



**Fingal County Council**  
Comhairle Contae Fhine Gall



**Grove Road, The Rise and The Mall, Malahide**

**Architectural Conservation Area**

**Statement of Character**



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The historic maps used in Figs. 2 and 4 are courtesy of Fingal County Council Local Studies Library and Archive, No. 11 Parnell Square, Dublin 1, while Fig. 3 is an extract from the 2<sup>nd</sup> edition of the Ordnance Survey Maps courtesy of the Map Library, Trinity College Dublin, Dublin 2.

**PREFACE**

The initial draft of this document was prepared by Keith Simpson & Associates on behalf of Fingal County Council in January 2008, as part of the Architectural Conservation Area designation process, with subsequent amendments made by the Conservation Officer of Fingal County Council to produce the final version, which was agreed by Council in October 2008.

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### **Section 1: 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**

Malahide is situated on a shallow inlet of the Irish Sea, between Lambay Island to the north, and Ireland's Eye and the promontory of Howth, to the south. It is one of a number of attractive coastal towns in Fingal, located approximately 15km north of Dublin City Centre, south of the Malahide Estuary inlet, at the point where it meets the Irish Sea. From the Medieval period, Malahide developed around the Talbot Castle.

Grove Road, The Rise and The Mall ACA is located to the east of the town centre, and is bounded by the town centre and The Mall to the east, the tennis courts to the north, the Grand Hotel and housing developments to the east and residential area to the south. Included in the ACA are Nos. 1 to 40 on The Rise, which has the odd numbered houses located on the west side of the street and even numbered houses on the east side. The ACA boundary also encompasses ten properties on the south side of The Mall, between the petrol station and the Grove Road junction. Some of these structures have house numbers while others have building names. The section of Grove Road within the ACA is the part that runs parallel with The Rise and perpendicular to The Mall, excluding Louvain and the development at the southern end called The Sycamores. Almost all the properties on The Grove appear to have individual house names and it is difficult to discern any specific house numbering system.



Fig. 1 Boundary of Grove Road, The Rise and The Mall ACA

### Section 3: Historical Development of Area

The name Malahide derives from the Irish name Mullach Ide, meaning Sandhills of the Hydes, which refers to the Norman family from nearby Donabate. Archaeological discoveries indicate that habitation at Malahide dates back to c. 6000BC, and it is thought that St Patrick visited the area in 432AD. However, it is not until 795AD, with the arrival of the Vikings, that a settlement was established, and Malahide Estuary was used as a base. From the twelfth century onwards, the town developed around Malahide Castle, the home of the Talbot Family.

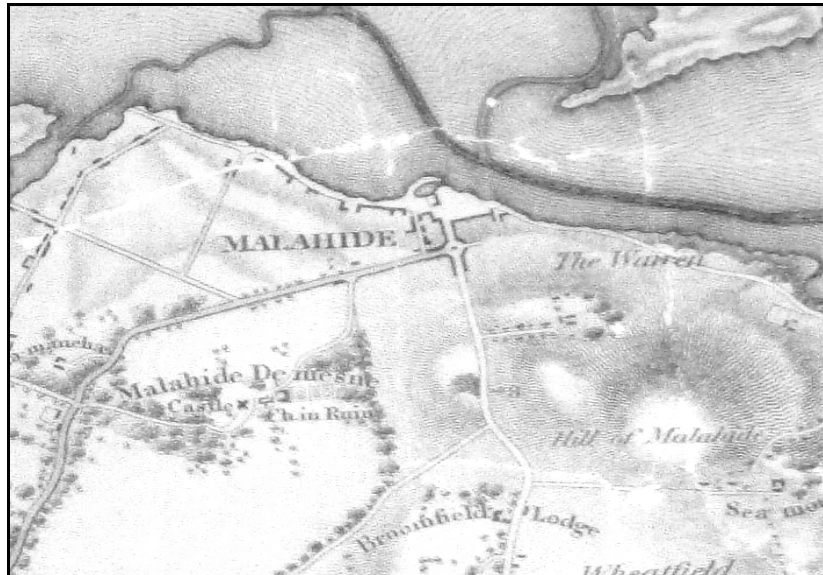
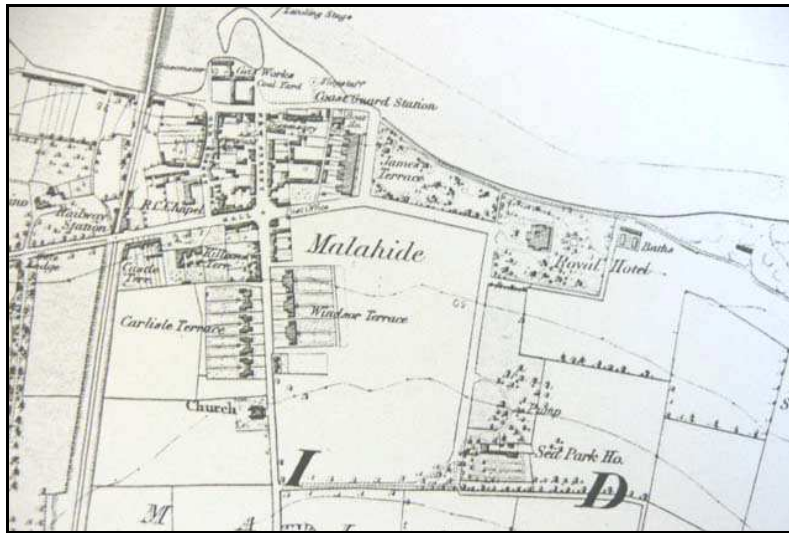


