



Fingal County Council
Comhairle Contae Fhine Gall



**Nos. 14-28 Hampton Street, Balbriggan
(Even numbered buildings only)**

Architectural Conservation Area

Statement of Character



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PREFACE & ACKNOWLEDGEMENTS

The initial draft of this document was prepared by Keith Simpson & Associates on behalf of Fingal County Council in January 2008. The brief from the council required a Statement of Character to be prepared for 14-28 Hampton St Architectural Conservation Area (ACA) following site visits and research, in order to inform the ACA designation process. Subsequent amendments were made by the Conservation Officer of Fingal County Council to produce the final version of the document.

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Section1: Introduction

Many of the towns and villages of Fingal contain areas of architectural, historical, and/or cultural interest, which have a particular distinctive character considered worthy of retention and enhancement. Planning legislation allows a planning authority to include objectives in the County Development Plan to preserve the character of places, areas, group of structures or townscapes that:

- are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or
- contribute to the appreciation of protected structures.

Such areas or places are known as Architectural Conservation Areas, or for short, ACAs. Currently, there are 28 ACAs designated in Fingal.

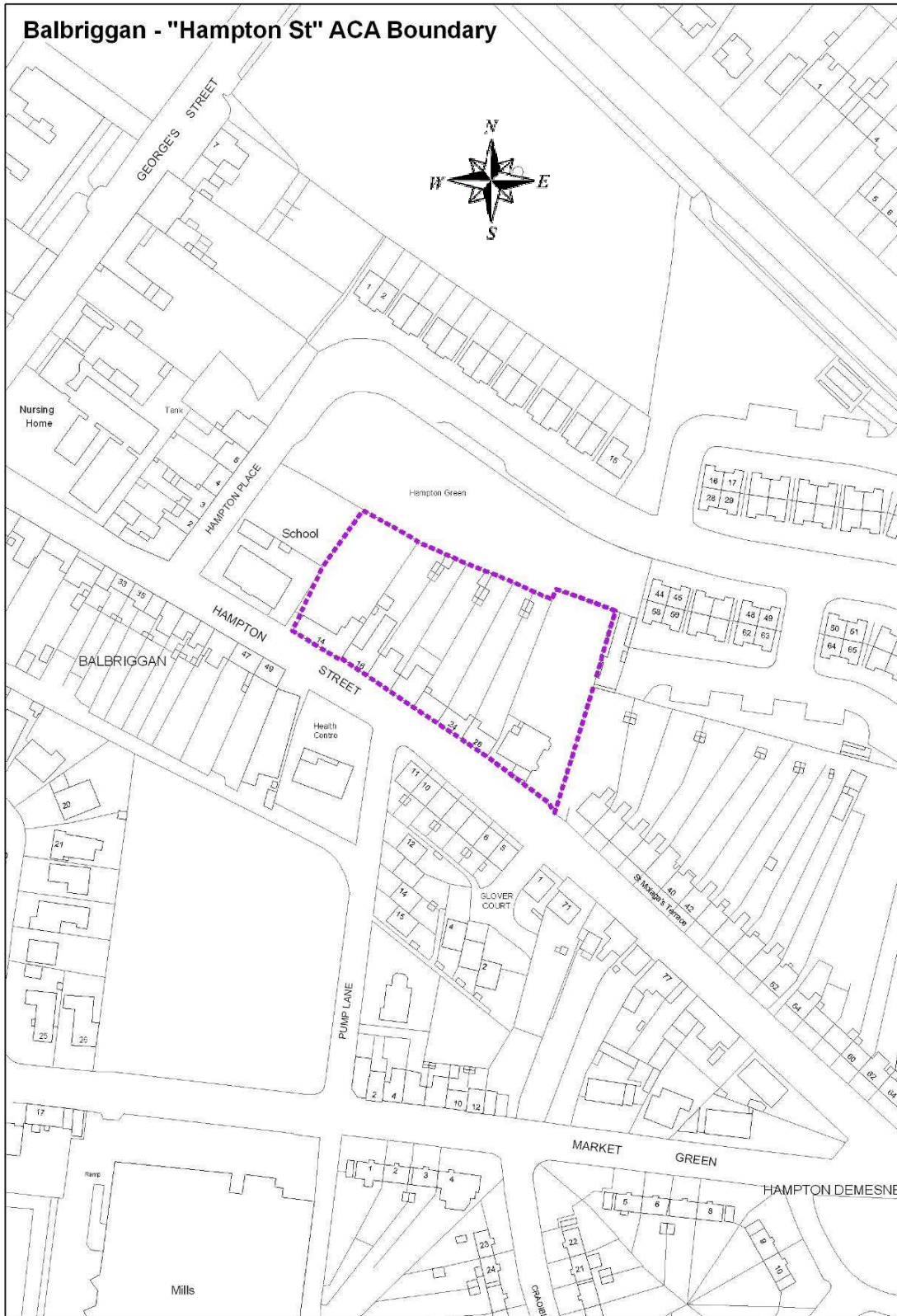
An ACA could be a terrace of houses, a streetscape, a town centre, or a cluster of structures associated with a specific building such as an historic mill or country house. Most structures in an ACA are important in how they positively contribute to the character of the area. Historic building materials and features, heights and building lines, and the scale and arrangement of streets and open spaces all make a contribution to the character of an ACA. Therefore, it is the external appearance of structures and the appearance of the open space which are protected in an ACA. Planning permission is required for any works that would have a material effect, or impact, on the character of an ACA. Even works which in other locations would meet the criteria for Exempted Development as outlined in the Planning Regulations will require planning permission if they are within an ACA. This does not prevent alterations, extensions or new build within ACAs but the designation seeks to ensure that any new development respects or enhances the special character of the area and is carried out in consultation with the Planning Department and Conservation Officer, usually through a planning application.

