

**Planning and Development (Housing) and Residential Tenancies Act 2016**  
**Planning and Development (Strategic Housing Development) Regulations 2017**  
**Notice of Strategic Housing Development**  
**Application to An Bord Pleanála**

We, Kinwest Limited, intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at Auburn House (Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane (accessed via Streamstown Lane), Malahide, Co. Dublin. The lands are generally bound by the R107 road to the east, 'Beech Lodge' to the south, Clairville Lodge to the south (off Carey's Lane), by dwellings known as 'The Coop', 'Halstead' and 'Rockport House' to the south west (off Carey's Lane) and Abington to the west, north and north east.

The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House and its stables as 1 no. residential dwelling; the conversion of the existing stables of Auburn House to provide for storage space for the main Auburn House and the construction of 368 no. new residential dwelling units (comprising 87 no. houses, 239 no. apartments & 42 no. duplex units) for an overall total of 369 no. residential units, including Auburn House. The development shall consist of 135 no. 1-bedroom apartments and duplex apartments, 138 no. 2-bedroom apartments and duplex apartments, 8 no. 3-bedroom apartments and duplex apartments, 47 no. 3-bedroom houses, 34 no. 4-bedroom houses, 6 no. 5-bedroom houses and the existing 11-bedroom Auburn House along with 1 no. childcare facility and 1 no. ancillary resident facility. The proposed development shall also provide landscaped public open space, car parking and all associated ancillary site development infrastructure including foul and surface water drainage, internal roads, cycle paths and footpaths, and boundary walls and fences. Vehicular access to the proposed development is to be via a new entrance at the R107 Malahide Road/Dublin Road entrance, with the existing entrance to Auburn House acting as a pedestrian/cyclist entrance and access to existing properties outside the application site, there will be a secondary entrance comprising modifications of the existing vehicular entrance off Carey's Lane to the south west of the development, the closure of the existing vehicular entrance to Little Auburn, the provision of 4 no. ESB substations, 1 no. new foul pumping station, public lighting; proposed foul sewer works along Back Road and Kinsealy Lane and all associated engineering and site works necessary to facilitate the development. The building heights range from 2 storey to 5 storey buildings with balconies or terraces being provided to the apartments and duplex units.

The proposed development will comprise of:

1. The preservation of the existing three storey 11-bedroom residential dwelling of Auburn House (Protected Structure). The main house is to remain in single residential use (i.e. 1 no. 11 bedroom, three storey over basement detached dwelling).
2. The conversion of the existing stables to the rear of Auburn House for storage use associated with Auburn House.
3. Internal and external alterations to the stables of the Protected Structure including minor demolition works are proposed to accommodate same.
4. The preservation and protection of the existing woodland of Auburn House.
5. The preservation of existing follies and walls associated with the 'walled garden' with amendments to the garden proposed to accommodate the proposed development.
6. The demolition of the modern bungalow dwelling known as 'Little Auburn' and associated outbuildings.
7. The demolition of detached stable/shed building off Streamstown Lane.
8. The construction of 87 no. residential houses (47 no. three bed units, 34 no. four bed units and 6 no. 5 bed units) in detached, semi-detached and terraced dwellings ranging from 2, 2.5 and 3 storey in height.
9. The construction of 239 no. apartments/duplex apartments (135 no. 1-bedroom units, 138 no. 2-bedroom units, 8 no. 3-bedroom units) all provided with balconies/terraces as follows:
  - a. Apartment Block 1 consisting of a total of 46 no. units in a 4-storey block (26 no. 1 bedroom units and 20 no. 2 bedroom units).
  - b. Apartment Block 2 consisting of a total of 49 no. units in a 5-storey block (26 no. 1 bedroom units; 21 no. 2 bedroom units; 2 no. 3 bedroom units).
  - c. Apartment Block 3 consisting of a total of 42 no. units in a 4-storey block (22 no. 1 bedroom units and 20 no. 2 bedroom units).
  - d. Apartment Block 4 consisting of a total of 28 no. units in a 4-storey block (10 no. 1 bedroom units; 17 no. 2 bedroom units; 1 no. 3 bedroom units) along with childcare facility, ancillary resident amenity facilities, plant, waste storage, ESB substation, car parking and bicycle parking at ground floor/undercroft level.
  - e. Apartment Block 5 consisting of a total of 28 no. units in a 5-storey block (6 no. 1 bedroom units and 22 no. 2 bedroom units) along with plant, waste storage, car parking and bicycle parking at ground floor/undercroft level.
  - f. Apartment Block 6 consisting of a total of 21 no. units in a 4-storey block (5 no. 1 bedroom units; 14 no. 2 bedroom units; 2 no. 3 bedroom units) along with plant, bin store, bicycle parking and maintenance/cleaner's stores at ground floor level.
  - g. Apartment Block 7 consisting of a total of 25 no. units in a 5-storey block (14 no. 1 bedroom units; 10 no. 2 bedroom units; 1 no. 3 bedroom unit) along with bin store, plant, cleaning store and bicycle parking at ground floor level.
  - h. Duplex Apartment Block 1 consisting of a total of 6 no. units in a 3-storey block (1 no. 1 bedroom units; 3 no. 2 bedroom units; 2 no. 3 bedroom units) along with bin store at ground floor level.
  - i. Duplex Apartment Block 2A consisting of a total of 8 no. units in a 3-storey block (6 no. 1 bedroom units; 2 no. 2 bedroom units) along with bin store and car and bicycle parking at ground floor/undercroft level.
  - j. Duplex Apartment Block 2B consisting of a total of 11 no. units in a 3-storey block (8 no. 1 bedroom units; 3 no. 2 bedroom units) along with bin store and bicycle and car parking at ground floor/undercroft level.
  - k. Duplex Apartment Block 2C consisting of a total of 9 no. units in a 3-storey block (7 no. 1 bedroom units; 2 no. 2 bedroom units) along with bin store and bicycle and car parking at ground floor/undercroft level.
  - l. Duplex Apartment Block 2D consisting of a total of 8 no. units in a 3-storey block (4 no. 1 bedroom units; 4 no. 2 bedroom units) along with bin store and bicycle parking at ground floor/undercroft level.
10. The provision of 1 no. childcare facility located within the ground floor level of Duplex Apartment Block 2D and 1 no. residential amenity facility located within the ground floor of apartment Block 4;
11. Single level basement below Apartment Blocks 1, 2 & 3 comprising car parking (153 no. spaces), bicycle parking (270 no. spaces), refuse storage, plant rooms, comms room, maintenance room, water storage tanks and services; and 97 no. car parking spaces and 182 no. bicycle parking spaces at undercroft level to Apartment Blocks 4 & 5 and Duplex Blocks 2A, 2B, 2C & 2D. A total of 500 no. residential car parking spaces shall be provided across surface, undercroft/podium and basement level, and 5 no. drop-off and visitor car parking spaces, providing an overall total of 505 no. car parking spaces and a total of 692 no. bicycle parking spaces across surface, undercroft/podium and basement level.
12. The construction of 1 no. new vehicular entrance off the R107 Malahide Road (providing for a new signalised junction with Back Road and Malahide Road) and a new access from Carey's Lane is to be created from the adaption of an existing vehicular entrance off Carey's Lane.
13. Utilisation of existing Auburn House vehicular entrance access and road for pedestrian and cycle route only with vehicular access retained solely for existing residential use.
14. Closing of the existing vehicular entrance at the R107 Malahide Road serving Little Auburn.
15. Landscaping including provision of public, communal and private open spaces, playspaces and boundary treatments.
16. 4 no. ESB substations, 1 no. new foul pumping station, public lighting; proposed foul sewer works along Back Road and Kinsealy Lane and all associated engineering and site works necessary to facilitate the development.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal County Development Plan 2017-2023. The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land. An Environmental Impact Assessment Report and a Natura Impact Statement have been prepared in respect of the proposed development.