Fig. 2 Duncan's Map of Co. Dublin 1821, showing Malahide

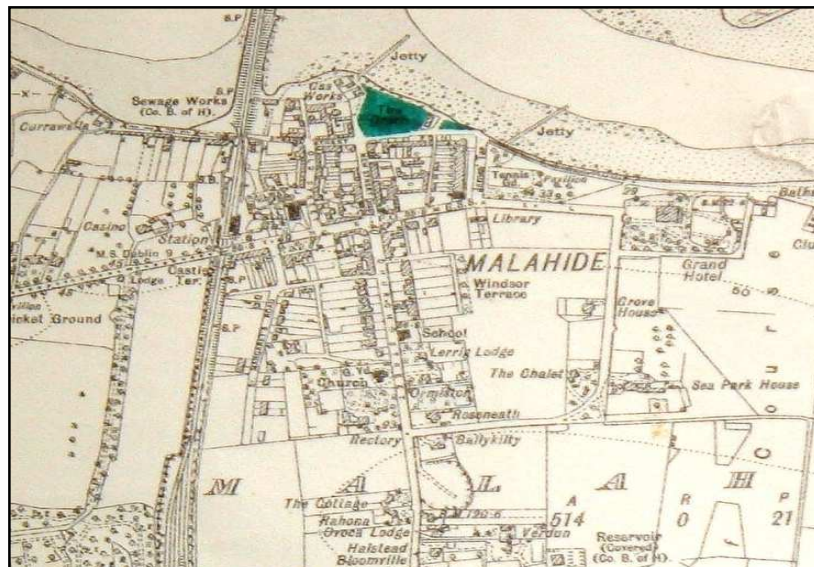
The town centre was laid out in the Georgian period, and the diamond-shaped crossroads at the centre of the town is similar to that of Slane, Co. Meath, which highlights their common origin as planned estate towns. At the turn of the nineteenth century, a small town centre had developed, which grew with the advent of the railway and the growth of the popularity of the town as a seaside resort and holiday destination. Some of the town's fine terraced townhouses were built in this period. The Grand Hotel, built in 1835, was constructed to accommodate the increasing numbers of visitors to the town. Many of the civic buildings in the town, such as the churches, date from the nineteenth century, although Malahide remained a small village until the 1960's, when it became a desirable suburb of the surrounding city, resulting in its substantial growth in the last forty years.

The ACA encompasses The Rise, and part of Grove Road and part of The Mall. The majority of this area is residential, comprising detached and semi-detached houses with large plots, predominantly with an east-west orientation. Cartographic evidence and street directories show that the majority of properties within the ACA date from the mid 20<sup>th</sup> century. The

streets of The Mall and what evolved into Grove Road are shown on late 19<sup>th</sup> century maps (Fig. 3), but no buildings exist within the ACA boundary at this point. By the 1930 edition of the Ordnance Survey Maps (Fig. 4) the properties of Grove House and The Chalet had been constructed on Grove Road. Nos. 1 to 9 The Mall are first listed in Thom's Post Office Dublin Directory of 1954. This year also includes the first mention of The Rise but only three names are listed, while Grove Road has seven entries including the Boy's National School, Grove House and The Chalet. By 1965 Nos. 1- 40 The Rise are all included in Thom's Directory and along Grove Road over 16 individuals are listed, with many of the house names still in use today. Within the ACA there are also a number of sites where infill buildings or replacement houses have recently been constructed.