This document is one in a series that set out to identify the special character of each individual ACA and give guidance to homeowners, developers and planning professionals on the type of works that would require planning permission in that specific area.

Section 2: Location & Boundary of Architectural Conservation Area

The name Balbriggan comes from the Irish Baile Brigín, meaning "Town of the Small Hills." It is located on the eastern coast of County Dublin, 25km north of Dublin City Centre and 5km south of the County Meath border. The town centre extends from north to south with Georges Square at the centre.

Hampton Street ACA is centred on six individual single-storey cottages (Nos. 16 to 26) which form a terrace with a building at each end (Nos. 14 and 28), forming a street block. Only the even numbered buildings between Nos. 14 and 28 on the north side of the street are included with the boundary of the ACA i.e. Nos. 14, 16, 18, 20, 22, 24, 26 and 28. Early 20th century maps show that these properties were originally on the outskirts of Balbriggan (see Fig. 2) but they are now in the central core of the town, on one of the routes to Skerries. The form, design and special character of the block makes a positive contribution to the streetscape.



Section 3: Historical Development of Area



Fig. 1 Early twentieth century view of Dublin St, Balbriggan (Courtesy of Fingal County Archives)

Balbriggan is a coastal market town located in the north of County Dublin. It is thought that there were settlements in the area since the Iron Age, and the town is listed in the Civil Survey of 1656 as belonging to the Barnewall family. The current form of the town was developed in the mid-eighteenth century by Alexander Hamilton, who bought the land and developed Balbriggan from a small fishing village to a commercial town, with a cotton and hosiery industry which remained in existence until 1980. The harbour was commissioned in 1765, thus facilitating the transportation of cotton from the mills constructed in the 1780s for processing and sale, as well as allowing the fishing industry to expand.

Most of the town centre dates from the town's most affluent period, during the eighteenth and nineteenth centuries which derived from its industrial heritage. Much of this heritage survives in the form of mill buildings and workers' housing, as well as the attractive nineteenth century railway station and religious and civic buildings.

