



Streamstown Masterplan

March 2021

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1.0 Planning Context for This Document

National Planning Framework

The National Planning Framework is “the Government’s high-level strategic plan for shaping the future growth and development of our country out to the year 2040”. It is a Framework to guide public and private investment, to create and promote opportunities for our people, and to protect and enhance our environment- from our villages to our cities and everything in between.

According to the National Planning Framework, Dublin needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries and to offer improved housing choice, transport mobility and quality of life. Dublin’s continued performance is critical to Ireland’s competitiveness.

The NPF states that “the long-term vision for Ireland’s housing future aims to balance the provision of good quality housing that meets the needs of a diverse population, in a way that makes our cities, towns, villages and rural areas good places to live now and in the future.” It is stated that it is important to, “prioritise the location of new housing provision in existing settlements as a means to maximising a better quality of life for people through accessing services, ensuring a more efficient use of land and allowing for greater integration with existing infrastructure”.

In terms of Dublin City and the Metropolitan Area, the National Planning Framework 2040 states that; “Dublin needs to accommodate a greater proportion of the growth it generates within its metropolitan boundaries and to offer improved housing choice, transport mobility and quality of life. Dublin also needs to become a greener, more environmentally sustainable city in line with international competitors. At a metropolitan scale, this will require focus on a number of large regeneration and redevelopment projects, particularly with regard to underutilised land within the canals and the M50 ring and a more compact urban form, facilitated through well designed higher density development.”

The NPF has a number of national policy objectives which are relevant to this application, which include:

“National Policy Objective 3a: Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.”

“National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.”

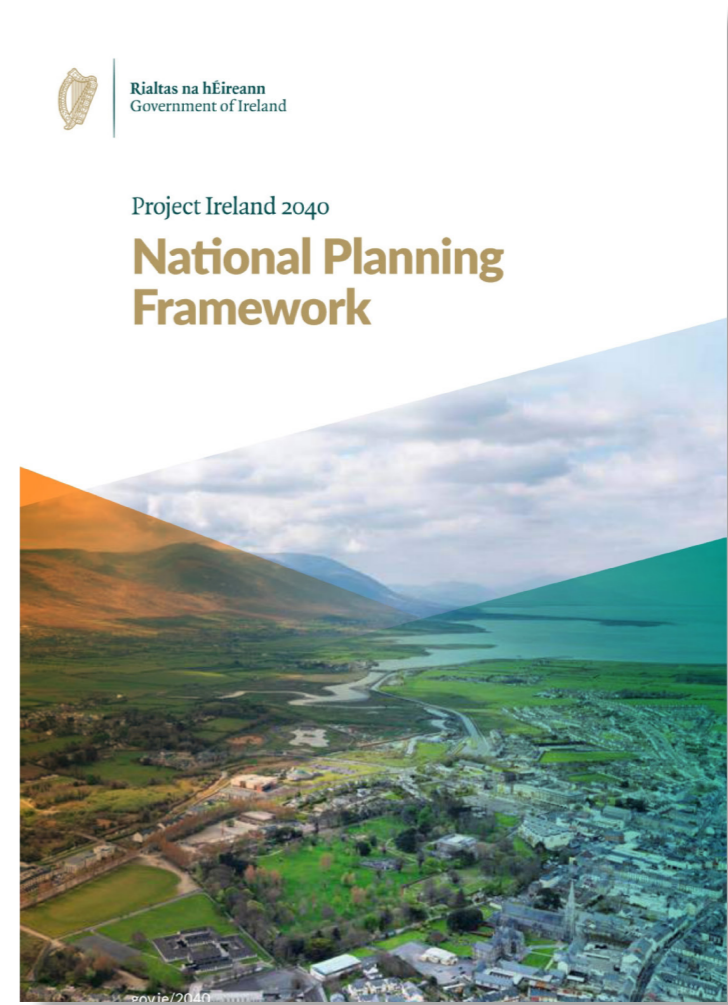
“National Policy Objective 11: In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.”

“National Policy Objective 13: In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high-quality outcomes in order to achieve targeted growth. These standards will be subject to a range of tolerance that enables alternative solutions to be proposed to achieve stated outcomes, provided public safety is not compromised and the environment is suitably protected.”

“National Policy Objective 33: Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.”

“National Policy Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights”.

It is envisaged that all future residential developments will be required to provide multiple housing and accommodation types in order to meet the challenges of providing for an increasing population where the composition of households is to be comprised of smaller family units and an increased age dependent population are both expected to grow by 2040. The proposed residential development adheres to the core principles of the National Planning Framework and will provide multiple accommodation types for specific housing needs.



Regional Spatial and Economic Strategy

The 'Regional Spatial and Economic Strategy' (RSES) was published by the Eastern and Midland Regional Assembly. The RSES outlines the long-term regional level strategic planning and economic framework in support of the National Planning Framework for the period 2019-2031.

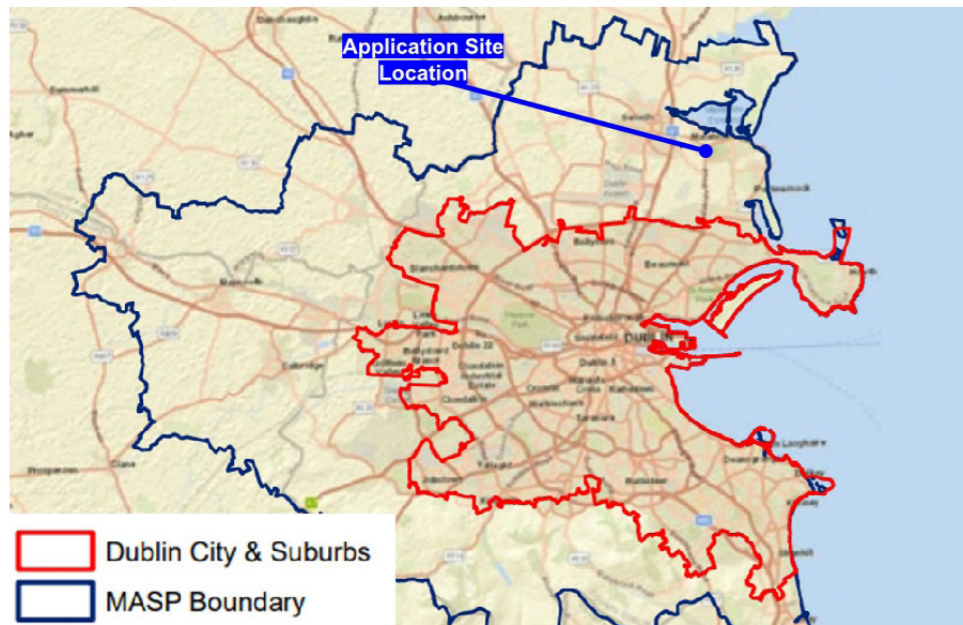


Figure 3 – Application Site Location within the Dublin Metropolitan Area Strategic Plan' (MASP) Area under the Regional Spatial and Economic Strategy (Eastern & Midland Regional Assembly)

In conjunction with the NPF, the RSES predicts the Dublin Metropolitan Area under 'Dublin Metropolitan Area Strategic Plan' (MASP) to experience continued population growth over the period 2019-2031 with a predicted increase of 250,000. The NPF targets 50% of all housing to be provided within or contiguous to the built-up area of Dublin city and suburbs and a target of at least 30% for other metropolitan settlements, with a focus on healthy placemaking and improved quality of life. In order to combat and provide for compact residential development, the RSES outlines a number of key Regional Policy Objectives that pertain to the NPF targets. The key Regional Policy Objectives applicable to the development proposal are the following:

Regional Policy Objective (RPO) 4.3 – “Support the consolidation and re-intensification of infill/brownfield sites to provide high density and people intensive uses within the existing built up area of Dublin city and suburbs and ensure that the development of future development areas is co-ordinated with the delivery of key water infrastructure and public transport projects.”

Regional Policy Objective (RPO) 5.4 – “Future development of strategic residential development areas within the Dublin Metropolitan area shall provide for higher densities and qualitative standards as set out in the 'Sustainable Residential Development in Urban Areas', 'Sustainable Urban Housing; Design Standards for New Apartments' Guidelines, and 'Urban Development and Building Heights Guidelines for Planning Authorities'.”