**Fig. 3 Ordnance Survey map of Malahide c. 1872**



**Fig. 4 Ordnance Survey map of Malahide c. 1930**



#### **Section 4: Schedule of Protected Structures & Recorded Monuments**

There are no Protected Structures within the boundaries of the Architectural Conservation Area.

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 majority of the land within the ACA is zoned Objective RS – *To provide for residential development and to protect and improve residential amenity.* However, three properties on The Mall (Silverdale, Somerton and Silks Restaurant) to the west of the junction with The Rise are zoned Objective SC – *To protect and enhance the special physical and social character of major suburban centres and provide and/or improve urban facilities.*

Part X (Section 10.3) of the current Development Plan includes development objectives for Malahide, of which the following may be of relevance to this ACA.

##### **Objective MALAHIDE 3**

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

##### **Objective MALAHIDE 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 MALAHIDE 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 Malahide Integrated Framework Plan.

## Section 6: Description of Existing Built Environment

- **Street pattern & materials**

The Rise and section of Grove Road within the ACA runs north to south. Both of these roads slope gently upwards to the south. The Mall is perpendicular to these two streets, running along their northern edge in an east-west direction. Roads and pavements within the ACA are of tarmacadam and concrete structure, and are lined with trees.

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

Grove Road, The Rise and The Mall ACA is predominantly a private residential area and has no public open space. The ACA does face onto a triangular area of open space to the north of The Mall, which contains the Malahide Tennis Club, but this falls outside the boundary of the ACA. Private open space is in the form of large plots providing front and rear gardens to each property. The majority of these plots are orientated perpendicular to the road.

- **Socio-economic Functions**

The majority of houses are in private ownership, in residential use and in a good state of repair. There is also a former hotel in Grove Road, which is currently not in use, and one of the houses in The Mall is presently in use as a restaurant. No. 39 The Rise is a GP surgery.

- **Built Fabric**

The majority of buildings within the ACA are substantial detached and semi detached houses on large plot with recessed front building lines. There are a number of distinctive building types within the ACA which are outlined below (also see Fig. 15) and the special character of the area derives from the overall homogeneity or uniformity of the architectural style of these houses and the overall height, scale and building lines of development within the ACA.

### Type 1

Type 1 are detached dwellings characterised by a catslide roof on the gable-fronted section. Catslide roofs have one side longer than the other and are often associated with the Arts & Crafts Movement, which is an early 20<sup>th</sup> century architectural style. The remainder of the roof is hipped. The roof covering is interlocking tiles. The walls are painted render with brick detail to the ground floor of the gable-fronted section and along the base or plinth of the hipped section. Another distinctive feature, apart from the catslide roof is the long, vertical window providing light on the front elevation. This type is found on The Mall and The Rise.



**Fig. 5 Type 1 Houses**

### Type 2

Type 2 are the semi-detached units. These houses have hipped roofs with interlocking tiles, a shared low central brick chimney stack, and most still retain the tall brick chimney on the rear pitch of the side elevation. Like Type 1 houses the walls are painted render with brick detail to the ground floor. This type is only located along The Rise



Fig. 6 Type 2 Houses

### Type 3

Type 3 relates appears to be a detached version of Type 2 with hipped tile roof, tall thin side chimneys and brick detail at ground floor level and painted render above. While this type is mainly found on the eastern side of Grove Road, there is one example on The Rise.



Fig. 7 Type 3 Houses

### Type 4

Type 4 are detached and semi-detached houses with a projecting gable-fronted end bay or central double bay which have steeply pitched roof with flared eaves. Again this feature reflects element of the Arts and Crafts style of architecture. In some cases the feature of brick detailing on the ground floor with rendered walls above is used. Examples or variations of this design are found on all three streets within the ACA



Figs. 8 & 9 Type 4 Houses

### THE RISE

Along this tree-lined street three of the distinctive house types dominate. House Nos. 5, 15, 21, 23, 27, 33, 39 on the west side and Nos. 6, 18, 24, 30, 36 and 38 on the east side are all **Type 1**. Nos. 14 and 16 are variations of this type as while they have the catslide roof they do not have the long vertical window, a porthole window is included on the front elevation, the projecting bay is completely faced in brick and the overall size of the house appears more compact than typical Type 1 example. The pairs of **Type 2** houses are

Nos. 1 & 3, 7 & 9, 8 & 10, 17 & 19, 20 & 22, 29, & 31. While No.40 is a detached house built in a similar style because a number of other buildings identical to it are located on Grove Road this has been given a separate category of **Type 3**. However, there is only one of these on The Rise. The other dominant grouping on this street is **Type 4** houses, found at Nos. 2, 4, 11, 25, 26 and semi-detached pair Nos. 35 & 37. Of the remaining properties along This Rise Nos, 12 and 13 share characteristics with the distinctive house types but are not examples of any specific type, while Nos. 28A & B and No. 32 appear to be replacement houses.

