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May 12th, 2022

RE: Submission to the Second Stage of the Draft Fingal Development Plan 2023-2029

On behalf of: Mr. and Mrs. F. Whelan

Subject site: Newport Farm, Ballymadrough, Donabate, Co. Dublin

Dear Sir/ Madam,

CWPA Planning and Architecture have been retained by Mr. and Mrs. F. Whelan to prepare this rezoning submission for the consideration of Fingal County Council in respect of the Draft Fingal Development Plan 2023 – 2029 (Stage 2).

Please find enclosed the planning submission document which is being submitted within the 10-week timeframe ending May 12th, 2022.

CWPA Planning & Architecture respectfully request that Fingal County Council consider the grounds of the enclosed submission and we look forward to the publication of the Development Plan in due course. Should you require any further information or clarification please do not hesitate in contacting me.

Yours Sincerely,

A handwritten signature in black ink that reads 'Joseph Corr'.

Director of Planning
Joseph Corr MSc MRPII MIPI



| **May 2022**

Prepared by CWPA Planning & Architecture

Ballymadrough, Donabate, Co. Dublin

DEVELOPMENT PLAN SUBMISSION

Draft Fingal Development Plan 2023-2029 (Stage 2).

Submission made to Fingal County Council on behalf of Mr. & Mrs. F. Whelan.

CWPA
Planning & Architecture



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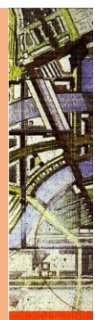




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Quality Assurance – Mandate Stature

This document has been prepared and scrutinized in accordance with CWPA Planning & Architecture Quality Assurance team provisions.

Date of Preparation	Prepared By	Checked By	Approved By
May, 2022	Anika Haget	Fran Whelan	Fran Whelan

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1.0 Introduction

CWPA Planning and Architecture have prepared this Submission on behalf of Mr. & Mrs. F. Whelan for the consideration of Fingal County Council in respect of the Draft Fingal Development Plan 2023 – 2029 (Stage 2).

This written submission is made in response to an invitation for comments from interested parties by Fingal County Council (FCC) and within the 10-week timeframe for the public consultation period ending on May 12th, 2022.

The purpose of this Submission is to support the addition of a 300 year old stone farm building to the Record of Protected Structures (RPS) under the Draft Fingal Development plan 2023 – 2029.

The subject structure is located on lands at Newport Farm, Ballymadrough, Donabate, Co. Dublin which forms part of the family landholding under the ownership of Mr. & Mrs. F. Whelan.

This planning submission is being submitted in recognition of the importance of protecting and preserving the architectural and built heritage present at Newport Farm, including various 18th Century Walled Gardens, the 17th Century Estuary Bridge, Protected Structure (RPS No. 481) and the Tide Mill, Recorded Monument - DU012-042.

2.0 Rationale

Under the Planning and Development Act, 2000 (as amended), each planning authority is obliged to include in the RPS every structure which, in its opinion, is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. This responsibility will involve the planning authority in reviewing its RPS from time to time (normally during the review of the development plan) with a view to making additions or deletions.

It is submitted that the existing outbuilding at Ballymadrough, Donabate, Co. Dublin is intrinsic to the lands and buildings present at this location and reflects the cultural heritage and historical features of the area.



While two protection designations are present at Newport Farm including the 17th Century Estuary Bridge, Protected Structure (RPS No. 481) and the Tide Mill, Recorded Monument - DU012-042, the existing 300 year old Stone Farm Building currently does not benefit from the same level of designation.

The making of the new Fingal Development Plan 2023 – 2029 is considered a significant opportunity to put forward the subject structure as an addition to the RPS within Fingal County Council to ensure its preservation into the future as part of the high quality built heritage present on the lands.

3.0 Background

In 2006, Mr. and Mrs. F. Whelan were Granted planning permission under Reg. Ref. F04A/1438 for extensive works to renovate and restore the existing house and contiguous outbuilding at Newport Farm, a 300 year old property. The existing house and gardens were restored to a very high level, taking into account the historical background and location. Extensive tree planting has taken place with over 1,000 trees being planted. Subsequently, careful land management at Newport Farm has resulted in creating a tremendous area for migratory birds feeding on the lower wet lands together with a wide variety of wildlife now visiting this highly protected area.

Prior to Newport Farm being purchased by the Whelan Family in 2004, the property was previously a working farm with extensive hay sheds and slatted sheds for cattle, all of which had fallen into a poor state of repair. These structures were of steel and concrete block construction and their removal allowed for the exposure of the 3m brick garden walls together with the subject farm outbuilding dating back to the 1700's. Such works were undertaken in accordance with the Planning and Development Regulations 2001 (as amended).