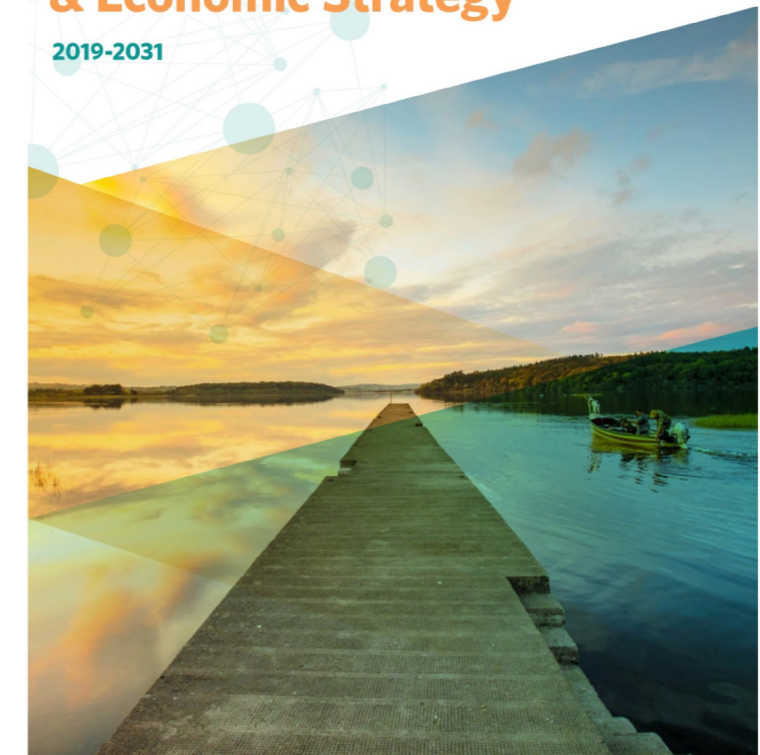
Regional Policy Objective (RPO) 5.5 – “Future residential development supporting the right housing and tenure mix within the Dublin Metropolitan Area shall follow a clear sequential approach, with a primary focus on the consolidation of Dublin and suburbs, and the development of Key Metropolitan Towns, as set out in the Metropolitan Area Strategic Plan (MASP) and in line with the overall Settlement Strategy for the RSES. Identification of suitable residential development sites shall be supported by a quality site selection process that addresses environmental concerns.”

The guidelines seek to deliver strategic development areas identified in the MASP, located within existing settlement development boundaries including locations where there an excellent provision of public transport services. The proposed development at Auburn House will provide for a sustainable residential development on appropriately zoned lands within the development boundary of Malahide which promotes compact urban growth and a good quality of life. It is submitted that the development as set out in this masterplan will assist in achieving the aforementioned objectives and it also complies with the pertaining policies and standards.

Eastern & Midland Regional Assembly

Regional Spatial & Economic Strategy

2019-2031



Fingal County Development Plan 2017-2023

The Masterplan sets out the parameters for the future development of the Streamstown Lands, having regard to the existing planning policy framework and specific policies and objectives for the Masterplan as set out in the Fingal County Development Plan 2017 -2023 which is the statutory plan for the area.

Objective PM14 of the Fingal County Development Plan 2017 -2023 seeks to:

'Prepare Masterplans for areas designated on Development Plan maps in co-operation with relevant stakeholders, and actively secure the implementation of these plans and the achievement of the specific objectives indicated.'

The subject lands at Auburn House, whilst zoned for residential development, are also located in an area marked M.P 9A (Streamstown Masterplan) and therefore are subject to the preparation of a Masterplan as set out under Objective PM14.

The Streamstown Masterplan is being prepared and submitted in light of the requirements for Masterplans as set out in Chapter 3, Section 3.2 of the Development Plan which sets out the following guidance on the form that Masterplans should take:

Each Masterplan shall consist of a written statement and a plan or series of plans indicating the objectives in such detail, as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies to include, inter alia, the following details:

- *Proposals in relation to the overall design of the proposed development including house types and mix of housing units, maximum heights, external finishes of structures and the general appearance and design, including that of the public realm.*
- *The types and extent of any proposed development indicating how these uses integrate with surrounding development and land uses.*
- *Proposals in relation to transportation including public transportation and non-motorised modes, vehicular roads layout and access arrangements, loading / unloading provision, the provision of parking spaces and traffic management.*
- *Proposals in relation to the provision of services in the area including the provision of waste and sewerage facilities and water, electricity and telecommunications services, oil and gas pipelines, including storage facilities for oil and gas.*
- *The element of residential development shall include proposals relating to the provision of amenities, facilities and services for the community including crèches and other childcare services, community and resource centres.*
- *The facilitation of public access to the proposed amenity areas located within the Plan boundaries and beyond.*
- *To make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals*



Objective Malahide 11 in Chapter four of the Development Plan states that it is an objective to:

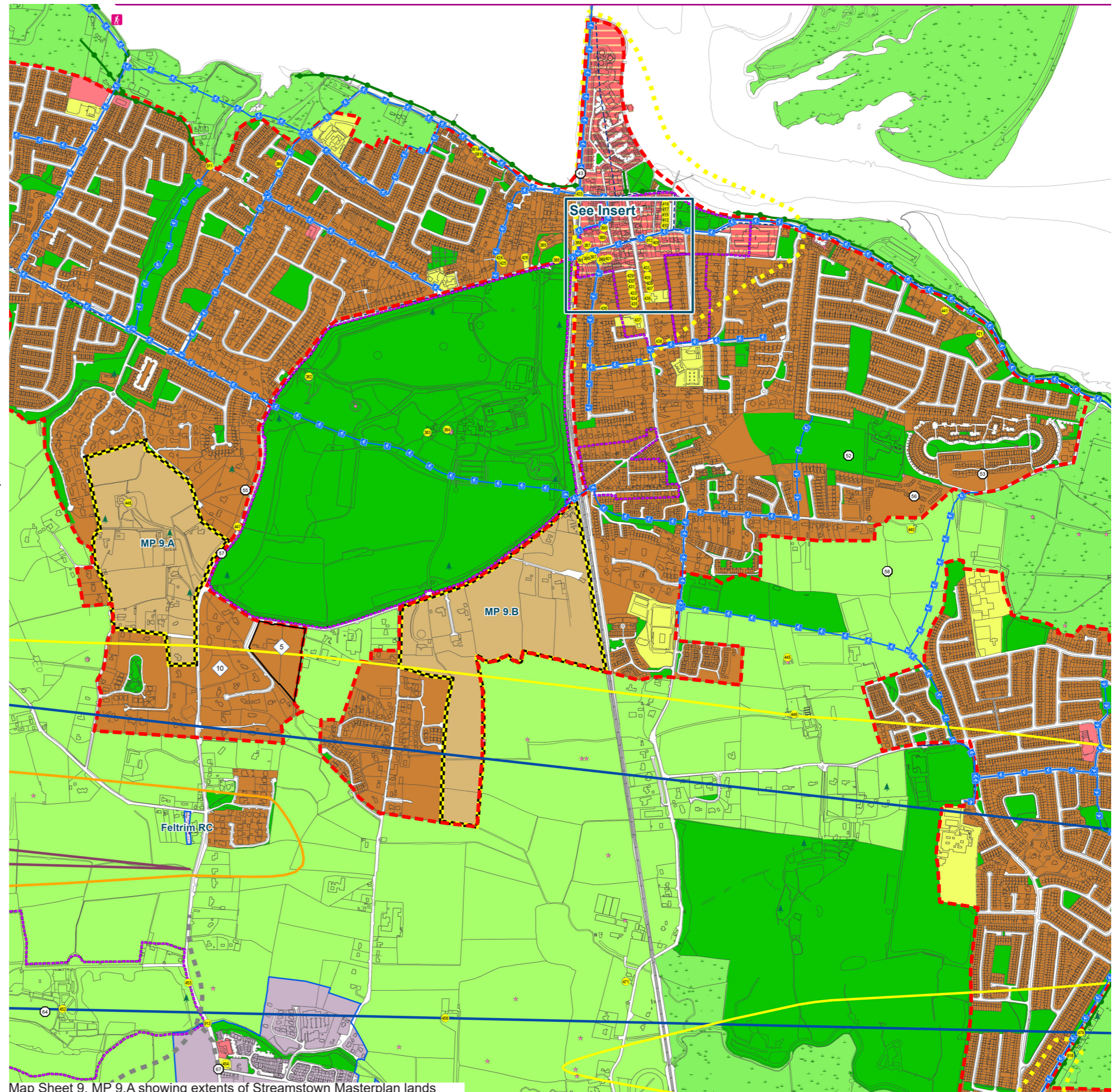
“Prepare and/or implement the following Masterplans during the lifetime of this Plan:

- *Streamstown Masterplan (see Map Sheet 9, MP 9.A)”*

The Development Plan sets out the following main elements to be included within the Streamstown Masterplan:

- *Facilitate low density residential development reflective of the character of the area.*
- *Protect and preserve trees, woodlands and hedgerows within the Masterplan area.*
- *Preserve the tree lined approach to Malahide along the Dublin Road.*
- *Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the Protected Structure, its curtilage and protected trees.*
- *Retain visual corridors to/from Auburn House through the establishment of a visual buffer to the east of Auburn House.*
- *The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied.*
- *Provide for a pedestrian / cycle route along the Auburn House Avenue to Malahide Road.*
- *Ensure pedestrian connectivity between Auburn House Avenue and Abington/Gaybrook/ Castleheath.*
- *The lands will be the subject of a detailed flood risk assessment.*

The Masterplan sets out the proposed developments compliance with the aforementioned elements.