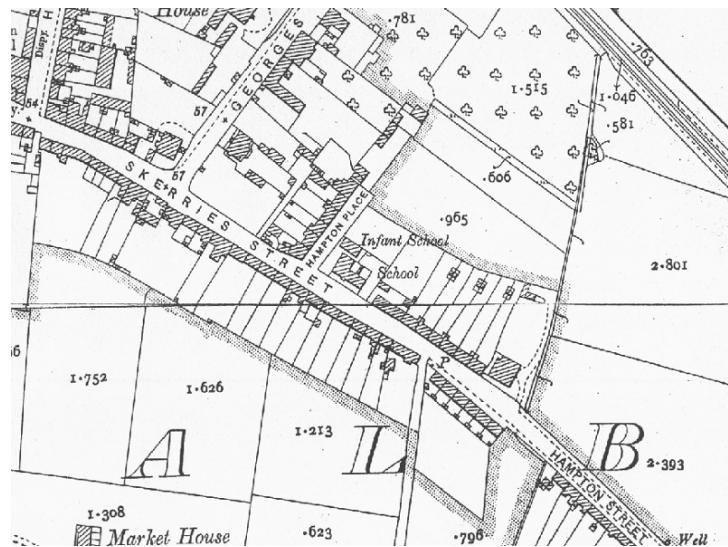


Fig. 2 Extract of from Ordnance Survey Map c. 1909 (Courtesy of Fingal County Council Archives)

It would appear that the name Hampton Street derives from the fact that it connected Hampton Demesne, the estate of the Hamilton family, to Balbriggan (see Fig. 3). Ordnance Survey maps from the early and late 19th century show a group of buildings existing at the location of the ACA. The vernacular building still in existence at the end of the terrace (i.e. No. 14 Hampton St) is probably one of these but the current terrace of cottages and two-storey house appear to have replaced the other structures. All the buildings included in the ACA appear on the third edition of the Ordnance Survey, which was surveyed between 1906 and 1909.

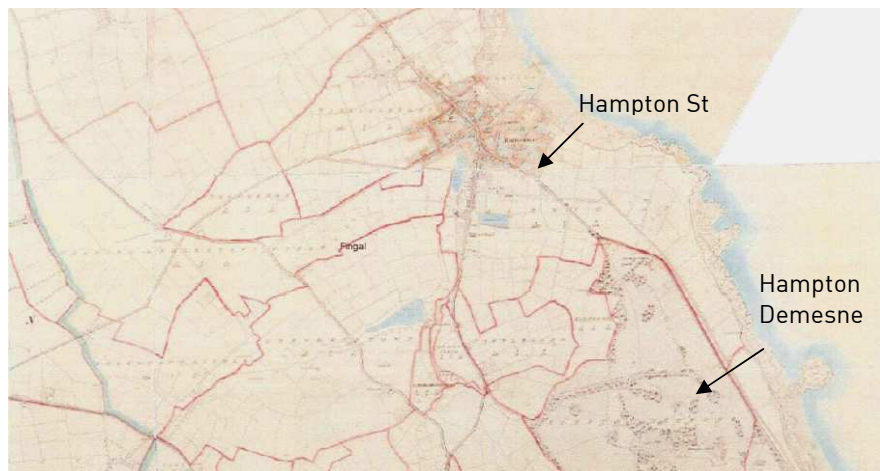


Fig. 3 First edition Ordnance Survey map of Balbriggan c. 1837 to 1843 (Courtesy of Fingal County Council Archives)

Section 4: Schedule of Protected Structures & Recorded Monuments

There are no Protected Structures within the boundaries of the Architectural Conservation Area. However, RPS No. 57 St. George's National School and School House immediately adjoins the ACA, and is located at the junction of Hampton Street and Hampton Place.

There are also no known archaeological sites, features, artefacts etc., listed as Recorded Monuments on the Record of Monuments and Places, within the boundaries of the ACA.

Section 5: Development Plan Zonings & Objectives

In the Fingal Development Plan 2005-2111 the land within the ACA is zoned Objective RS – *To provide for residential development and to protect and improve residential amenity.* There are also specific objectives in the Development Plan to protect the landscaped area to the north of the ACA, known as Hampton Green. This land is zoned Objective OS – *To preserve and provide for open space and recreational amenities.*

Part X (Section 10.1) of the Fingal County Development Plan (2005-2011) includes development objectives for Balbriggan, of which the following may be relevant to this ACA designation.

Objective BALBRIGGAN 5

To ensure the physical and visual integration of the town centre with the newly developing residential areas.

Objective BALBRIGGAN 6

To implement the proposals contained in the Integrated Area Plan for the centre of the town as approved by the Department of the Environment, Heritage and Local Government.