**Boundaries** – The front boundary walls in The Rise mostly have a sand-and-cement finish, some have been left with this finish while others have painted it. The original walls are low in height, are stepped as the gradient rises uphill towards Grove Road and are not capped. The original gate piers appear to have square rendered piers with two-course stepped brick capping and approx 1500mm. However, several gateways have been altered and so there is some variety with the gate piers but overall the original boundary walls have survived unchanged.

#### **THE MALL**

The section of The Mall between Grove Road and The Rise is dominated by **Type 1** houses as six out the seven properties on this stretch are examples of this design (Nos. 1, 2, 3, 5, 6 and 7). House No. 4, which is in the centre with three Type 1 houses on either side, is an example of the **Type 4** house with the distinctive feature of the gable front with flared eaves located in the central bays. With regard to the three properties to the west of the junction with The Rise they adhere to the recessed building line and overall two-storey building height but are not examples of any particular type. Silverdale shares some of the characteristics of the typologies outlined above, particularly Type 4, but differs in that it has two deep projecting end gables with flared eaves to the front elevation. Somerton is similar in design to the Type 1 House with its catslide roof but would appear to be a later copy as its hipped roof section is very different to that of other Type 1 residences and it has bay windows on the ground floor, it does not have the long vertical window on the hipped section or the brick detail to the ground floor. Silks restaurant is a two storey redbrick structure with canted bay windows and mix of two hipped roof sections and a pitched roof with dormers.

**Boundaries:** Boundary Walls in The Mall are generally low with a painted render finish and paired gates. The boundaries west of the junction with The Rise are red-brick walls on a cement plinth.

**GROVE ROAD**

This road has a more individual character than The Rise and The Mall as a variety of building styles are found here. Most of the properties are detached houses on large plots. There is a grouping of **Type 3** houses on the east side of the house (Nos. 1, 2, 3, and 4). While house No. 6 is also a detached residence with a hipped roof, it is of a different design to the Type 3 but is distinctive its own rights and is a positive contribution to the streetscape. The house named Everest is an example of **Type 4** house. The Chalet is also a positive contribution to the streetscape. It is one of the first houses built on Grove Road, as it is evident on the 1930 edition of the Ordnance Survey (Fig. 4) and is an example of an Arts and Crafts style building. The remaining properties on Grove Road, whether built in the 1960s or modern replacement houses, follow similar building heights and lines even though they are of different eras and styles. Even the former hotel is of a scale and design that complements the other development along the road. The street is terminated with a view northwards of the Malahdie Estuary.



**Fig. 10 No. 6 Grove Road**



**Fig. 11 The Chalet**

**Boundaries:**

As with the houses along this road there is a variety of styles to the boundary treatments

**VIEWS**

There are impressive views of the harbour area and the sea (to the north) visible from various points on all three roads in the ACA. These views contribute positively to the character of the ACA, and it is important these views are not obscured by new development.



**Figs. 12 & 13 Views from The Rise (left) and The Mall of Malahide Estuary**

### **Section 7: Summary of Special Character**

The character of this ACA derives from the four distinctive mid-20<sup>th</sup> century house types found within this mainly residential area which have produced an overall uniformity to the size, scale and building line of development along the three streets of The Rise, The Mall and Grove Road. There is a greater homogeneity to the design of the properties along The Rise and The Mall as there is a larger concentration of the distinctive house types found on them. The development along Grove Road is more organic in nature reflecting that it evolved more gradually and that the houses were not all constructed in one specific period in the late 1950s/early 1960s. The character of this ACA is also supported by the contrast between the style, form and design of these houses in comparison with the tighter urban grains of other roads in Malahide's town Centre.



Fig.14 Annotated Map of Grove Road, The Rise and The Mall ACA

## 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 Grove Road, The Rise and The Mall ACA.

Non-protected structures: Owners and occupiers of non-protected structures located within Grove Road and The Rise 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 Grove Road, The Rise and The Mall, Malahide, and therefore will or will not require planning permission.