Map Sheet 9, MP 9.A showing extents of Streamstown Masterplan lands

Land Use Zoning

Under the current Fingal County Development Plan 2017-2023, the subject site is zoned 'Objective 'RA' – New Residential. The objective for this zoning is to: "Provide for new residential communities subject to the provision of the necessary social and physical infrastructure".

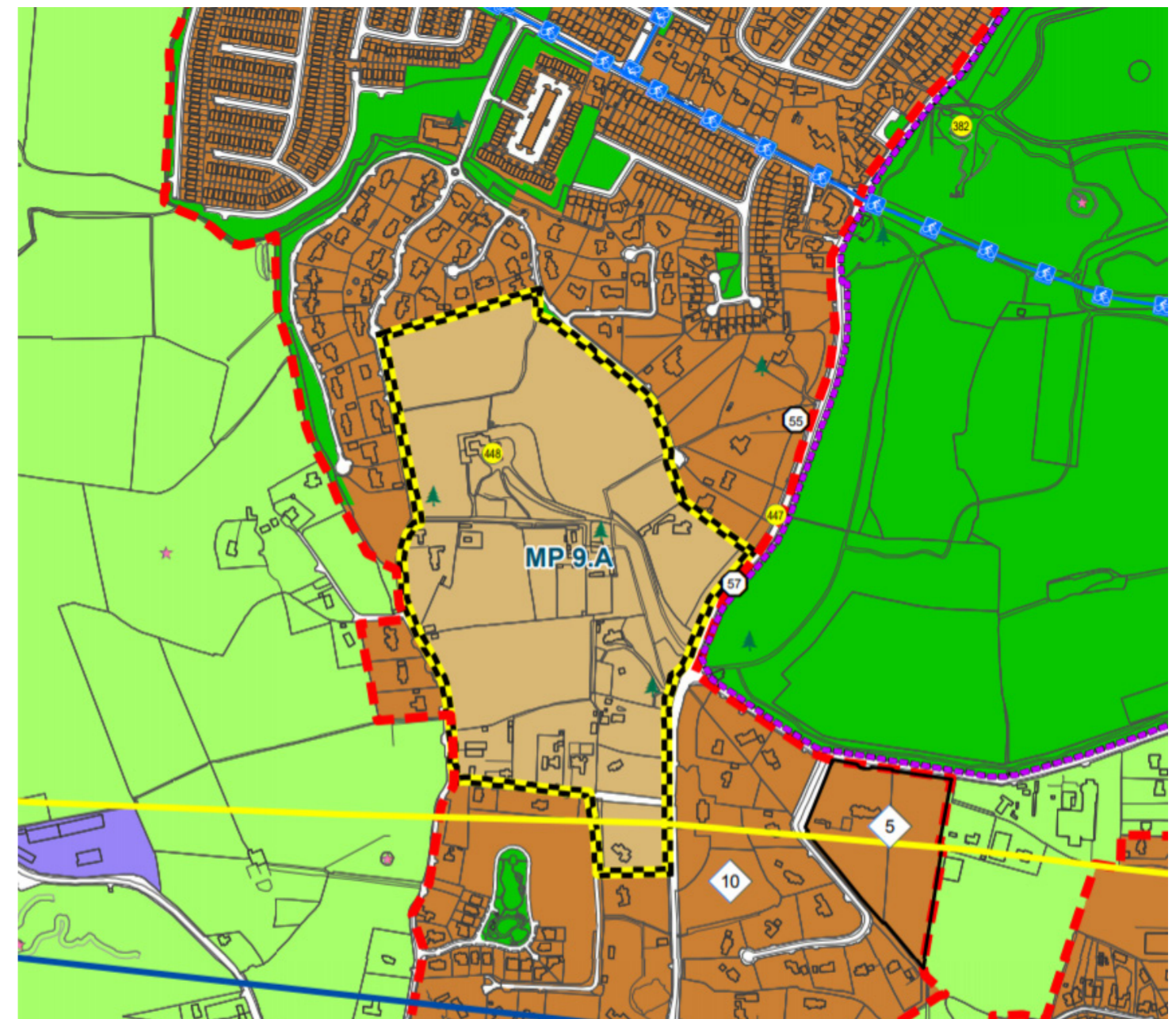
The Vision for this zoning is to:

"Ensure the provision of high quality new residential environments with good layout and design, with adequate public transport and cycle links and within walking distance of community facilities. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities"

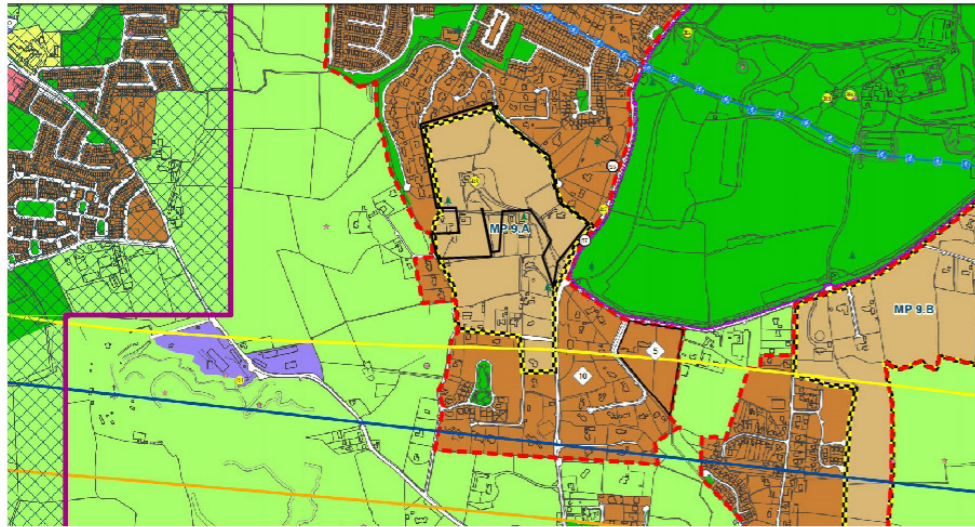
Under the RA zoning, the following uses are permitted in principle.

Uses Permitted in Principle under the RA Land Use Zoning
Amusement Arcade ⁹ ; Bed and Breakfast; Betting Office ⁹ ; Childcare Facilities; Community Facility; Education; Funeral Home/Mortuary ⁹ ; Guest House; Health Centre; Health Practitioner; Hospital; Office Ancillary to Permitted Use; Office ^{≤100sq.m.} ⁹ ; Office ^{>100sq.m. and, 1,000sq.m.} ¹¹ ; Open Space; Place of Worship; Public House ⁹ ; Public Transport Station; Recreational Facility/Sports Club; Residential; Residential Care Home/ Retirement Home; Restaurant/Cafe ⁹ ; Retail-Local < 150 sq.m. nfa; Retail - Convenience ^{≤ 500 sq.m. nfa} ⁹ ; Retail – Comparison ^{≤ 500 sq.m. nfa} ⁹ ; Retail – Supermarket ^{≤ 2,500 sq.m. nfa} ⁹ ; Retirement Village; Sheltered Accommodation; Sustainable Energy Installation; Taxi Office; Traveller Community Accommodation; Utility Installations; Veterinary Clinic.
⁹ In a local centre only
¹¹ Only located in a local centre and of a scale appropriate to that centre

Table 1 – Permitted Uses under the RA Land Use Zoning



Context Map 9 from Fingal Co Co Development Plan



Extract from Land Use Zoning Map Sheet 9 under the Fingal Development Plan 2017-2023

Tree Preservations

It is a map based objective of the Development to protect and preserve trees, woodlands and hedgerows within Streamstown, which also pertains to the lands at Auburn House.

Protected Structure

Auburn House is also a Protected Structure (Ref. 448). The Council's Register of Protected Structures specifically includes the following as being protected:

"Late 18th or early 19th century house, outbuildings & walled garden".