Objective BALBRIGGAN 7

To secure a safe and convenient road, pedestrian and cycle system and street network to minimise traffic hazard and to accommodate the growth of the town, in accordance with the Balbriggan Integrated Framework Plan.

Section 6: Description of Existing Built Environment

- **Street pattern & materials**

Hampton Street runs from Square to Skerries Road, and is a linear road which is terminated at each end by Georges Square to the north and the open space of Craoibhin Park to the south. The group of six houses in the terrace faces south west, as does the adjoining single-storey house to the north. The two-storey house to the south of the terrace is set back from the street and faces south, perpendicular to the other houses on the street. The houses in the terrace are all the same height, while the single-storey house to the north of the terrace is slightly higher, and the detached two-storey house to the south is set back from the road. The road and pavement materials used in Hampton St are modern tarmacadam and concrete.

- **Form & arrangement of public and private open space**

Hampton St ACA is a private residential area with no public open space. However, there is an area of public open space, known as Hampton Green, to the rear (north east) of the ACA. The houses have long plots to the rear, perpendicular to the street, which create large long private rear gardens and no front gardens.

- **Socio-economic Functions**

The majority of the houses are in private ownership, in residential use and in a good state of repair. One of the terraced houses is in Fingal County Councils ownership and Meals on Wheels operates out of No. 14.

- **Built Fabric**

Although the houses within this ACA are almost entirely modest terraced cottages, their special character is primarily defined by their uniformity and vernacular character including their scale, simple form and architectural detailing. The first edition of the Ordnance Survey demonstrates that there were some buildings along the identified stretch of road and it is likely that No. 14 was one of these. The terrace of six similar cottages was built as a group. The two-storey house is unusual in its orientation, with the rendered gable facing the road (west), and the redbrick façade facing south.



Fig. 4 No. 14 Hampton St



Fig. 5 No. 24 Hampton St



Fig. 6 No. 28 Hampton St.

Views:

The most important views of the ACA are from the north and south, on Hampton St, and west, from Pump Lane. The view of Hampton St from the ACA looking north is also significant, looking towards the Carnegie Library building.



Fig. 7 View of ACA from south



Fig. 8 View of Carnegie Library

1. The Terrace (Nos. 16-26)

Roofs:

The roofs in the terrace are traditional pitched slate roofs, with terracotta ridge tiles, terracotta air vents and stepped redbrick chimneystacks with clay chimney pots. The pitched roof style is continued in the triangular pediment above the entrance. However, at No. 18 the traditional slate has been replaced with artificial slate, and the ridge tiles and air vents have been removed and replaced with artificial slate ridge tiles. The redbrick chimneystacks and clay chimney pots have been retained, although satellite dishes have been added to the chimneystacks of Nos. 24 and 26, and television aerials have been added to the roofs of Nos. 22 and 26, which detract from the character.



Figs.9 & 10 No. 24 Hampton St roof and terracotta air vent details

Walls:

The walls in the terrace are painted pebble dashed, with painted render plinth course. The original cast-iron rainwater goods have been retained, and the decorative brick eaves course has been painted, as have the render cornerstones to No. 26. The gable end of No. 26 is constructed of random rubble limestone and brick, with brick cornerstones. The triangular pediment over the entrance has a painted smooth render finish.

Openings:

The original window openings in the terrace, with a vertical emphasis, have been retained, although the original timber windows have been replaced. The original door openings have been retained, although the original doors have been replaced.

Boundaries:

As the terrace fronts directly onto the street there are no front garden boundary walls or railings.

2. Houses at either end of terrace Nos. 14 & 28

Roofs:

The pitched roof of No. 14 is covered with corrugated iron, and was probably originally thatched.

The pitched roof of No. 28 is of artificial slate, although the original redbrick chimneystacks and some terracotta chimneypots have been retained.



Fig.11 No. 28 Hampton St.

Walls:

The walls in No. 14 are painted roughcast render with a painted render plinth course and cast-iron rainwater goods.

The walls in No. 28 are redbrick to the façade and north elevation and coursed rendered to the west elevation. The original rainwater goods have been replaced with pressed metal alternatives, although the yellow brick eaves course has been retained.