The application together with the Environmental Impact Assessment Report and Natura Impact Statement may be inspected, or purchased at a fee not exceeding the reasonable cost of making a copy, during public opening hours at the offices of An Bord Pleanála and Fingal County Council. The application may also be inspected online at the following website set up by the applicant: [www.auburnshd2.ie](http://www.auburnshd2.ie).


Any person may, within the period of 5 weeks beginning on the date of receipt by An Bord Pleanála of the application and on payment of the prescribed fee of €20 (except for certain prescribed bodies), make a submission or observations in writing to An Bord Pleanála, 64 Marlborough Street, Dublin 1 or online at [www.pleanala.ie](http://www.pleanala.ie), relating to the implications of the proposed development, if carried out, for proper planning and sustainable development in the area or areas concerned, and the likely effects on the environment or the likely effects on a European site, as the case may be, of the proposed development, if carried out. Submissions or observations duly made will be considered by An Bord Pleanála in making a decision on the application. Such submissions or observations must also include the following information:

- (a) the name of the person, authority or body making the submission or observations, the name of the person, if any, acting on behalf of that person, authority or body, and the address to which any correspondence relating to the application should be sent,
- (b) the subject matter of the submission or observations, and
- (c) the reasons, considerations and arguments on which the submission or observations is or are based.

An Bord Pleanála may grant permission for the strategic housing development as proposed, or may grant permission subject to such modifications as it specifies in its decision, or may grant permission in part only, with or without any other modifications it may specify in its decision, or may refuse to grant permission for the proposed development. An Bord Pleanála may attach to a grant of permission such conditions as it considers appropriate.

Any enquiries relating to the application process should be directed to the Strategic Housing Development Section of An Bord Pleanála (Tel. 01-8588100).

A person may question the validity of a decision of An Bord Pleanála by way of an application for judicial review, under Order 84 of the Rules of the Superior Courts (S.I. No. 15 of 1986), in accordance with sections 50 and 50A of the Planning and Development Act 2000 (No. 30 of 2000), as amended. Practical information on the review mechanism can be found in the Judicial Review Notice on the An Bord Pleanála website: [www.pleanala.ie](http://www.pleanala.ie) or on the Citizens Information Service website: [www.citizensinformation.ie](http://www.citizensinformation.ie).

  
Signed: \_\_\_\_\_ (John Downey – agent, for and on behalf of Downey Planning, 29 Merrion Square, Dublin 2).

Date of erection of site notice: 12<sup>th</sup> April 2022