Local objectives

The following Local Objectives apply to the adjoining Malahide Road (R107).

L.O. 55 – "Preserve the tree lined approach to Malahide".

L.O. 57 – "New or widened entrances onto the Dublin Road between Streamstown Lane and the Swords Junction will be restricted, to ensure the protection of the mature tree-lined approach along the Dublin Road to Malahide".

2.0 Site Analysis

The lands identified for the Streamstown Masterplan are shown on the right.

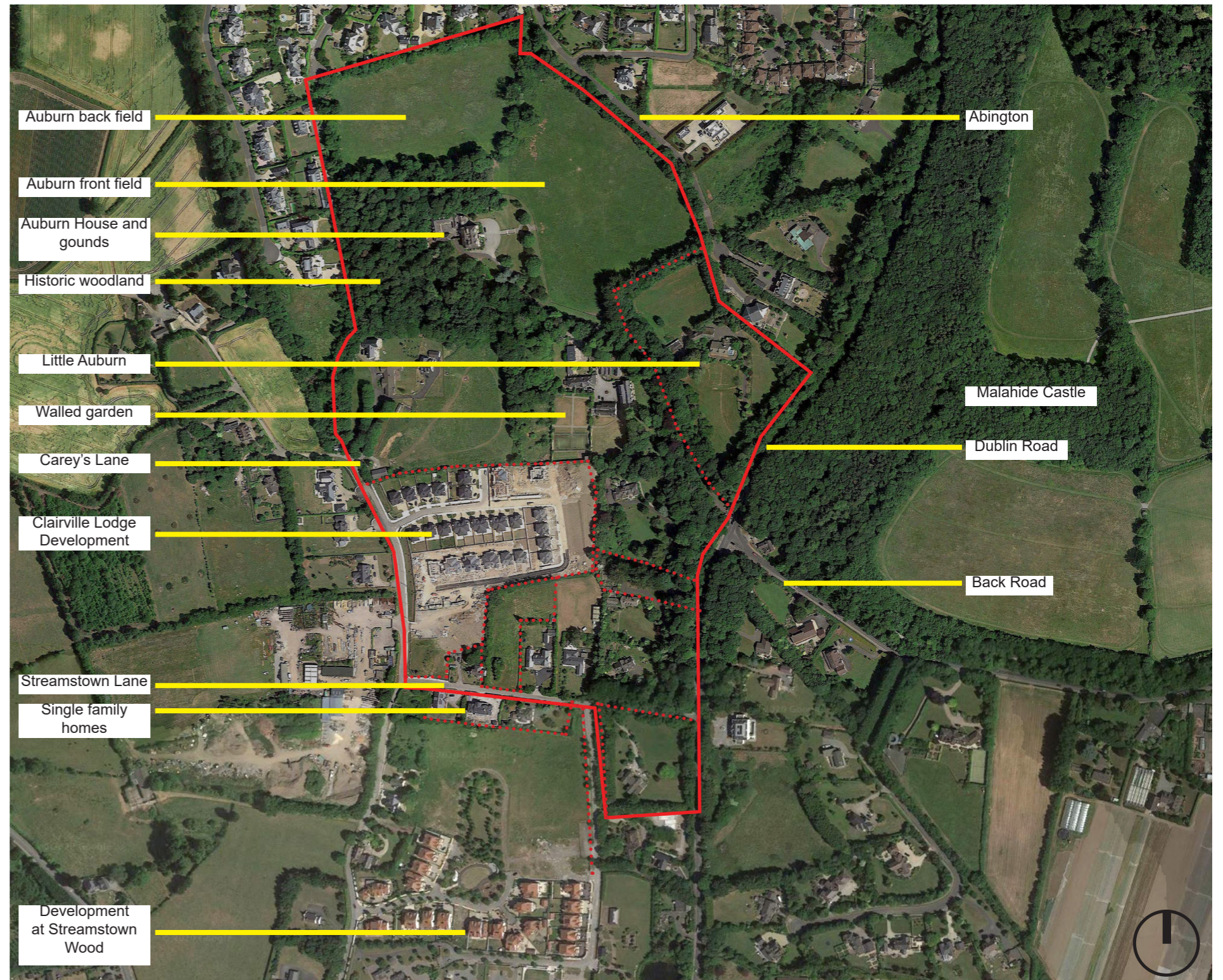
The masterplan lands are located approximately 2km from Malahide Village and DART station, with access possible either by road and through Malahide Castle and Demesne.

The subject lands include Auburn House and grounds, recent development at Clairville on Carey's Lane and several smaller sites on both Streamstown Lane and Malahide Road. These smaller sites are made up of larger, single family style houses set in large gardens.

Since the masterplan was identified in the Fingal Co Co Development plan many of the sites within the identified area have already been developed or are subject to live planning applications. The largest undeveloped lands include Auburn House and lands, including the two fields, and Little Auburn, house and grounds.



Malahide PL13a 3D DESIGN BUREAU



2.1 Density

“Facilitate low density residential development reflective of the character of the area”

The lands identified in the masterplan cover an area of 25.6 hectares. There were approximately 15 dwellings on the lands when they were designated for Masterplan. 35 additional homes have already been built as of 2020. There are additionally 68 dwellings in the planning system. If approved this would bring the total number of units within the lands to 118, at a density of 4.6

The map on the right identifies the approved and live planning applications within the lands.

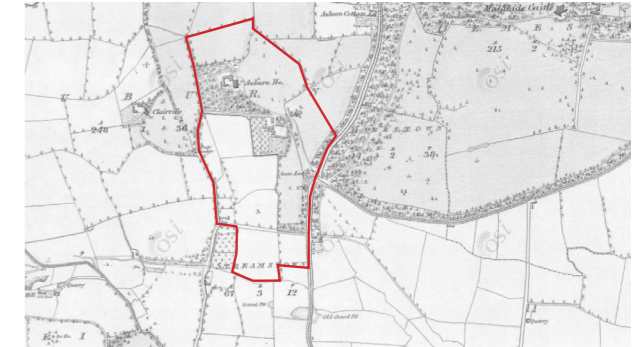
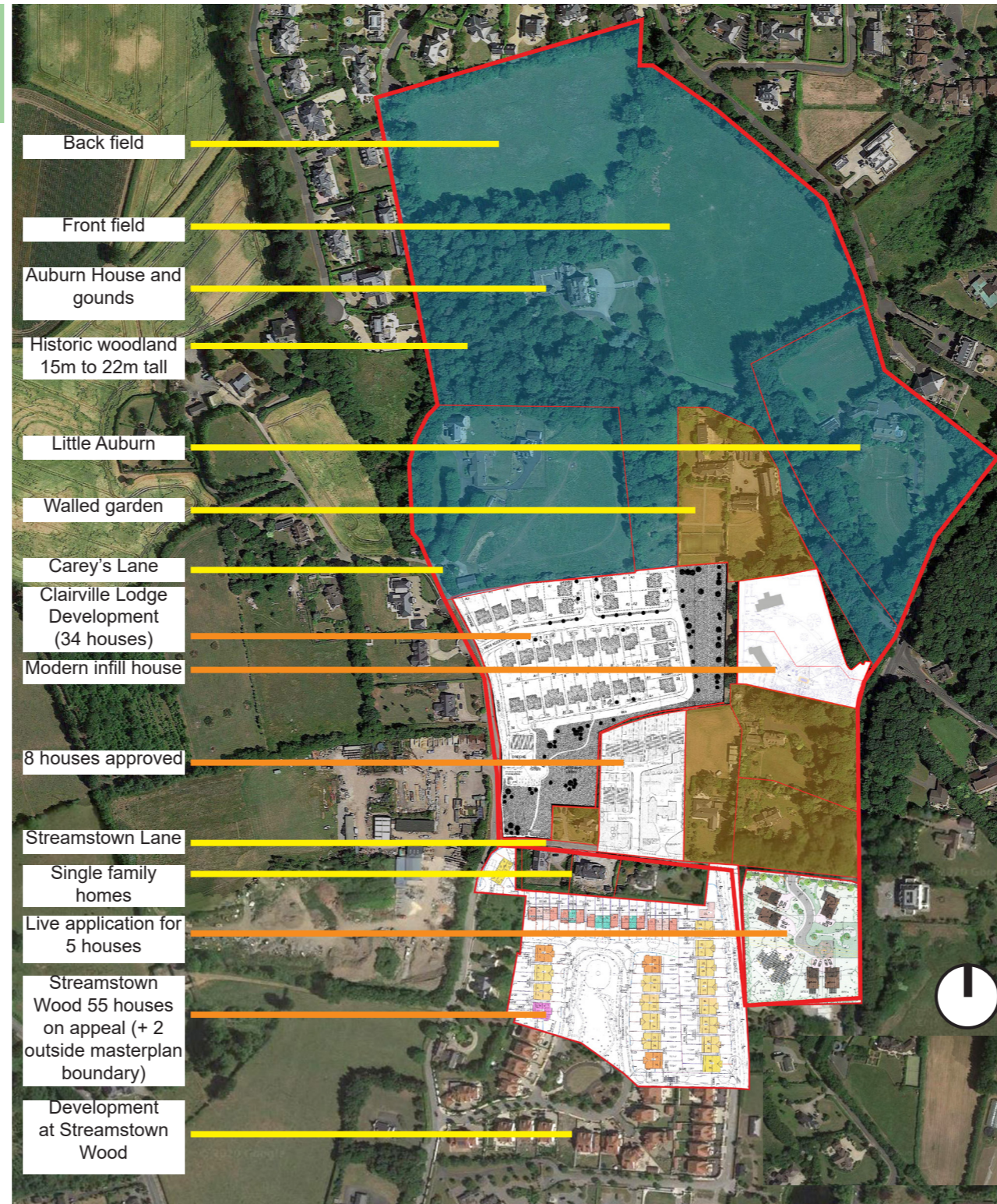
Sites identified in yellow are single family homes not currently subject to intensifications plans. Many of these homes have been improved in recent years. Whilst they have potential for intensification, it is reasonable to assume, at this point in time, that most these plots will not imminently be developed.