Openings:

The original vertical-emphasis window openings in No. 14 have been retained, although the original timber windows have been replaced. The door openings have retained their proportions but original doors have been replaced.

The window openings in No. 28 have retained their proportions, although the original timber has been replaced with uPVC. The stepped arched front door opening has been retained, and the timber panelled front door, fanlight and sidelights are original.

Boundaries:

There are no front garden boundary walls to No. 14 as it fronts directly onto the street, although the adjacent limestone school boundaries add interest to the building. The boundaries to No. 28 are painted roughcast rendered walls with render coping and pierced gateway, having painted double-leaf timber battened gates.

Section 7: Summary of Special Character

Although some alterations have been made to the external appearance of the terrace, the original built fabric of the houses has largely been retained. The uniformity in the building heights and lines of the terrace, as well as the vernacular character and architectural details, is the most outstanding feature of the ACA. Although some alterations have been carried out, most notably the replacement of original windows and doors, the height, scaling and detailing to the walls and roofs have largely been retained.

The buildings at either end provide an interesting contrast to the terrace. No. 14 is a vernacular cottage which was originally thatched, and No. 28 is a two-storey detached house of redbrick construction. Although some original features have been lost, the height, scaling and detailing have largely been retained.

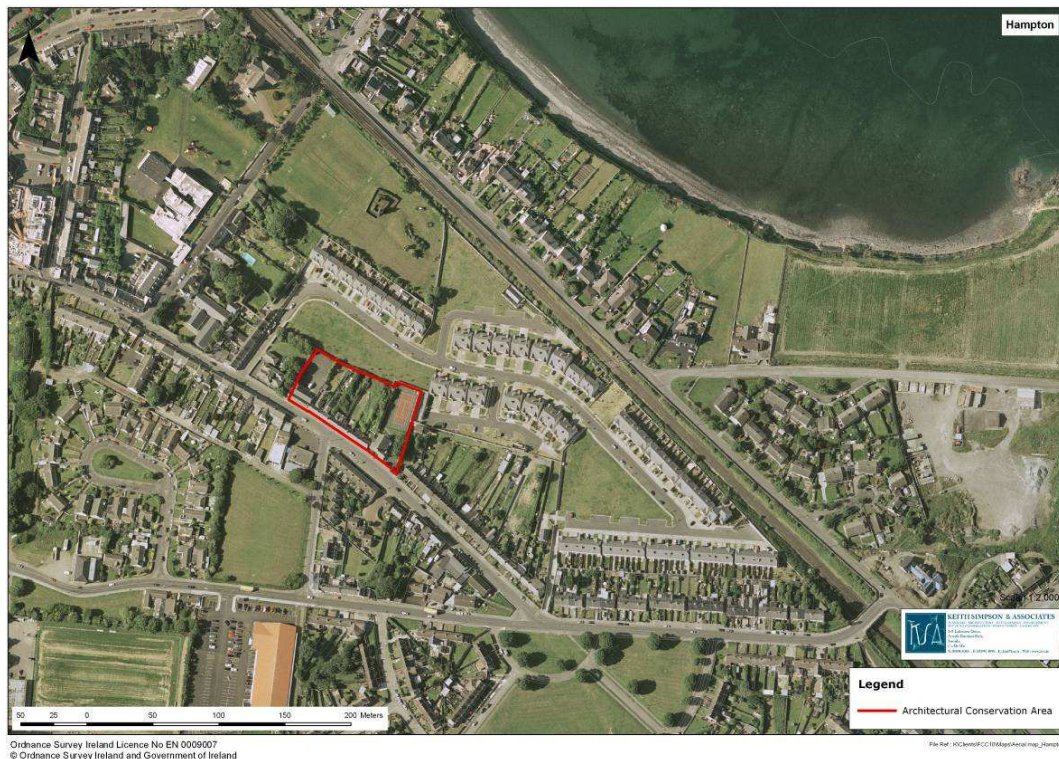


Fig. 12 Aerial view of ACA (courtesy of Fingal County Council). Boundary outlined in red.

