general industry, light industry, special industry, motor sales outlet, offices, petrol station, public house, commercial recreational buildings, refuse transfer station, retail warehouse, retirement home, scrap yard, service garage, neighbourhood shop, major retail sales outlet, transport depot, warehousing, wind-farm.

<sup>4</sup>The replacement dwelling shall not be more than 20% larger than the dwelling which is being replaced.



### Policy 3.4.2

Design guidelines apply to new development. These guidelines are set out below.

#### Boundaries

Boundaries to public roads and footpaths shall either be of masonry construction and faced and capped with either limestone or local stone or they shall consist of a hedgerow or vegetated earth bank. Walls shall not be higher than existing adjacent walls or 1.2 metres where there are no existing walls. Walls faced with brick or concrete blocks, metal palisade fencing, chainlink fencing, concrete and wire fencing, wooden post-and-rail, paddock-style fencing, and timber lath fencing are not acceptable as permanent boundaries if they are visible from a public road or footpath. Timber lath fencing will be acceptable as a temporary screen while a hedgerow is growing. Concrete post and wire fencing and other forms of wire fencing are acceptable where there is a need for stock proof fencing provided that the fence is inside a hedge or wall which is in accordance with the guidelines.

#### Entrances

The creation of new vehicular entrances and the widening of existing entrances reduce the rural character of the area and are generally undesirable. Where sharing an existing entrance is not a feasible option a new entrance may be permitted provided that it is in keeping with the scale and character of the existing roadside boundaries. Where there is an existing boundary structure the walls at a new entrance shall not exceed the height of the existing boundary wall or hedge. Otherwise the height of these walls shall not exceed 1.20m. Gate piers shall not be more than 0.2m higher than the adjacent wing wall or other boundary structure and shall not have a cross-sectional area greater than 0.8m<sup>2</sup>.

#### Roads, driveways and carparking areas

Roads and parking areas shall not be finished in concrete or blacktop and they shall not be kerbed. There shall also be no artificial lighting of these areas.

#### Buildings

An extension to an existing building should generally match the character of the existing structure. New buildings should be as inconspicuous as possible. This effect may be achieved by using a combination of appropriate elevational treatments, using suitable materials and colours and by sensitive planting. Substantial engineering to reconfigure the profile of a landform is not an acceptable form of mitigation.

Roofs of dwellings and outhouses, which should preferably have a symmetrical A-frame cross-section, should be constructed of materials which blend with the local landscape, eg. salvaged old slates.

A number of external wall finishes are open for consideration depending on site location i.e. walls plastered and painted a pale cream colour, walls of selected clay bricks of a soft colour and rained texture to harmonise with heathland colours and walls of random rubble Howth stone.

**Schedule 3: Part 3. Lands used for agriculture or forestry (as shown on Map A)**

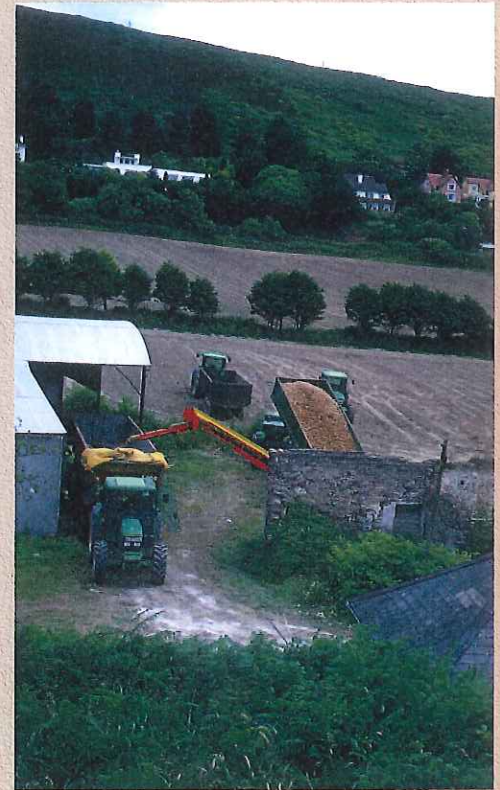
**Objectives 3.5,3.6,** *to preserve the character of the landscape and to conserve nature by promoting habitat diversity and environmentally friendly farming practices, and where applicable, to sustain the economic viability of working farms without compromising either landscape quality or habitat diversity.*

**Policy 3.5.1.** Development consisting of the construction of farm buildings and the reclamation of land, which is not exempted development in the special amenity area, will be evaluated in accordance with the stated objectives of the Order.