It is with this knowledge of the extent of the architectural and heritage merit of the structures present on the lands that we propose for the Outbuilding to be listed on the Fingal RPS as part of this County Development Plan process.





Stable Building [1] Newport Farm House [2] Outbuilding proposed for the RPS [3]
Ballymadrough Bridge RPS No. 0481 [A] and Tide Mill SMR No. DU012-042 [B].

4.0 Built Heritage at Newport Farm

4.1 Context

The lands at Newport Farm comprises several buildings of architectural and historical merit, of which the following are already present on the Fingal RPS and RMP:

- **Ballymadrough Bridge Fingal RPS No. 0481**

Reg. No. 11336007

Date: 1720 - 1780

Original Use: bridge

Double-arch random rubble stone bridge over river, c.1750, now disused.

Rating: Regional



- **Tide Mill RMP No. DU012-042**

Class: Tide mill - unclassified

Townland: BALLYMADROUGH, SEAPOINT

Scheduled for inclusion in the next revision of the RMP: Yes

Description: According to Flanagan there was a tidal mill at the junction of the townlands of Ballymadrough and Seapoint where they meet at the sea (1984, 108). A stream runs from this point towards Lissenhall Great. It is crossed by a double-arched stone bridge c.1750. There are no visible remains of a mill compiled by: Geraldine Stout.

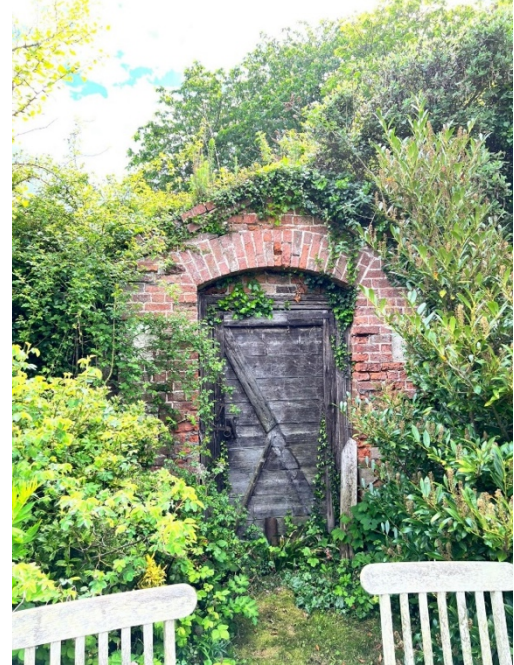
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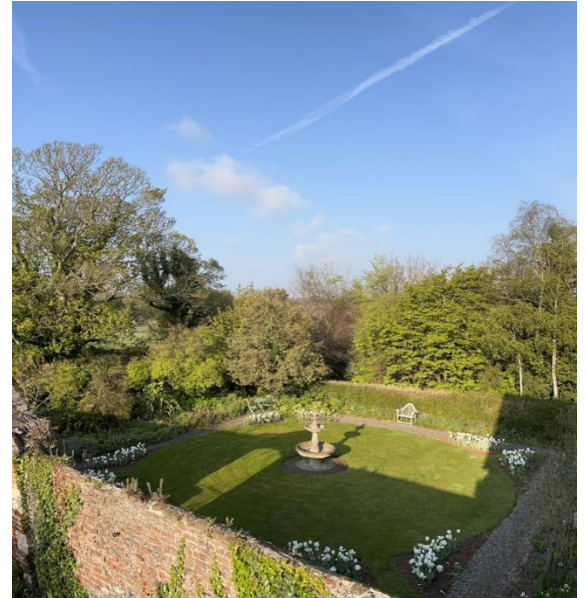
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- **Walled Gardens at Newport Farm.**

18th century walled gardens are found throughout Newport Farm, forming a distinctive part of its architectural and built heritage.







4.2 Proposed Outbuilding to be Added to the RPS

The Outbuildings present on the lands date back from the 18th Century and tie in with the other structures cited above.