Section 8: Implications for Planning and Development

The objective of Architectural Conservation Area designation is to protect the special character of an area through the careful control and positive management of change of the built environment. The Planning & Development Act 2000 requires that planning permission be obtained for all development works except for those deemed to be exempted development, which Section 4(1)(h) of the Act defines as follows:

Development consisting of the carrying out of works for the maintenance, improvement or other alteration of any structure, being works which affect only the interior of the structure or which do not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of the neighbouring structures.

With regard to Architectural Conservation Areas, it is important to note that works, which would not under normal circumstances be inconsistent with the character of an area, may affect the particular character of an ACA and would therefore not be exempt. Section 82(1) and (2) of the Act defines exempted development in the context of an ACA:

(1) Notwithstanding section 4 (1)(h), the carrying out of works to the exterior of a structure located in an architectural conservation area shall be exempted development only if those works would not materially affect the character of the area.

(2) In considering an application for permission for development in relation to land situated in an architectural conservation area, a planning authority, or the Board on appeal, shall take into account the material effect (if any) that the proposed development would be likely to have on the character of the architectural conservation area.

Assigning ACA status to a streetscape, cluster of buildings, or a town or village core therefore results in considerable restrictions on works to the exteriors of structures within the boundary of the ACA. Planning permission is required for any new build works to visible sides of buildings or for changes to original materials, such as windows, wall finishes, boundary walls, roof coverings etc. New infill development and alterations to existing structures are subject to planning permission and only proposals which respect or enhance the special character of the area can be granted permission.

Protected structures: Planning permission is required for all works that would materially affect the character of a protected structure, or any element of the structure including its curtilage, which contributes to its special character. Works to a protected structure that constitute essential repairs or maintenance require a declaration from Fingal County Council under Section 57 of the Planning & Development Act 2000. A declaration issued under this section sets out the type of works the Planning Authority considers would or would not affect the character of a structure or any elements which contribute to its special interest. However, there are no Protected Structures located within the boundaries of the Hampton Street ACA.

Non-protected structures: Owners and occupiers of non-protected structures located within the Hampton Street Architectural Conservation Area should be aware that works, which in the opinion of the Planning Authority would materially affect the character of the Architectural Conservation Area will require specific grant of planning permission under Section 82(1) of the Planning & Development Act 2000.

Public Domain: Agencies and service-providers carrying out works to the public realm e.g. footpaths, planting, street furniture, parking schemes, public lighting, etc., are required to consider the special character of the area as identified in this document, and should consult with the Planning Department and Conservation Officer of Fingal County Council.

More detailed direction is given overleaf on the type of works that do and do not impact on the character of the ACA at Nos. 14-28 Hampton St., Balbriggan, and therefore will or will not require planning permission.



Fig. 13 Annotated Map of Hampton Street ACA

WORKS IMPACTING ON THE CHARACTER OF THE ACA (WORKS REQUIRING PLANNING PERMISSION)

The direction given below relates to works that would impact on all the buildings within the ACA. Some of the works listed in this section require planning permission whether a property is located within an ACA or not. Also this list is not exhaustive, and consultation with the Conservation Officer is recommended prior to the commencement of works to ensure that works are permissible.

EXTERNAL WALLS

1 To oppose the removal, in whole or in part, of external render from the external elevations of buildings within the ACA. Any remedial works, whether repairs or alterations, should be carried out in a correct scholarly manner, under proper supervision, by specialist labour where appropriate

The special character of the terrace within this ACA is associated with the uniformity of its design. The original external finish along the front elevation of the terrace and is painted roughcast render, and No. 14 was a rendered finish. Thus, any proposals to alter this finish by the addition of external cladding would be deemed to negatively impact on the character of the area. The removal of external plaster/render to expose rubble stone work or brickwork will not be permitted, as the render or plaster provides a water-resisting surface that protects the building from decay. The two-storey house has a redbrick finish to the front and rear elevations, which creates its distinctive character, and alternative finishes would not be appropriate. The west elevation of the No. 28 (facing the road) has an unpainted sand and cement render finish which should not be painted.