**Policy 3.5.2.** In the interests of landscape conservation and the maintenance of landscape and habitat diversity, the Council wishes to retain agriculture as a land use in the Area. While landscape and nature conservation will be primary considerations in the assessment of planning applications, the Council aims to facilitate development directly related to the viability of working farms.

**Policy 3.5.3.** The whole of the Special Amenity Area is declared an Area Sensitive to Forestry Development in accordance with Forestry Development Guidelines (DOE, 1997). The Forest Service will be notified of this declaration. As a result all forest grant applications will be referred to the Council for a recommendation.

**Policy 3.5.4.** The Council does not favour commercial forestry projects in the Area. Such development is not compatible with the landscape character of of the Area, which it is an objective of the Order to preserve. Furthermore, at most locations within the Area the road network would not be able to satisfactorily accommodate harvesting operations.

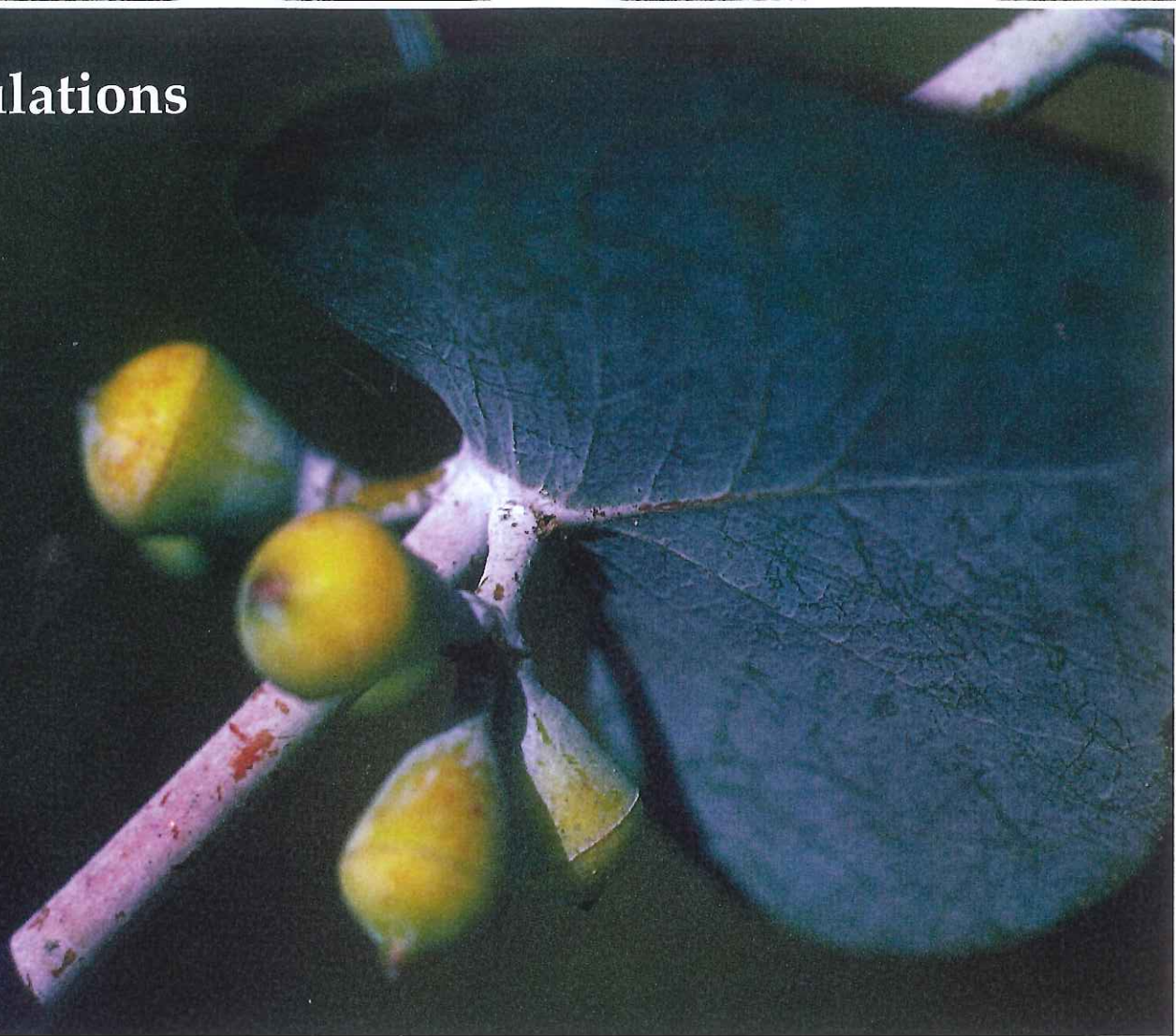


*The potato harvest at Bellingham's Farm; Somali Village and Shieltmartin in the background.*