The lands identified in blue are the remaining sites with potential for development. The remaining lands are closer in proximity to Malahide Village and surrounding neighbourhoods, lending themselves to at least the same density as already demonstrated.

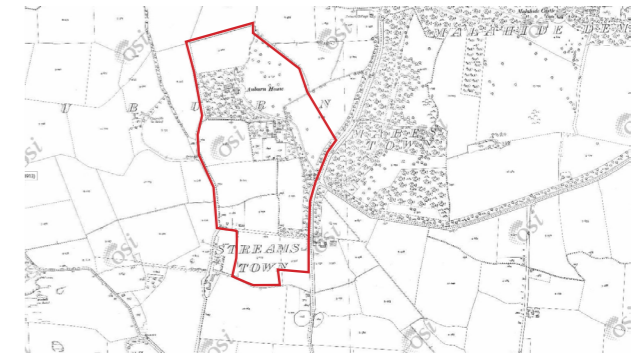
‘Low’ density is generally considered to be a rate of 35 units per hectare or fewer. In this instance, it would be appropriate to look at urban form and setting, rather than absolute numbers, given the sensitive nature of the remaining lands. Approved and planned applications of low to medium density homes to the south of the lands should also not be left ‘stranded’ and disconnected from communities to the north.

On balance, there is likely capacity for up to 400 units on the remaining lands, depending on design and layout of any proposals. This would result in a gross density in the region of 20 dwellings per hectare, which is highly appropriate in this location; on the outskirts of Malahide Village, benefitting from strong pedestrian and cycle links into town.

The following pages will set out principles to be adhered to in developing the sensitive lands around Auburn House.



Historic map 1837-1842



Historic map 1888-1913



Aerial photo 2000



Aerial photo 2005 - 2012

Urban Form

More important than density, is to consider urban form. Measures of units per hectare can be crude estimates as they can miss the intricacies of unit size, community, setting, communal open space and population. A considered apartment development around communal space can result in more unit numbers than single family homes, whilst sitting more sensitively into a green context.

It is also important to consider critical mass of population size as this can help to support community, playful spaces and overall security in the entire neighbourhood. The more people coming and going and using pedestrian and cycle links creates more passive security. This kind of activity can have a snowballing effect, where people use amenities simply because they see other people use them.

A mixture of unit sizes and typologies can also result in a diverse community of different ages and life stages, which is a core tenet of the National Planning Framework.

Chapter 6 of the National Planning Framework talks to integration of diverse communities through facilitating people to continue living within their own community through all stages of their lives. This can be achieved through a mix of unit types and sizes, supported by appropriate public facilities and networks.

The provision of a mix of home sizes and types, playful spaces for children, high quality communal, semi-private and private open spaces, pedestrian and cycle links to local facilities including Malahide Village, contemplation spaces locally and high quality landscaping throughout should all be considered as part of a sustainable density approach to the development of the masterplan lands, and to avoid the creation of dormitory suburbs, fully dependent on external amenities.



Series of preced images of medium density schemes in green setting

2.2 Trees, Woodlands and Hedgerows



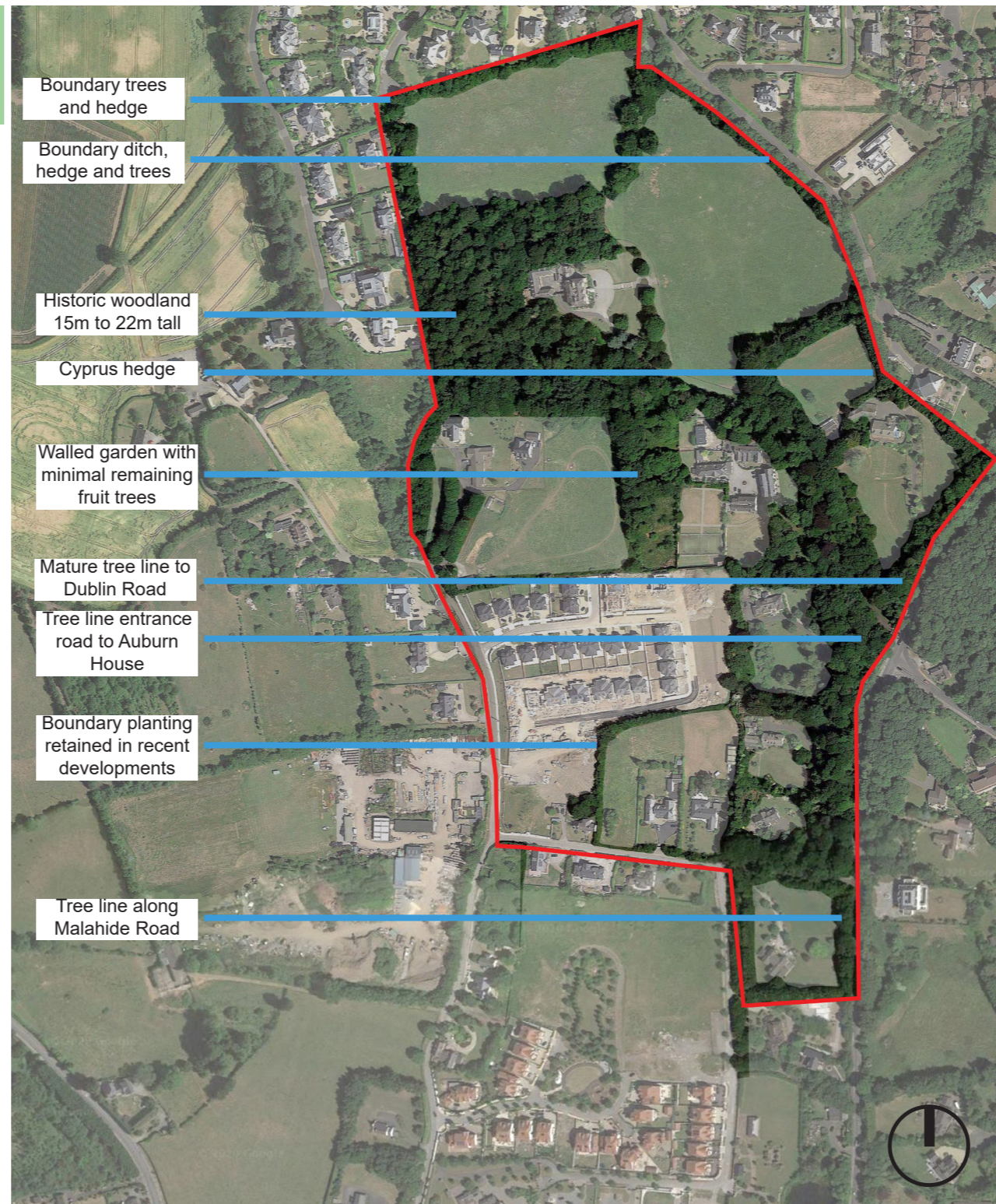
“Protect and preserve trees, woodlands and hedgerows within the Masterplan area”

The masterplan lands contain some historic tree lines and woodlands. Historic boundaries can still be clearly identified through mature hedgerows. Malahide Road in particular is lined with significant planting, which obscures existing homes from view as cars approach Malahide.