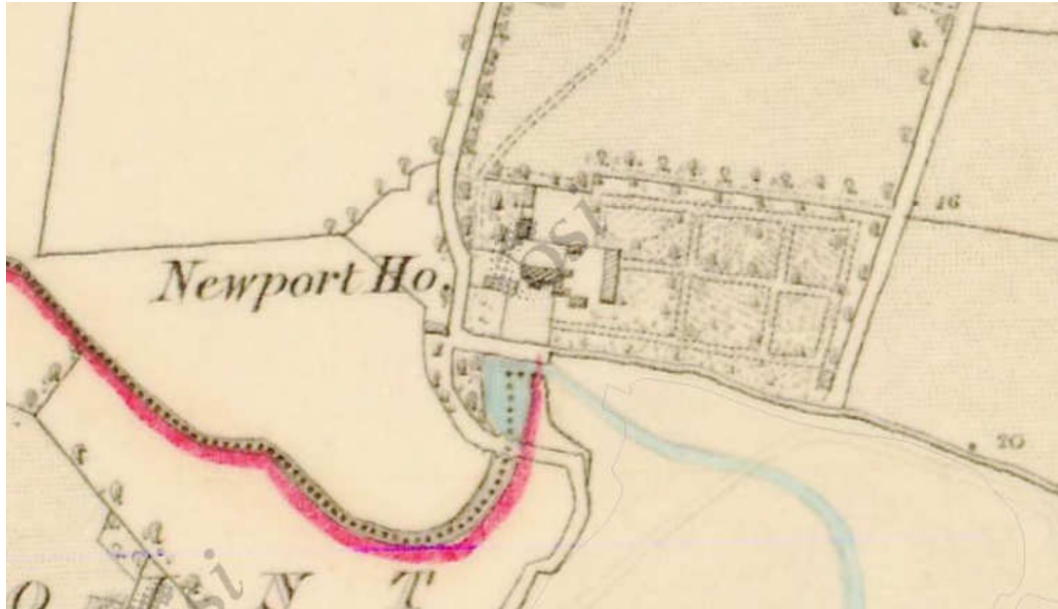






4.3 Historical Account of Built Form at Newport Farm

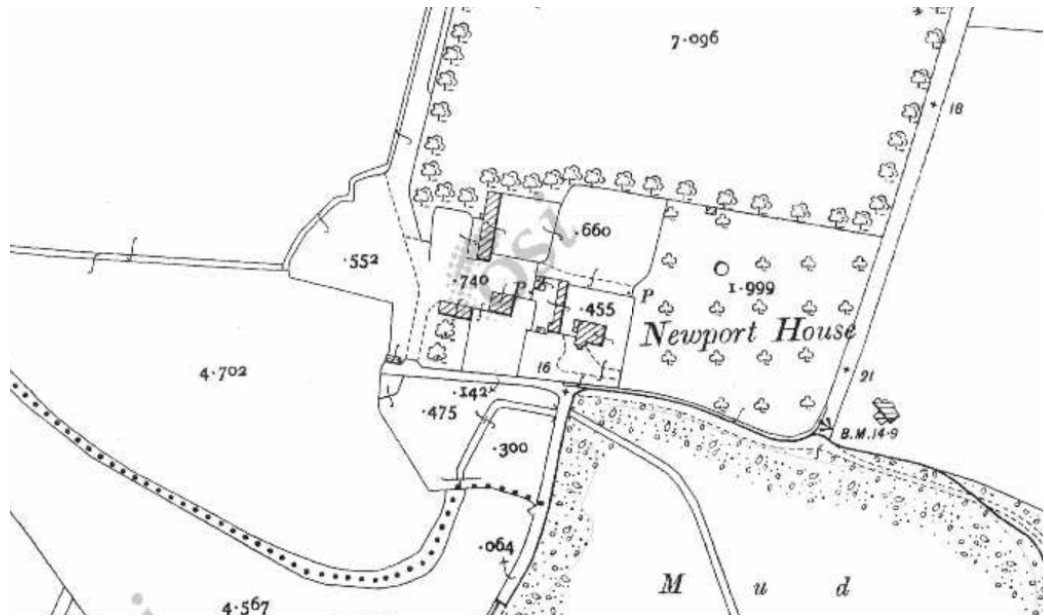
Between 1829 and 1841, the Newport area comprised what is currently Newport Farm, its gardens and outbuildings, which date back from the 18th Century, and an Orchard to the east where Newport House is now present.



IOS Map - Historic 6" First Edition Colour

Between 1897 and 1913, the Newport area was divided to accommodate Newport House to the east. Newport Farm remained with its gardens and 18th Century outbuildings.







5.0 Cultural Heritage

The History of Newport Farm and surrounding is well documented in the Fingal Planning Archives.

