



Planning and Development (Housing) and Residential Tenancies Act 2016

Notice of Pre-Application Consultation Opinion

Case Reference: ABP-307610-20

Proposed Development: Preservation of Auburn House as 1 no. residential dwelling, conversion of existing stables of Auburn House to accommodate 4 no. dwellings, construction of 412 no. residential units (110 no. houses, 307 no. apartments), creche and associated site works.

Lands at Auburn House (a protected structure), Little Auburn and Streamstown, Off Malahide Road and Carey's Lane, Back Road and Kinsealy Lane, Malahide, Co. Dublin.

An Bord Pleanála has considered the issues raised in the pre-application consultation process and, having regard to the consultation meeting and the submission of the planning authority, is of the opinion that the documents submitted with the request to enter into consultations constitute a reasonable basis for an application for strategic housing development.

Furthermore, pursuant to article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is hereby notified that, in addition to the requirements as specified in articles 297 and 298 of the Planning and Development (Strategic Housing Development) Regulations 2017, the following specific information should be submitted with any application for permission:

1. Further elaboration and clarification of the relationship of the proposed development with the Dublin Road in the context of the development plan objectives to protect the character of this approach to Malahide. Such elaboration should consider the extent and treatment of open space and mature trees along this road frontage.
2. Further elaboration and clarification of the documents as they relate to the relationship between the proposed development and the existing entrance avenue. Such elaboration and clarification should include additional section drawings and visual analysis illustrating this relationship.
3. Further elaboration and consideration of the documents as they relate to the definition of the views and visual corridors to / from Auburn House, which are identified for retention in the county development plan. Such analysis should proceed to assess and / or justify the impact of the proposed development on the defined visual corridor and on the landscape setting of this protected structure.
4. Further clarification and elaboration of the documents as they relation to the treatment of Auburn House and associated structures, including the walled garden. Documents, including a detailed Conservation Methodology, should clearly identify the extent of the landholding to be retained with Auburn House and the relationship of this protected structure with the proposed development, particularly with the proposed rear / western stable dwellings. The extent of ABP-307610-20 Inspector's Report Page 28 of 30 works and intervention in the walled garden should be clearly identified, along with measures to protect the integrity of structures on the site.
5. Further consideration and/or elaboration of the documents as they relate to the treatment of existing trees and woodland on the site, to include maps and drawings providing clarity regarding:
 - Trees to be retained and / or removed and the condition of such trees.
 - The rationale for removal – i.e. whether due to condition or development impacts.
 - The nature, extent and phasing of planting to be provided across the site.A detailed woodland management plan should be provided which should identify specific measure and actions to ensure the long-term maintenance and

protection of trees and woodland on the site. Responsibility for implementation of such plan should also be identified.

6. Further consideration and elaboration of the documents as they relate to the risk of flooding. A revised Site-Specific Flood Risk Assessment should be submitted having regard to the issues raised in the planning authority Water Services report, dated 07/08/2020. 7.
7. Further consideration and elaboration of the documents as they relate to daylighting to proposed apartment units, which should have regard to the provisions of "Site Layout Planning for Daylight and Sunlight, A Guide to Good Practice", (BR209) by Paul Littlefair.
8. Further consideration and elaboration of the documents as they relate to the design and layout of internal roads, car and bicycle parking, and to the assessment of traffic and transportation impacts arising from the proposed development. Particular regard should be had to the issues raised in the report of the planning authority Transportation Planning Section in this regard.
9. Further consideration and elaboration of the documents as they relate to the design and layout of open space across the site, clearly identifying and defining public private and communal spaces.

Also, pursuant to article 285(5)(a) of the Planning and Development (Strategic Housing Development) Regulations 2017, the prospective applicant is informed that the following authorities should be notified in the event of the making of an application arising from this notification in accordance with section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016:

1. Minister for Tourism, Culture, Arts, Gaeltacht, Sport and Media
2. Heritage Council
3. An Taisce
4. An Comhairle Ealaíon
5. Fáilte Ireland
6. Irish Aviation Authority
7. Irish Water
8. Dublin Airport Authority

PLEASE NOTE:

Under section 6(9) of the Planning and Development (Housing) and Residential Tenancies Act 2016, neither the holding of a consultation under section 6, nor the forming of an opinion under that section, shall prejudice the performance by the Board, or the planning authority or authorities in whose area the proposed strategic housing development would be situated, of any other of their respective functions under the Planning and Development Acts 2000 to 2016 or any other enactment and cannot be relied upon in the formal planning process or in legal proceedings.

Assistant Director of Planning
December, 2020