*Buds of the powder gum, a eucalypt in  
Earlscliffe Gardens*

**(Dr. David Robinson)**

## 4. Regulations



## Introduction

- 4.1 One consequence of making a special amenity area order is that development which previously did not require planning permission now requires permission. As a result most types of development in the Howth Special Amenity Area need permission from the planning authority. The additional categories which require permission, as a result of the Order being made, are summarised in Section 4.5 below. Whether or not an application will receive permission will depend on its conformity with the policies and objectives which are set out in the schedules of the Order.
- 4.2 Some forms of development in the special amenity area remain exempt from the requirement to secure planning permission (See section 4.6). However, the exemption only applies if the proposed development would not conflict with other considerations. A development proposal which would

otherwise be exempt is not exempt if it:-

- 1 conflicts with the conditions of a planning permission,
- 2 involves making or widening an access onto a public road more than 4 metres in width,
- 3 would cause a traffic hazard,
- 4 would interfere with a view or a prospect which it is an objective of the development plan to preserve,
- 5 affects a site, building or feature of special interest which it is an objective of the development plan to preserve,
- 6 involves demolition or alteration of a building which would restrict a use, where it is an objective of the development plan that the building remain available for that particular use,
- 7 involves an unauthorised structure or use,
- 8 consists of the fencing or enclosing of land habitually open to or used by the public for recreational purposes or as a means of access to the seashore or to any place of natural beauty or

recreational utility,

- 9 would obstruct any public right of way.
- 4.3 The fourth and fifth reasons are the most important because a large part of the Area is affected by these objectives.
- 4.4 This outline of the regulations is intended for guidance only. For full details you should consult the Local Government (Planning and Development) Regulations published by the Stationery Office and available from Government Publications.

## Development which requires planning permission<sup>1</sup>

- 4.5 Development which was previously exempt from permission which now requires permission is listed in the following pages:-

<sup>1</sup> In accordance with Article 10 (1) (b) Part 3 of Local Government (Planning and Development) Regulations, 1994

### **Development of a residential property**

- Building an extension of any size,
- Building a garage, awning, shed, greenhouse or any other structure on the property,
- Structures, works, plant or machinery placed on or adjoining the property in order to carry out development which has received planning permission.

### **Development for industrial purposes**

- The provision, rearrangement, replacement or maintenance of private ways

### **Development by an electricity undertaking**

- The construction of overhead transmission or distribution lines for conducting electricity,
- The construction of a substation.

### **Development by Bord Telecom or by any person licenced under section 111 of the Telecommunications Act, 1983**

- overhead lines,
- telephone kiosks or any other telephone facilities in a public place,

- equipment for transmitting or receiving telecommunications messages from satellites,
- permanent telecommunications exchange and radio station containers,
- antenna support structures,
- cabinets forming part of a telecommunications system,
- transportable radio links.

### **Advertisements**

- advertisements on business premises,
- advertisements in the form of a flag,
- advertisements relating to religious, educational or medical institutions,
- advertisements relating to guesthouses and hostels,
- advertisements relating to the carrying out of building or similar works,
- advertisements announcing or relating to local events of a religious, cultural, educational, political, social, recreational or sporting character.

### **Works relating to the construction or maintenance of any gully, drain or pond, the widening or deepening of water**

**courses, the removal of obstructions from watercourses and the making or repairing of embankments to ponds and water courses.**

### **The carrying out of any works for the purpose of mineral prospecting**

#### **Agricultural structures**

- Provision of housing for livestock<sup>5</sup> and of ancillary provision for effluent storage,
- Provision of roofless cubicles, open loose yards, silage areas, feeding aprons, assembly yards, effluent storage facilities,
- Provision of any store, barn, shed, glasshouse or other structure.

<sup>5</sup> pigs, cattle, sheep, poultry, donkeys, horses, ponies, deer and rabbits.

### Land reclamation

Development consisting of the carrying out on land which is used only for the purposes of agriculture or forestry (refer to map A), of any of the following works -

field drainage,  
land reclamation,  
removal of fences,  
improvement of existing fences,  
improvement of hill grazing.

