

The Secretary  
An Bord Pleanála,  
64 Marlborough Street,  
Dublin 1

19<sup>th</sup> April 2022

**RE: PLANNING APPLICATION FOR A PROPOSED 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 EAST (OFF CAREY'S LANE) AND ABINGTON TO THE WEST, NORTH AND NORTH EAST**

**APPLICANT – KINWEST LTD.**

Dear Sir/Madam,

On behalf of the applicant, Kinwest Ltd, C/O Cooney Carey Consulting Limited, The Courtyard, Carmanhall Road, Sandyford, Dublin 18, please find enclosed a planning application for a proposed Strategic Housing Development, which is being submitted to An Bord Pleanála, in respect of lands at Auburn House (Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin.

The proposed development subject to this SHD planning application provides for and a total of 368 no. new residential units and 1 no. childcare facility. A brief description of the proposal is provided below:

The proposed development is described in the public notices as follows:

*"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 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 car parking spaces serving the childcare facility, 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 adaption of the 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”.*

To support this pre-application consultation request, please find enclosed 2 no. hard copies and 3 no. electronic copies of the following:

- Confirmation of EFT payment for the appropriate fee;
- SHD planning application form;
- Copy of Newspaper Notice;
- Copy of Site Notice erected on site;
- Copy of letter to Fingal County Council;
- Copy of letters to the Prescribed Bodies;
- Part V Validation Letter from Fingal County Council (with associated indicative costings and layout also enclosed);
- Copy of Letter of Consent from Fingal County Council;
- Irish Water Confirmation of Feasibility (also enclosed with Waterman Moylan report);
- Schedule of Drawings, Documents and Reports submitted with the application;
- Planning documentation prepared by Downey Planning;
- Environmental Impact Assessment Report (including Non-Technical Summary and Appendices);
- Copy of EIAR Portal Confirmation;
- Drawings and documentation prepared by CCK Architects and Urban Designers;
- Drawings and documentation prepared by Sheehan & Barry Conservation Architects;
- Drawings and documentation prepared by The Tree File;
- Drawings and documentation prepared by Waterman Moylan Consulting Engineers;
- Drawings and documentation prepared by The Big Space Landscape Architecture;
- Photomontages and CGI documentation prepared by 3D Design Bureau;
- Archaeology Report prepared by Courtney Deery Heritage Consultancy;
- Ecology documentation prepared by Openfield Ecological Services;



- Bat and Badger Assessment prepared by Brian Keeley;
- Invasive Species Report prepared by Peter Cuthbert;
- Public Lighting drawings and documentation prepared by Sabre Lighting;
- Report on the Walled Garden prepared by CORA Consulting Engineers.

For a detailed list of all drawings, documents, maps and plans submitted with the application, please refer to the enclosed schedule titled '*List of Documents, Maps, Plans and Drawings*'.

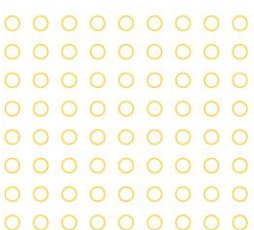
A dedicated website, [www.auburnshd2.ie](http://www.auburnshd2.ie), has also been established, on which the application details have been uploaded.

Please note that the necessary copies of this application have also been issued to the Planning Authority (Fingal County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, dated 3<sup>rd</sup> February 2022 (Ref. ABP-311843-21).

The current proposed development has been amended significantly from the design and layout submitted under the previous application, which was refused permission by An Bord Pleanála under ABP 309907-21. The key changes that have been made to the scheme and which clearly address reason for refusal include:

- An updated Daylight & Sunlight Assessment has been prepared by Waterman-Moylan Consulting Engineers.
- The removal of previously proposed Block 7 from the woodland.
- Moving apartment Block 3 in a westerly direction to preserve the historic tree/hedgerow.
- The reduction in height of apartment blocks 1-3, to ensure that they are not impacting on the visual setting of Auburn and are completely below the existing tree line.
- Removal and reconfiguration of housing clusters in the front field, which protect the setting of Auburn House but also retain additional tree stands and hedgerows.
- The removal of the previous 'rain garden' attenuation area in the front field which preserves an existing historic hedgerow.
- Improved and updated Woodland Management Plan (prepared by The Tree File).
- The removal of the previously proposed community use building from the Walled Garden.
- The curtilage of Auburn House has been extended to provide a more appropriate amenity to the protected structure and future residents.

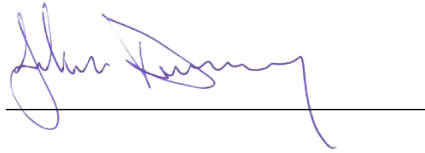
For further details on this, the Board are invited to refer to Section 2.0 of the Supporting Planning Statement, prepared by Downey Planning, which is submitted under separate cover, as well as all of the plans and documents prepared by the design team and which forms this application.



We trust that the enclosed plans and particulars pertaining to this planning application are in order and look forward to hearing from An Bord Pleanála in relation to this Strategic Housing Development application in due course.

Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



John Downey MIPI MRTPI  
Managing Director  
*For and on behalf of Downey Planning*