Whilst the principle of dense planting is important to retain in any development, further investigation suggests that much of the existing planting is of average or poor quality. Any proposals should seek to manage the existing planting, removing and/or replacing with native species where appropriate. Sensible woodland management will be key; to maintain the vitality of remaining significant tree specimens.

An arborist should be maintained to advise through any design development and construction process.

A tree survey of the woodlands around the remaining lands was undertaken in 2014 and updated in 2020/21.



Many of the existing trees are in poor condition



Boundary ditches are a feature



Established cyprus hedge of limited value



Tree line to south, viewed from Clairville

Access Drive

The woodland is notable in that it affords substantial visual amenity, particularly to the access drive. The southeasternmost end of the woodland also affords some degree of limited amenity value to the Malahide and back road area in light of its position adjoining same. In respect of this amenity value though, it is noted that the auburn house woodland constitutes a small fragment of substantially broader woodland area spanning numerous properties and also, currently incorporates a small break in the continuity of the woodland applicable to the existing auburn house access drive.

The woodland itself is highly variable in respect of stature, age and condition. The woodland appears to retain a number of deliberately planted specimen trees these constituting the larger specimens within the overall woodland profile. This material constitutes a relatively small numerical proportion of the overall tree population, which being dominated by what appears to be naturally regenerating understory material comprising early mature and middleaged Ash, Sycamore and horse chestnut.

Some concern exists in light of the survey findings are particularly with regard to the fact that many of the larger, older trees specimens exhibit evidence of deterioration, decline or defect. In respect of this, the higher and larger elements of the woodland must be regarded as being of limited longevity, limited sustainability and in some instances in need of removal on for site safety or road safety reasons.

The longer term value and sustainable element of the woodland lies within the early mature middle-aged tree population. In respect of this it is a pity that the originally intended species profile appears to have been swamped by Sycamore, Ash and horse chestnut though, review has revealed that a substantial proportion of this material is of poor quality, most notably because of prior damage, grey squirrel feeding or competition related suppression and gross distortion. In respect of this, substantial scope exists for the implementation of additional and under planting, possibly utilising context suitable species that may better apply to the original Auburn House estate. In respect of this, simple woodland management procedures, including selective and ongoing culling over time, thereby removing on a progressive basis, the faulty young specimens, will provide space for similar ongoing replacement planting works to be undertaken over time.

Main Woodland

Orchard and Walled Garden

Area adjoining Belmont

Access Avenue

Dublin Road tree line



Area Adjoining Belmont

- This area of the site comprises an existing garden area subsequent to prior local development. In respect of this, the area supports a relatively small number of large mature trees including Horse Chestnut, Beech and Hornbeam.
- The survey's review of these trees revealed a broad state of deterioration with many specimens exhibiting evidence of decline and dieback, in some instances to the point where their suitability for retention had been substantially undermined. With particular regard to this, it should be noted that a number of trees within this general area have been nominated for removal regardless of any possible development works.

Orchard and Walled Garden Areas

- These areas of the site, whilst succumbing to at least partial naturalisation and regeneration, still exhibit a broader degree of artificial planting. In respect of this, note is made of a number of potential specimen trees including London plane 520, Walnut 544 and Holm Oak 583, whose existence in conjunction with the more formally planted fruit trees illustrate the deliberate planting of the area. Notwithstanding this, it is equally appreciated that the area supports a substantial number of native and naturalised plants not least of which would be the substantial number of Hazel.
- In light of the above and notwithstanding the apparent regeneration a large proportion of the material in this area is considered to be of dubious and limited value with regard to retention within the scope of a development, much of this stemming from species type and nature and in particular their potential for immense ongoing growth over time.

Main Woodland

- The main site woodland remains dominated by a diminishing number of large mature trees, most notably Beech but also including Horse Chestnut, Oak, Sycamore and Lime. Unfortunately, the original tree population is now notably failing and its decline appears to be self-serving with exposure and shelter loss related issues now becoming of paramount importance. Many of the site's larger trees now exhibit evidence of decay or other deterioration suggesting limited longevity. Such signs are indicative of foreseeable loss and will contribute greatly to the broader diminution of woodland shelter and the eventual loss of larger specimens.
- Notwithstanding the above, it is equally appreciated that many areas of the woodland support fast elements of what appears to be natural regeneration typically dominated by Sycamore, Ash and Wych Elm. These species tend to dominate the younger and smaller elements of the population profile but nonetheless becoming notable with many specimens attaining the 10 – 15 metres height stature.
- It is reasonable to assume that many such trees will prove to be the backbone of any future woodland particularly in light of the apparently foreseeable demise of much of the original and older population. Accordingly, some concern exists with regard to the dominance of the population by such a small group of species and suggestions of artificial input and management would be well founded in respect of the culling of saplings in favour of the installation of a broader array of species.

2.3 Dublin Road

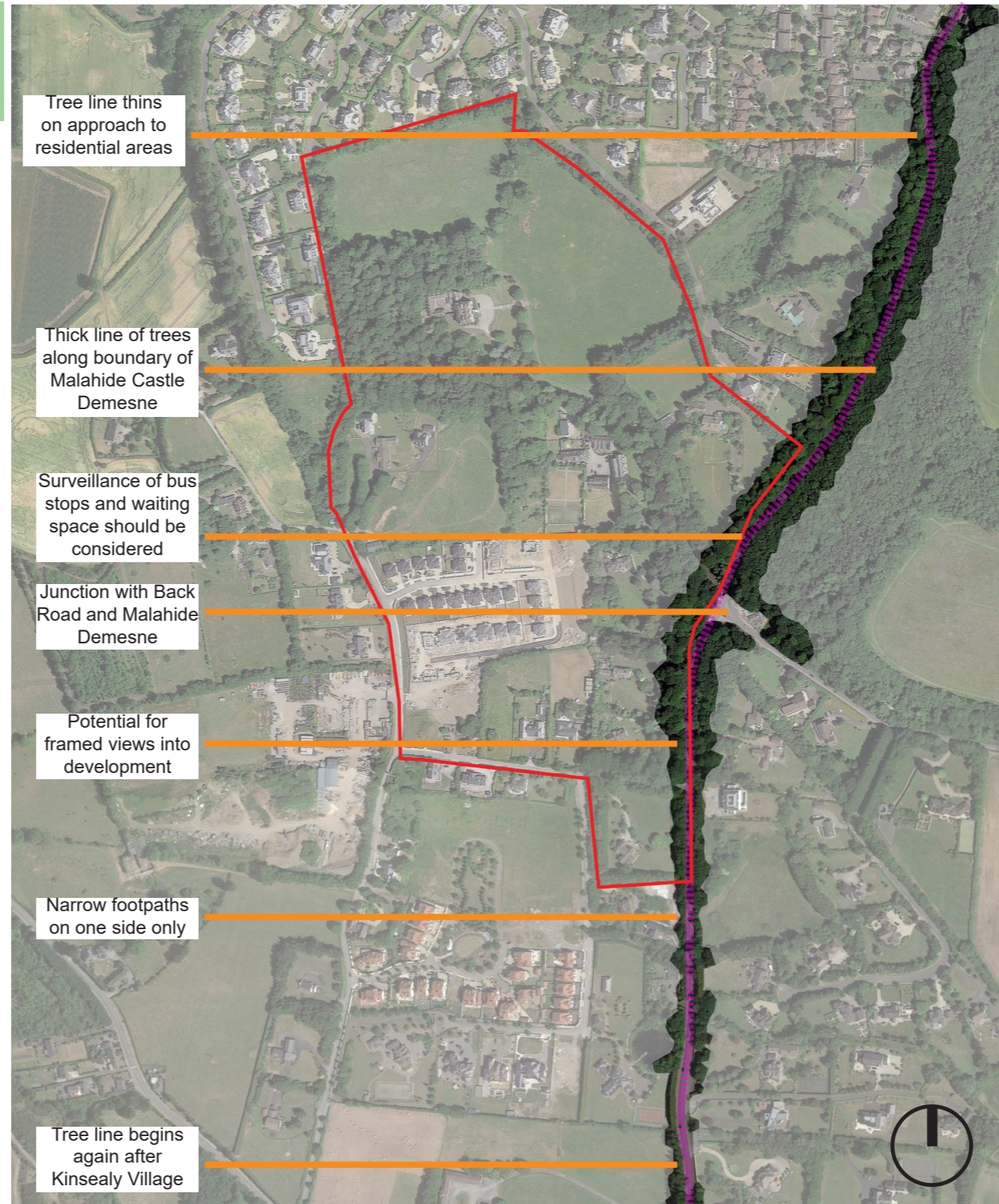


"Preserve the tree lined approach to Malahide along the Dublin Road"

There is a natural break in development between Dublin suburbs and Malahide with a largely undeveloped band of countryside corresponding with Dublin Airport approach zones. The entry to Malahide is signalled by increasing enclosure by trees as the road meets the outer edges of Malahide Castle Demesne and gently curves around the estate walls into the final approach into the town. The road along the demesne edge is well planted on each side and forms a memorable image of place and season.