### Structures for housing horses, ponies and greyhounds and any ancillary provision for effluent storage

### Exempted development<sup>1</sup>

4.6 Some types of development in the Howth Special Amenity Area are exempted development i.e. they do not require planning permission. These are described below:-

#### Development on a residential property

- Provision, as part of a central heating system, of a chimney, boiler house or oil storage tank (with a capacity less than 3,500 litres),

- erection of a wireless or television aerial (less than 6 metres in height),
- erection of a single satellite television dish to the rear of a dwelling,
- construction of a gate, gateway, railing or wooden fence or wall provided that the structure is not higher than 2 metres, or 1.2 metres if it is in the front of a house,
- construction of a path, drain or pond or any other landscaping works within the curtilage of a house provided that the level of the ground is not altered by more than 1 metre above or below the level of the adjoining ground,
- the provision at the rear of a house of a hard surface for any purpose incidental to the enjoyment of the dwelling house,
- the provision at the front or side of a house of a hard surface for parking of not more than 2 motor vehicles used for a purpose incidental to the enjoyment of the dwelling house,
- construction or erection of a porch outside any external door of a house provided that the structure is at least 2 metres from any road, its floor area is less than 2 square metres, and its height (if

the roof is a tiled or slated pitch roof) less than 4 metres or, in any other case, 3 metres.

### Sundry minor works

- Construction, erection, renewal or replacement of any gate or gateway provided the height does not exceed 2 metres,
- The plastering or capping of any wall of concrete blocks or mass concrete,
- Construction, erection, lowering, repair or replacement of any fence or wall provided that the height of the structure does not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres, and every wall bounding a road, other than a dry stoned wall, shall be capped and plastered,
- Painting the external walls of a building (but not as a mural),

<sup>1</sup> Second schedule of Local Government (Planning and Development) Regulations, 1994

- Repairing or improving a private road or constructing a private footpath or paving providing the width of the path or paving is not more than 3 metres.

### **Change of use**

- Change of use as two or more dwellings to use as a single dwelling,
- Use as a dwelling to use as a residence for persons with an intellectual or physical disability provided the number of persons with a disability does not exceed 6 and the number of resident carers does not exceed 2.

### **Temporary structures and uses**

- Placing on a public road any movable appliance licensed by Fingal County Council,
- Use of premises for an election,
- Keeping or storing either one boat or one caravan within the curtilage of a house provided the boat or caravan is not used for business purposes or as a dwelling and is not stored for more than 9 months in any year.

### **Development by statutory undertakers**

- The carrying out by any harbour authority of works authorised by a harbour works order,
- The carrying out by the Irish Gas Board of development consisting of the construction of underground pipelines,
- The carrying out by any electricity undertaking of development consisting of the laying of underground lines,
- The carrying out by An Post of development consisting of the provision of pillarboxes or other forms of letter box.

### **Development for amenity or recreational purposes**

Development consisting of the laying out and use of land:-

- a) as a park, private open space or ornamental garden,
- b) as a roadside shrine (provided the area of the shrine is not greater than 2 square metres, the height not greater than 2 metres and the shrine is not illuminated),
- c) for athletics or sports (other than golf or pitch and putt or sports involving the use

of motor vehicles, aircraft or firearms), where no charge is made for admission of the public to the land.

Development by or on behalf of a public body on lands used by the public body as a public park of works incidental to that use, provided that the floor area of any building does not exceed 40 square metres, the height of any structure does not exceed 10 metres and any carpark constructed shall not have spaces for more than 40 cars.

Development on a nature reserve carried out on behalf of the Commissioners of Public Works consisting of works connected to the enjoyment of the reserve or the management or operation of the reserve, provided that the floor area of any building does not exceed 40 square metres, the height of any structure does not exceed 10 metres and any carpark constructed shall not have spaces for more than 40 cars.



**Development specified under Article 24 of the Environmental Impact Regulations or under any provision amending or replacing Article 24.**

**Development specified under Article 24 which is above the threshold level but for which a licence is required under Part IV of the Environmental Protection Agency Act, 1992.**

### **Natural habitats of European importance**

4.7 Ireland's Eye and most of the coastline of Howth peninsula (refer to Map B) are designated as natural habitats of European importance which are accorded special protection under the European Communities (Natural Habitats) Regulations, 1997.

4.8 Any planning application for a development which is likely to have a significant effect on these areas must be accompanied by an environmental impact statement prepared in

accordance with the Local Government (Planning and Development) Regulations, 1994, or any regulations amending or replacing them.