PLOT WIDTHS / BUILDING LINES AND ROOFSCAPE

2 To preserve and enhance those aspects of architecture and urban form which contribute to the local distinctiveness and character such as plot widths, building lines and roofscape

The streetscape with the ACA boundary consists of a group of houses with similar roof pitches, heights etc and the alteration of the profile of just one structure could have a negative impact on a number of adjoining and nearby structures. This is particularly important in the terrace, where the special character is defined by the uniformity of the roofscape, building line and plot widths. No. 28 is distinct from the rest of the block, and its unusual orientation, location and roof details are important aspects of the character of the area.

3 To oppose the removal of any original chimneys, terracotta ridge tiles and air vents or other roofing materials. In cases where the removal of such items is required due to public safety issues, a satisfactory replacement scheme must be submitted and approved in writing by the Council prior to the commencement of any demolition / reinstatement works

Original elements should be retained where possible, as they can generally be repaired and reused, and they contribute to the character of the area. This is particularly important in this ACA where the character is defined by the uniformity of styles, features etc in the terrace, as identified earlier in the document i.e. the ridge tiles and vents. The visual impact of the continuous roofscape is one of the most distinctive features of the ACA, and as such it is important that the uniformity shared by the houses, in the traditional slate roofs, redbrick chimneystacks and ridge tiles is retained.

4 To oppose the introduction of dormer windows or roof lights on the front elevations of the houses.

Roof lights should be placed on hidden pitches of a roof and any planning applications for dormer windows should be to rear elevations. New roof lights should not protrude above the general roofline and the use of conservation style rooflights is encouraged.

5 To limit the insertion of any new satellite dishes, TV antennas and other external communications devices on the front, side and above rooflines of the buildings in the ACA.

Planning permission is required for satellite dishes to the front elevation of any property whether in an ACA or not. The addition of these to the front elevations or roofs of the houses would be considered to have a negative impact on the character of the area and should be avoided. Where possible, less intrusive methods for obtaining TV reception, such as cable, should be used, and where the existing aerials have become redundant they should be removed.

6 To control the amalgamation of properties and sites.

The amalgamation of properties requires planning permission irrespective of whether located in an ACA or not, unless it involves reversing the subdivision of what had originally been a single dwelling. If any houses in the ACA propose to carry out similar works to merge properties, particularly in the terrace, the proportions of the openings of the original front elevations of the structures, including the porches, should be kept.

Any proposed development of a group of sites, particularly in the terrace, will need to respect the scale, mass, height and design of surrounding existing buildings. This does not exclude modern design, but it must be of good quality and positively contribute to the area.

7 Alteration of boundary treatments

The original boundary treatments at No. 28 should be retained. Since Nos. 14-26 directly front onto the street, there is no scope to introduce boundary treatments.

WINDOW & DOOR OPENINGS

8 To control the removal, alteration, or enlargement of original window and door openings on the front elevations of the distinctive house types or buildings that contribute positively to the ACA

Unfortunately, none of the structures within the ACA appear to still have their original windows or doors. Where windows have already been altered prior to the ACA designation, owners will be encouraged to consider a more appropriate window material and glazing pattern that is sympathetic to the age and character of the building if they intend to change their windows in the future. With regard to the terraced cottages and No. 14, the suggested form and design for replacement windows would be a timber sliding sash in a two-over-two pattern. The suggested replacement windows for No. 28 would be a timber sliding sash in a one-over-one pattern. No original doors exist in the terrace, and suggested replacements would be timber panelled door with rectangular overlight. The most appropriate replacement for No. 14 would be a timber battened door, while No. 28 has retained its original timber panelled door. The alteration of porches to the houses in the terrace will not be permitted, since these are an essential element of the character of the area.

EXTENSIONS (and porches)

9 To allow extensions where they do not affect the character of the streetscape

Due to the limited plot sizes within this ACA most extensions will only be possible to the rear of buildings. Extensions to the rear will be subject to normal planning considerations and exemptions where they do not extend above the existing ridge line of the roof. They should be subsidiary in size and design to the main building and of an appropriate scale, so that they are not visible from the front. No. 28 has limited potential for an extension, although this may be possible to the east elevation.

The small projecting porches to the terraced houses are a distinctive attractive feature, and one of the important aspects of their uniformity. Therefore, permission to alter the porches

must be sought. Nos. 14 and 28 have no porches, and the addition of porches would detract from the character of the buildings. Planning permission will be required for the addition of any porches in the future and should be simple in design and subservient to the main house.