The processional route into Malahide is a sequential experience, one of forward vision and movement along a gently serpentine tree lined route. Glimpses either side are fleeting.

Future development should be mindful of this existing context, whilst being aware of an increased requirement for passive surveillance of bus stops and footpaths, potential for framed glimpses of development within the masterplan and any visibility and awareness conflicts identified by civills, for drivers existing development onto this busy road.



Looking south from past Little Auburn



Junction with Back Road and Malahide Demesne



Junction with Streamstown Lane visible on left



Initial view from south, with stone walls on right

2.4 Auburn House

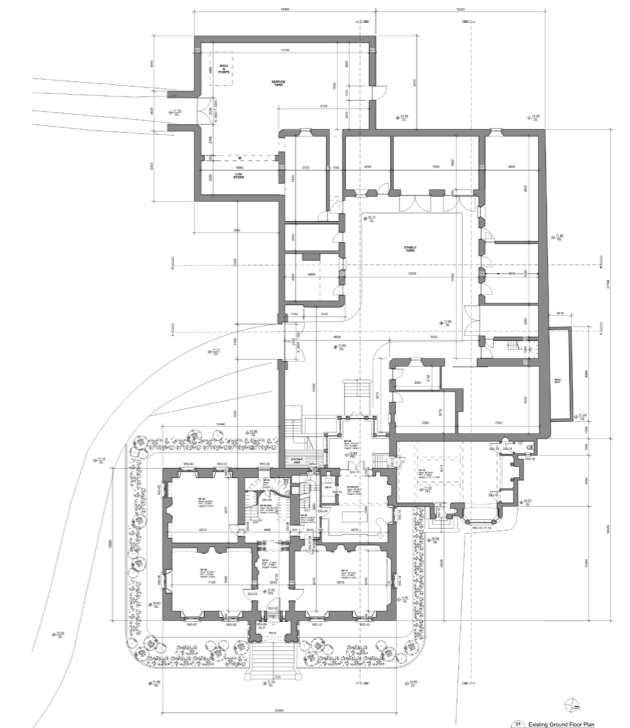
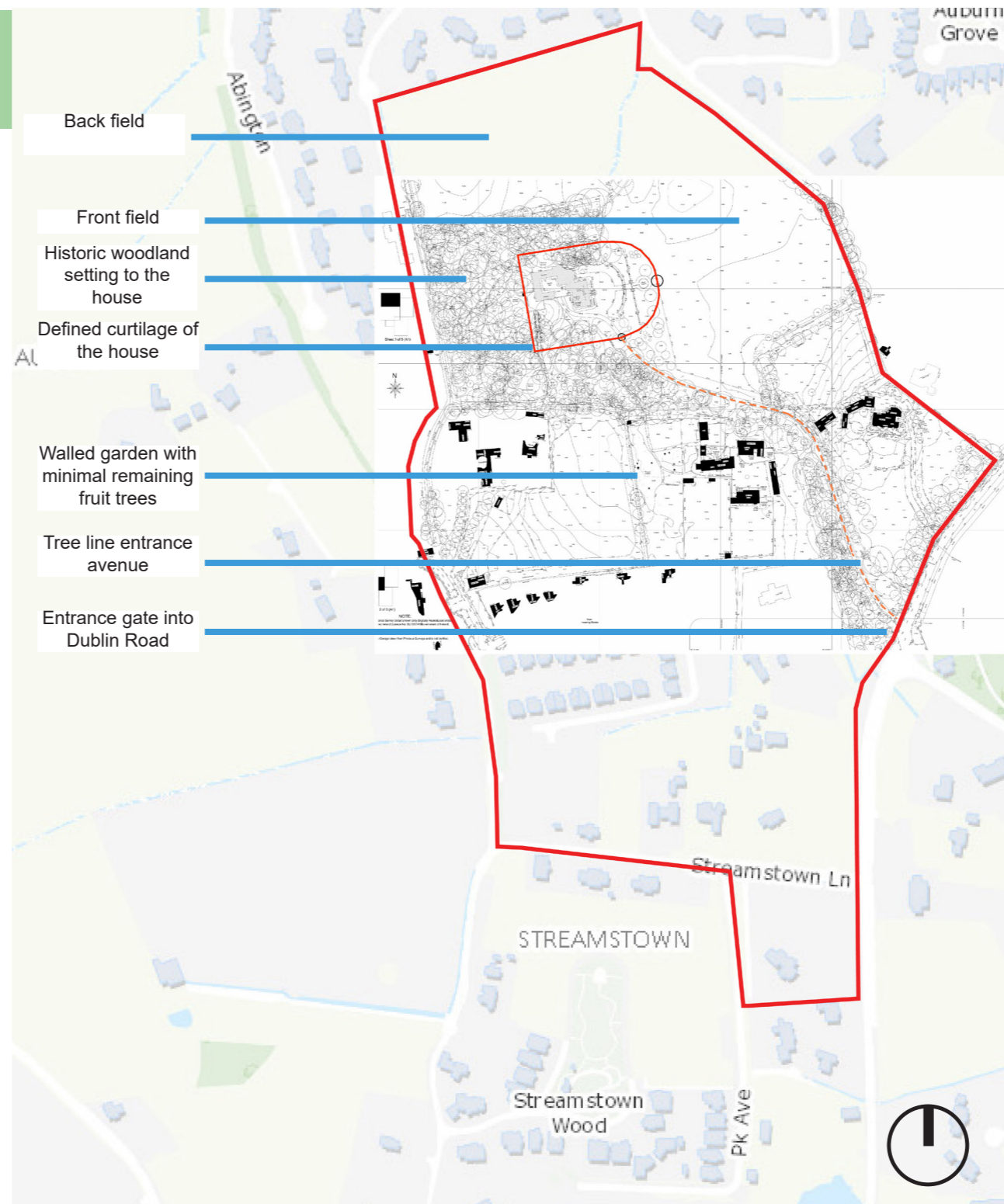


“Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the Protected Structure, its curtilage and protected trees”

Auburn House is a protected property dating from approximately 1779. The house was renovated and restored in 1996. It is currently in occupation as a single family home.

The setting of the house will be of primary concern for any proposals within the masterplan. This includes the approach lane, views, and woodland setting.

A historic building specialist should be appointed to advise on the suitability of any proposals with regard to the setting of Auburn House.



Auburn House survey 2019



The pond to the front is not original



The house sits on a small elevation

2.5 Visual Corridors



“Retain visual corridors to/ from Auburn House through the establishment of a visual buffer to the east of Auburn House”

