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An Bord Pleanála
64 Sráid Maoilbhríde
B.Á.C. 1

Re: appeal ABP-316113-23, application F22A/0046

A chairde,

I refer to the above appeal, and wish to make the following observations:

I very much welcome the proposed use of Howth Castle for hospitality purposes including for the general public and local community, subject to the analysis and conditions proposed by Fingal's Conservation Architect. I support the conditions imposed by the Council to remove the proposed new road and to reduce the provision of car parking.

Condition 2

The proposed road running from the Old Howth Road at St. Mary's Church, around the church and southwards to the east of the Castle is not necessary for this development. The existing avenue has always been adequate for the golf course and the hotel when it was open and busy.

The new road is clearly intended to service the proposal by the new owners of Howth Demesne to build housing further uphill, on land zoned High Amenity. This rezoning proposal was considered and rejected in the recent Fingal Development Plan process. The proposal to build a road intended to serve the housing development separately from the housing development itself is project-splitting as the proposed housing development would require Environmental Impact Assessment.

Condition 3

The quantity of car parking allowed should be in keeping with the parking policy objectives of the Council including those reflected in the Fingal Development Plan. The provision sought by the applicant is too high, especially given the scope for use of land as temporary overspill car parking once or twice a year as already happens on the Demesne.

Condition 9

I share the applicant's concern in relation to this condition, however, I think that an alternative route which the applicant intends to provide should be brought forward.

The proposed path referred to in condition 9 should be retained as a walking route only as it will not provide a useful connection for cycling and would have a negative impact on the landscape. However, the Council's

intention in seeking to improve the connection to the main road, the railway station, the Harbour and the town of Howth is correct and it's very important that high quality active travel access is provided to important amenities such as Howth Castle.

The appeal refers to the intention to connect the Castle to the tramway in this image:

historic and visual impact in this area.



^ Extract of Howth Castle Estates masterplan illustrating the proposed wider Greenway masterplan and the proposed connections to the surrounding fabric of Howth Peninsula. These future links allow for clear connectivity between Howth and Sutton as well as within the grounds of the estate

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In the interest of pedestrian and cycle permeability to the town of Howth, the Harbour and the Railway Station, I propose that the applicant should be conditioned to provide a greenway link along the lines of that shown in the north-east corner of this image.

Thank you for considering my observations.

Best regards,

Cllr. David Healy