BACKLAND DEVELOPMENT

10 Where there is scope for backland development within the ACA it will be subject to normal planning considerations. While proposed backland development will be assessed on a case by case basis to determine the appropriateness of the proposed design and scale, proposals should establish or follow an overall consistency in height, mass, building line and materials. The height of any backland development in this ACA should not exceed that of existing building stock and proposals should also have regard to the protection of the amenity of the area. However, due to restricted access to the rear of these properties, development will only be permitted where access can be achieved adequately.

DEMOLITION

11 Demolition of any building within the ACA will not be permitted, except in extreme cases where detailed evidence of structural defects or failure is given.

With regard to this distinct group of houses, the demolition of any one house in the group would have a very significant detrimental affect on the area, and therefore it is highly unlikely that permission for demolition would be granted. Where permission is sought for demolition on the grounds of structural defects or failure, a report containing photographs and drawing(s) indicating locations of photographs will be required, produced by a suitably qualified and experienced professional regarding the existing condition. As part of the justification for any demolition within the ACA on structural grounds, details will be required of repairs/remedial works normally used in similar circumstances and details of why they are not suitable in that instance.

12 To encourage the appropriate design of replacement buildings within the ACA.

If demolition is permitted, it is important that all new build reflects the established character of the buildings within the ACA. Instead of being an exact copy, high quality contemporary design will be encouraged, although new buildings should be sensitive to the rhythm, height, scale, mass and finish of the existing buildings, as identified in this document, and use traditional building materials and building methods where possible. With regard to the terrace, replacement buildings should be single-storey with the same roof line, proportions and external finish as the original buildings.

VIEWS AND VISTAS

13 To protect and enhance strategic views and vistas, particularly the strategic views of the terrace from Pump Lane/Hampton St and along Hampton St towards the Carnegie Library.

Areas of historic interest, such as the strategically important views of the terrace and the Carnegie Library, should be protected from obtrusive development.



Figs. 14 & 15 Views of the terrace and the Carnegie Library from Hampton St.

LANDSCAPING

14 To retain and support additional landscaping of the public realm and open spaces adjacent to the ACA.

The Hampton Green area, identified earlier in the document as a significant open space adjacent to the ACA, should be retained.

WORKS NOT AFFECTING THE CHARACTER OF THE ACA (DO NOT REQUIRE PLANNING PERMISSION)

- **MAINTENANCE & REPAIRS**

Planning permission is not required for regular maintenance works and genuine repairs within this ACA (such as roof, rainwater goods or window repairs) as long as original materials are retained and, where replacement is necessary, that it is on a like-for-like basis. Repairs which use incorrect materials or detailing erode the character of the ACA and are not permissible

- **INTERNAL ALTERATIONS**

ACA designation for Nos. 14-28 Hampton Street, Balbriggan does not prevent internal changes or re-arrangements, as none of the houses are Protected Structures, providing these changes do not impact on the exterior of the structure.

- **RESTORATION OF CHARACTER**

Where original materials have been removed and replaced with modern or inappropriate alternatives, the restoration or reinstatement of these features will not require planning permission where the method, materials and details for these works have been agreed with the Conservation Officer.

- **WORKS TO THE PUBLIC REALM**

In general, works to the public domain will be carried out by Fingal County Council or the major utility and service providers, and may be exempt from planning permission. However, consultation with the Conservation staff of Fingal County Council will be required before any works commence to ensure that these works enhance and improve the character of the area and do not negatively impact on it, such as: traffic management and parking schemes, undergrounding of wiring and services, public lighting schemes and urban improvement schemes.

NOTE:

Some of the works listed above require planning permission irrespective of whether the area is protected or not, but are included to highlight the need for careful consideration of the design of the proposed works to ensure that they do not impact negatively on the character of the area. The above list is not in itself a comprehensive list of all works, in all circumstances, that require planning permission, but identifies those works that would impact on the character of the ACA. Development works would still have to adhere to the general provisions of the Planning and Development Acts 2000-2002 and Planning Regulations. The Area Planner and Conservation Officer of Fingal County Council can be consulted if there is any doubt as to whether planning permission is required.