4.9 Planning permission will only be granted for a development if it has been determined that it will not adversely affect the integrity of the natural habitat concerned. Fingal County Council may, notwithstanding a negative assessment and in the absence of alternative solutions, decide to grant planning permission for a proposed development, if the development has to be carried out 'for imperative reasons of overriding public interest.'

4.10 The only considerations of overriding public interest shall be: those relating to human health or public safety, or the beneficial consequences of primary importance for the environment, or further to an opinion from the Commission to other imperative reasons of overriding public interest.

4.11 Until the Wildlife Act is amended the Council will take the same approach to development in the proposed Howth Natural Heritage Area as it will apply to other natural habitats of European importance in the area.

*Gannet colony on Ireland's Eye*



# Appendices

# 1. List of rare and uncommon plants on Howth

English name	Latin name	Conservation value
Green-winged Orchid	<i>Orchis morio</i>	international
Bird's Foot	<i>Ornithopus perpusillus</i>	international
Wild Madder	<i>Rubia peregrina</i>	national
Trailing St. John's Wort	<i>Hypericum humifusum</i>	national
Knotted Clover	<i>Trifolium striatum</i>	national
Golden Samphire	<i>Inula crithmoides</i>	national
Sea Wormwood	<i>Artemisia maritima</i>	national
Bloody Crane's-bill	<i>Geranium sanguineum</i>	national
Spring Squil	<i>Scilla verna</i>	national
Curved Hard Grass	<i>Parapholis incurva</i>	national
Field Mouse-ear	<i>Cerastium arvense</i>	regional
Tree Mallow	<i>Lavatera arborea</i>	regional

English name	Latin name	Conservation value
Sea Stork's-bill	<i>Erodium maritimum</i>	regional
Salad Burnet	<i>Sanguisorba minor</i>	regional
Broom	<i>Cytisus scoparius</i>	regional
Black Bog-rush	<i>Schoenus nigricans</i>	regional
Floating Club-rush	<i>Eleogiton fluitans</i>	regional
Slender Club-rush	<i>Isolepis cernua</i>	regional
Sea Spleenwort	<i>Asplenium marinum</i>	regional
Adders Tongue	<i>Ophioglossum vulgatum</i>	regional
Moonwort	<i>Botrychium lunaria</i>	regional
Greater Bird's-foot-trefoil	<i>Lotus pedunculatus</i>	regional
Frog Orchid	<i>Coeloglossum viride</i>	regional
Bird's-foot Clover	<i>Trifolium ornithopodioides</i>	regional

## 2. Seabird colonies

### Howth Head

Based on survey data presented in Table 1 there were approximately 2200 to 2300 pairs of seabirds nesting on Howth cliffs in the late 1980's and early 1990's.

Table 1

Species	Population
Fulmar	81 apparently occupied sites
Manx Shearwater	Up to 15 pairs
Cormorant	2 pairs
Shag	16 pairs
Herring Gull	24 pairs
Great Black-backed Gull	6 pairs
Kittiwake	1685-1700 nests
Guillemot	529-585 individuals
Razorbill	258-280 individuals
Black Guillemot	21 pairs

Sources: Merne (1987), Irish East Coast Bird Report 1980 - 1994 (Cooney and Madden et. al. 1981 -1995).

### Ireland's Eye

A total of 82 species have been recorded on the island and on the waters immediately offshore up to the end of July 1997. The most important feature of the island's birdlife is the nesting seabirds which are found on the sea cliffs to the north and east of the island (Table 2). Razorbills, Black Guillemots, Kittiwakes, Herring Gulls and Cormorants have probably been nesting on the island since the 19th century. Puffins and Guillemots became established early in this century while Lesser Black-backed Gulls, Great Black-backed Gulls, Fulmars and Shags became established in the early 1950's. The most recent addition to the list of nesting seabirds is the Gannet which established a colony in 1989.