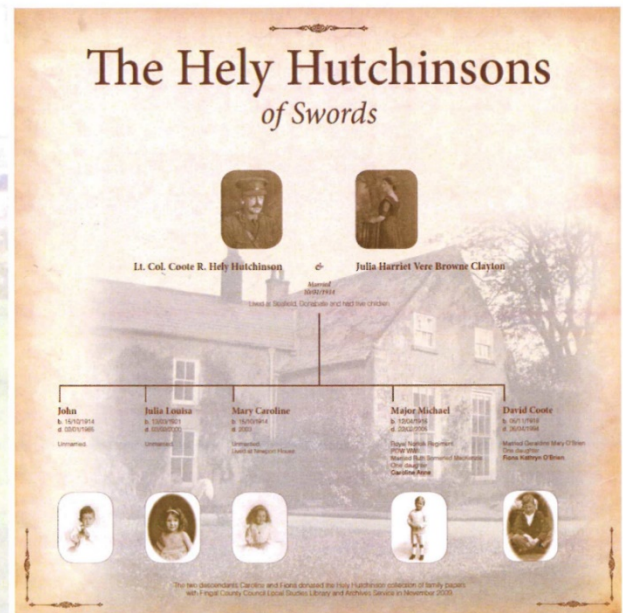
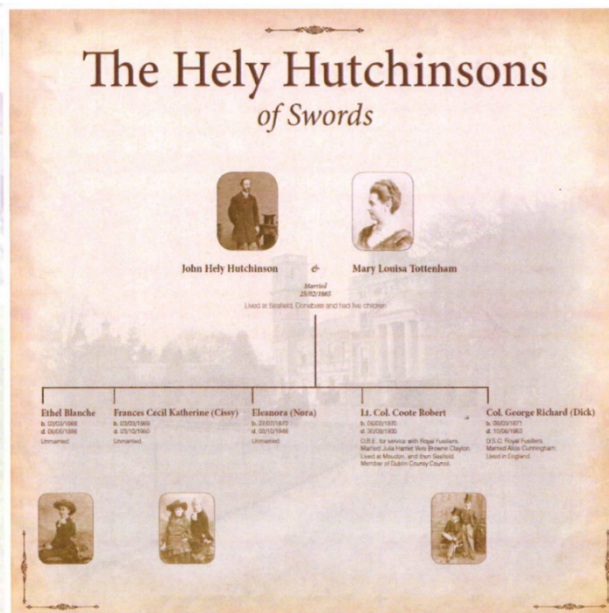
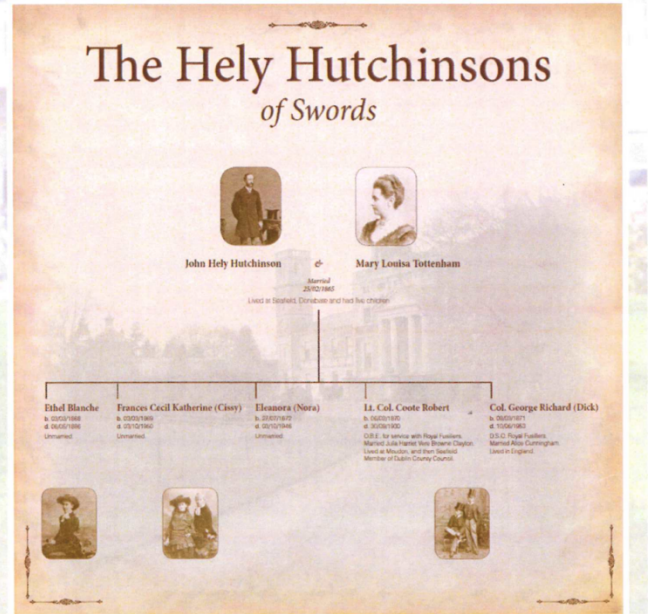
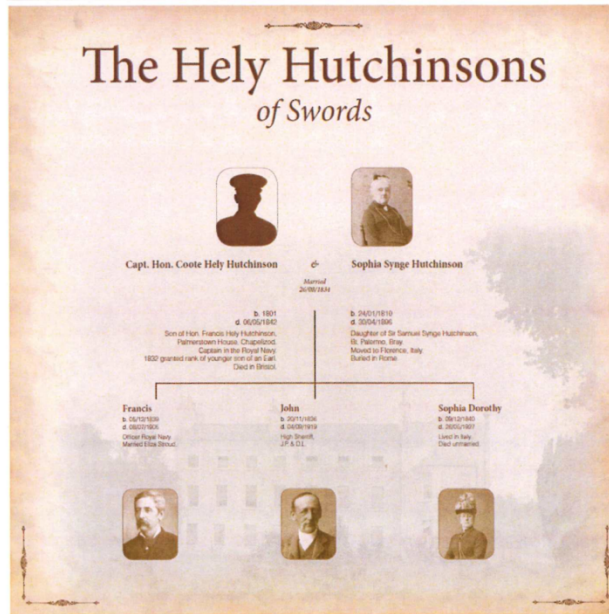
The Hely Hutchinson family who lived at Newport have links with Ballymadrough, Seafield and Lissenhall dating back to 1834.