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

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Much of the direction given below relates to works that would impact on the four distinctive house types or the other individual buildings that positively contribute to the ACA which are identified earlier in this document. 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 or brick detailing on the visible external elevations of distinctive or positive 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 ACA is associated with the uniformity of the design of The Rise and The Mall of the distinctive house types and the organic development of Grove Road identified earlier in this document. The original external finishes are a generally painted roughcast render with some brick detailing, usually to the ground floor level. Thus, any proposals to alter these finishes by the addition of external cladding would be deemed to negatively impact on the character of the area. As the render or plaster provides a water-resisting surface that protects the building from decay. The rendering of exposed brickwork would require planning permission, as this is an important original feature of many of the houses.

**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 a group of semi-detached or terraced houses, where the special character is defined by the uniformity of these features. The groups of distinctive house types with their distinctive roofs identified earlier in the document are an integral part of the ACA, and as such

it is important that these are retained. Overall the properties in the ACA have front gardens that produce a similar building line set back from the road and this should be respected.

**3 To oppose the removal of any original chimneys or 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 an important distinguishing characteristic of the distinctive house types are the materials and design of the roofs,

**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 in general 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 distinctive or positive 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, 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, 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.

### **WINDOW & DOOR OPENINGS**

**7 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, very few structures within the ACA 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. This is particularly important in the long, rectangular windows evident in Type 1 houses in The Rise and those in The Mall.

### **BOUNDARY TREATMENTS**

**8 To control the alteration of boundary treatments walls and gate piers where there is a uniformity to the boundary along a streetscape**

There is a degree of uniformity to the front garden boundary walls and gate piers on certain streets within the ACA, as identified earlier in the document, and therefore any proposals to change them should respect the height, scaling and detailing of the original boundary treatments and agreement reached with the Area Planner and Conservation Officer on any alterations. It should be noted that planning permission is required for the widening or creation of a new vehicular entrance, whether in an ACA or not

### **EXTENSIONS (and porches)**

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

Extensions within the ACA should not detract from the character of the main building. They should be subordinate in scale and height to the main/parent building. Extensions to the rear of properties which remain below the existing roof ridge line and are not visible from the front elevation will be subject to normal planning considerations and exemptions. In general, extensions to the front of the four distinctive house types in the ACA will not be permitted or those that breach the established front building line of other structures within the ACA. Where extensions are proposed to the side of a building careful consideration must be given

to the proposed design. The materials, proportions, fenestration and scale should be sympathetic to those of the existing structure. Side extensions should be careful not to unbalance the symmetry of semi-detached buildings within the ACA.

### **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.

### **INFILL DEVELOPMENT**

**11 To require infill development to:**

- a) Conform to the existing building lines and overall scale and character of the area:**
- b) Have respect to the form and material of adjoining buildings, and**
- c) Have regard to open spaces which are important to the proposed development and the surrounding areas.**

Where the size of individual sites provides the opportunity for infill development, any proposals should respect the proportions, scale and mass of the existing dwellings and not dominate the site. The height, scale and finish of any new development should not detract from the existing houses. A high standard of contemporary design is encouraged, although new developments should have regard to rhythm, height, scale and mass of existing buildings, as well as the traditional materials, details, textures and colours, as identified in this document.

### **DEMOLITION AND REPLACEMENT BUILDINGS**

**12 To oppose the demolition of the four distinctive house types or buildings that contribute positively to the character of the ACA,**

With regard to the distinct groups 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.

**13 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 building 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, and use traditional building materials and building methods where possible. In general, the scale and heights of any replacement buildings within the ACA should not exceed that of the existing two-storey properties. The only opportunity for a minor increase in height may be at the very edge of the ACA on The Mall where it adjoins the commercial core so as to mark the transition from residential to commercial and only where such a proposal is accompanied by a strong justification as why the increase is necessary.

**VIEWS AND VISTAS**

**14 To protect and enhance strategic views and vistas, particularly the strategic view of Malahide Estuary from Grove Road, The Rise and The Mall.**

Area of high amenity, such as the strategically important view of the Malahide Estuary, should be protected from obtrusive development.

**LANDSCAPING**

**15 To retain and support additional landscaping of the public realm and open spaces within the ACA with trees and planting**

Tree planting creates a tree-lined avenue effect, adding to the character of the streetscape

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

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- **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.

- **INTERNAL ALTERATIONS**

ACA designation for Grove Road and The Rise, Malahide 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.