Table 2

Species	Population
Fulmar	53 apparently occupied sites
Manx Shearwater	unknown
Gannet	c.80 pairs
Cormorant	256 nests
Shag	25 nests
Herring Gull	310 pairs
Lesser Black-backed Gull	3 pairs
Great Black-backed Gull	89 pairs
Kittiwake	1136 nests
Guillemot	2223 individuals
Razorbill	494 individuals
Black Guillemot	c.6 pairs
Puffin	10-15 pairs

### 3. Sites and areas of special interest (refer to map in chapter 2)

Number	Name	Description
1	Sutton Castle Hotel	The original house and gateway (the protected structures) are of architectural merit. The house is the former home of the Jameson Whiskey family.
2	Martello Tower	The tower was built in 1804, part of a coastal defence system, planned by the Duke of York, to guard against invasion by Napoleon's forces. Unlike the majority of towers the Sutton tower was not built of granite but of roughly coursed local stone, which was plastered over (A national monument).
3	Portal tomb	The tomb dates from about 2000 BC. The roofstone or capstone has collapsed (A national monument).
4	Shielmartin Cairn	The cairn is associated with Crimthan (or Criffan), a war-like king of the 1st. Century A.D. (A national monument).
5	Howth Rhododendron Gardens	The gardens contain about 2000 species and crosses of rhododendrons, planted between about 1850 and 1909.
6	Enclosed field pattern	The field pattern, comprising fields, bounded by mature hedgerows, and, in part, by a diverted stream, lies mainly on Bellingham's Farm. The field pattern and townland boundary are unchanged from the first edition of the the 6 inch Ordnance Survey of 1837.
7	Archeological site at Dun Hill	Cairn, earthwork and possible barrow site ( A national monument).
8	Cairn at Blackheath	Cairn site (A national monument).
9	Site of Drumleck Castle	
10	Bog of the Frogs	This is a small raised valley peat bog, the only example of this type of habitat in the region outside of the Wicklow Mts.

<b>Number</b>	<b>Name</b>	<b>Description</b>
11	Earlscliffe Gardens	This private garden contains an internationally renowned collection of rare plants, including many subtropical (Zone 9) species.
12	Archeological complex at Great and Little Baily	The complex comprises a promontory fort, middens and possible cashel site. The fort may date from the 1st. Century AD and is possibly the fort of Crimthan, the Irish king (It is a national monument).
13	Lighthouse on East Pier	The lighthouse was built in 1813.
14	Martello Tower and possible motte site, Howth village	The tower, built in 1804, occupies the position that is thought to be the location of the St. Lawrence family's 12th. Century castle, occupied before the construction of Howth Castle( A national monument).
15	Possible cairn at Kilrock	A national monument.
16	Lighthouse keepers' cottages at the Baily	
17	Baily Lighthouse, out offices and tank	The lighthouse was built in 1813. Designed by George Halpin it is the successor of previous lighthouses on the south side of the peninsula
18	Martello tower at Ireland's Eye	A national monument.
19	St. Nessan's Church and burials	This is a much altered 11th. Century church. There was an oratory on the island said to date from the 7th. Century (This is a national monument).
20	St. Fintan's Holy Well	The rags and other objects left at the well testify to the miraculous cures attributed to the well water. The water is said to relieve stomach disorders and to heal sore eyes. There are a number of legends associated with the place.
21	Howth Head Special Protection Area	See Appendix 2

Number	Name	Description
22	Ireland's Eye Special Protection Area	See Appendix 2
23	Bull Island Special Protection Area	This is a wintering area for wild fowl and waders. Up to 8000 wild fowl and 26,000 waders have been recorded here at one time. The area has the second highest density of wintering birds of any coastal site in Britain and Ireland. The area is of international importance (more than 1% of the NW European population) for wintering populations of Brent Geese, Knot, Bar-tailed Godwit and Redshank.
24	Howth Natural Heritage Area (proposed)	The area includes the heathlands of East Mountain, the Ben of Howth and Shielmartin, which comprise the largest area of lowland dry heath in Ireland.
25	Geological interest	Raised beach and boulder clay section of Quaternary-Holocene age
26	Geological interest	Bentonitic tuff banks
27	Geological interest	Large and small scale slump structures in the Drumleck Formation of the Cambrian rocks.
28	Geological interest	Important sections showing the succession of sedimentary rock types including bentonitic volcanic tuffs and the tectonic structure of the Cambrian rocks.
29	Geological interest	Important sections showing the succession of sedimentary rock types including bentonitic volcanic tuffs and the tectonic structure of the Cambrian rocks.
30	Geological interest	Good section of the rock succession of the Censure Group of the Cambrian rocks.
31	Geological interest	Fine example of olistostromes (slumps) in Cambrian rocks.
32	Geological interest	Olistostrome in Cambrian rocks.
33	Geological interest	Important section showing a major fault between Carboniferous and Cambrian rocks.
34	Geological interest	Fine section of folded and fractured Lower Carboniferous Limestone with abundant fossils.
35	Geological interest	Good section of Quaternary Ice Age sediments.

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*Howth*  
*A nineteenth century oil painting*  
*by John Mulvany*