The House and Farm appear on the Rocques Map of 1760 and were acquired in the early 1800's by the Rev. Samuel Synge Hutchinson. Rev. Samuel Synge Hutchinson's daughter, Sophia, married Captain Hon. Coote

Hely Hutchinson in 1834 and lived at Seafield House nearby. They had three children, Francis, an officer in the Royal Navy, John, High Sheriff and Sophia Dorothy, who lived in Italy.

Lt. Col. Coote R. Hely Hutchinson married Julia Harriet Vere Browne Clayton in 1914 and continued to live at Seafield. They had five children, John, Julia Louisa, Mary Caroline, Michael and David Coote. Michael served with the Royal Norfolk Regiment and was a prisoner of war in World War II.

Julia Louisa and Mary Caroline lived at Newport Farm until their deaths in 2000 and 2003 respectively. Fingal County Council received much of the family memorabilia after their deaths and this can be viewed at Fingal County Council Offices in Swords.





6.0 Relevant Frameworks, Guidance, Plans and Policy

National Planning Framework (NPF)

The National Planning Framework identifies heritage as a strategic investment priority, recognising *“Enhanced Amenities and Heritage”* as a National Strategic Outcome and emphasising that our built, natural, and cultural heritage *“has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place”*. The NPF includes several National Policy Objectives (NPOs) which relate directly to or could incorporate heritage such as NPO16, NPO17, NPO23, NPO29, NPO60 and NPO61. Some of these are set out below:

NPO 17: *Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.*

NPO 29 *Support the implementation of language plans in Gaeltacht Language Planning Areas, Gaeltacht Service Towns and Irish Language Networks.*

NPO 60: *Conserve and enhance the rich qualities of natural and cultural heritage of Ireland in a manner appropriate to their significance.*

Regional Spatial & Economic Strategy (RSES) Eastern & Midland Regional Assembly

The RSES sets out Regional Strategic Outcomes which are aligned with international, EU and national policy and specifically identifies *“Creative Places”* as one of these outcomes. It recognises the need to enhance, integrate and protect our arts, culture and heritage assets to promote creative places and heritage led regeneration. Sustaining and investing in cultural infrastructure is a core consideration of the Strategy and it directs that *“Good heritage management should be incorporated into spatial planning to promote the benefits of heritage led urban regeneration in historic towns, for example through the protection of historic urban fabric, the reuse of historic buildings and the enhancement of places of special cultural or natural interest.”* There are seven Regional Policy Objectives (RPO) assigned to arts, culture, language and heritage (RPO 9.24 to RPO 9.30), two of these RPOs are set out below.



RPO 9.25: *Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and cultural services and in the promotion of culture and heritage led urban and rural regeneration.*

RPO 9.30: *Support the sensitive reuse of protected structures.*

Draft Fingal Development Plan 2023 – 2029 (FDP)

The Draft Fingal Development Plan 2023 – 2029 sets out Fingal County Councils policies and objectives for the development of the County over the plan period.

Policy HCAP10: *Retention Continue to support and encourage the sympathetic and appropriate reuse, rehabilitation and retention of protected structures and historic buildings ensuring the special interest, character and setting of the building or structure is preserved.*

Policy HCAP11: *Conservation of Architectural Heritage Conserve and protect buildings, structures and sites of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest by adding or retaining them on the Record of Protected Structures or by designating groups of structures as Architectural Conservation Areas.*

Objective HCAO22: *Record of Protected Structures Review the Record of Protected Structures (RPS) to assess current entries and to add structures of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest as appropriate.*



7.0 Conclusion

CWPA Planning and Architecture have prepared this Submission on behalf of Mr. & Mrs. F. Whelan for the consideration of Fingal County Council in respect of the Draft Fingal Development Plan 2023 – 2029 (Stage 2).

The Outbuilding present at Newport Farm, Ballymadrough, Donabate Co. Dublin are part of an historical ensemble which tie in with the walled gardens, Ballymadrough Bridge currently present on the Fingal Record of Protected Structures and the Tide Mill currently present on the Record of Monuments and Places.

We respectfully request that Fingal County Council consider the provisions of this submission and undertake relevant assessment to add the subject outbuilding to the RPS for Fingal County Council.

We look forward to your consideration of this Submission and the publication of the Draft Plan in due course.