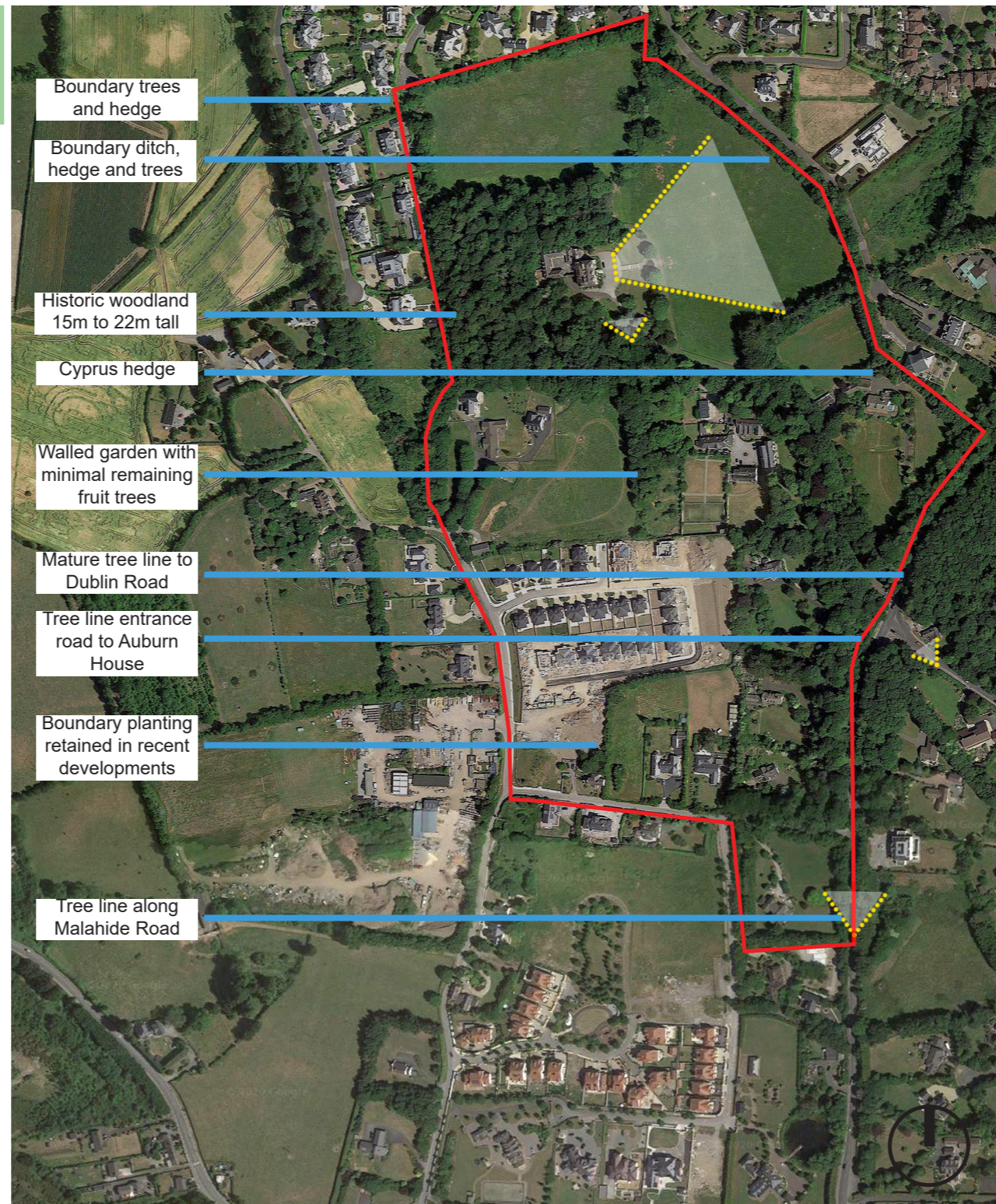
The masterplan lands will form the first introduction to Malahide Village, when approaching from the south along Dublin Road. Whilst the overall feel will be of homes within a sylvan context, glimpsed views, between trees, to the development behind can be considered. This can aid way finding and mental mapping, and also assist with passive security of Dublin Road. With increased population and increased footfall on adjacent pavements. Glimpsed views can help reduce traffic speeds, as the area begins to read as residential and appropriate caution comes into play.

Auburn House currently looks out over the front field, from its elevated position and grand front drive. This view is framed by several trees, some of which have been replaced with similar specimens as the originals aged.

Equally, and opposite, the house is viewed from the front field, with its wooded backdrop. This backdrop is an important part of the framing of the house and should be maintained in some form.

The tree-line approach to the house, arriving from the south-east and resulting in a side-on arrival, and associated enclosed spatial sequence should ideally be maintained, whether it is the main access route or becomes more of a leisure route.

There are no significant long views into or out of the site.



Looking back to Auburn House from the front field



The front field



Entrance driveway



Auburn House

2.6 Boundaries

“The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied”

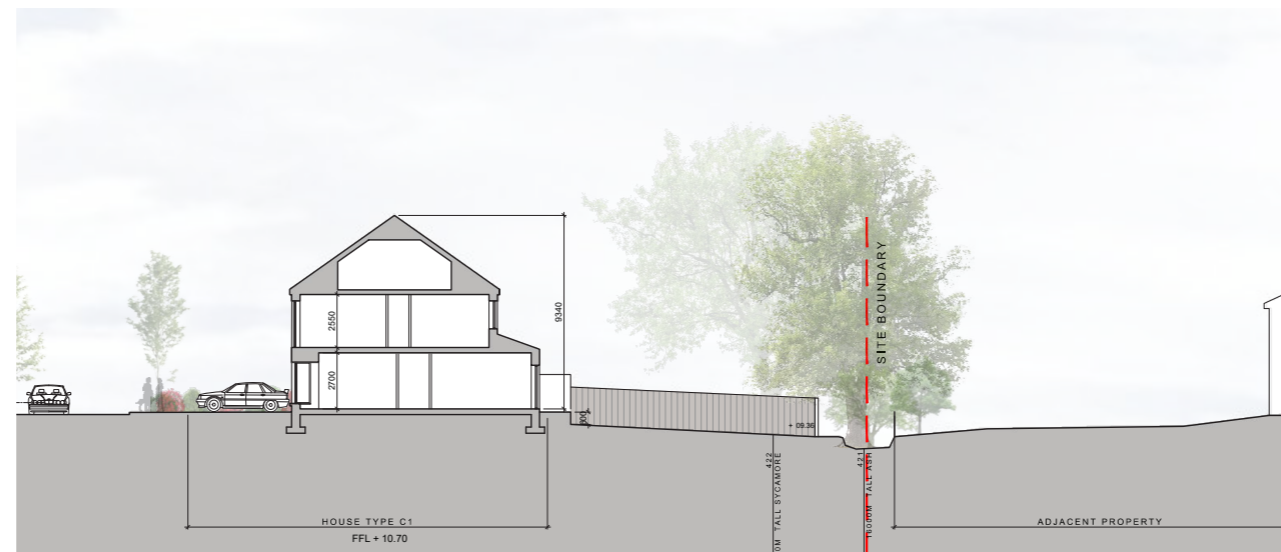
Urban Development and Building Heights (DoHPLG, December 2018) makes clear that generic maximum height limits should be avoided.

The northern boundary of the Masterplan is noted as sensitive, although it is out of sight of the protected structure and development in this area would not interfere with views or prospects relating to Auburn House. This boundary meets with hedgerow and some mature trees of 8-18m average height.

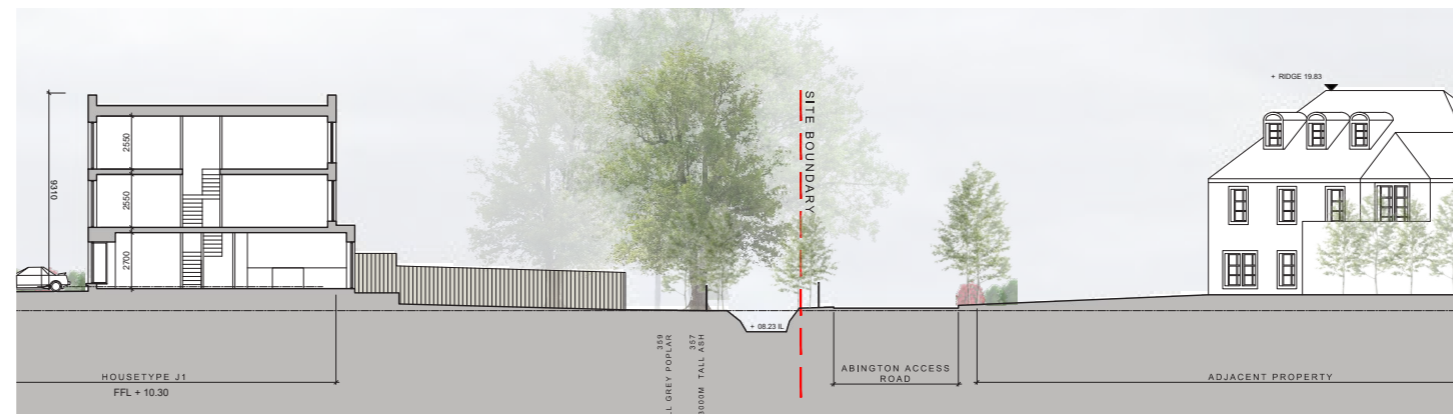
The northeastern boundary contains a ditch and two lines of planting, with hedgerow along the boundary and trees within. This provides a comfortable buffer zone to existing homes to the northeast.

In order to be sensitive to this boundary condition it is recommended that any new homes allow space for the existing trees and stay back from abutting the boundary. Longer gardens should be provided where larger trees are present.

Taking the mature trees into account, it is considered that buildings adjacent to these large specimens be at least two stories plus pitch. The over-bearing impact of large trees on smaller homes could risk residents requesting removal of trees due to fear of trees falling in storms. Buildings should be sufficiently large to remove any unease.



Potential boundary arrangement of single family house



Potential alternate boundary arrangement of single family house



Boundary to north-east



Typical home to the northern boundary



Mature boundary trees of 18-21m

2.7 Links & Movement

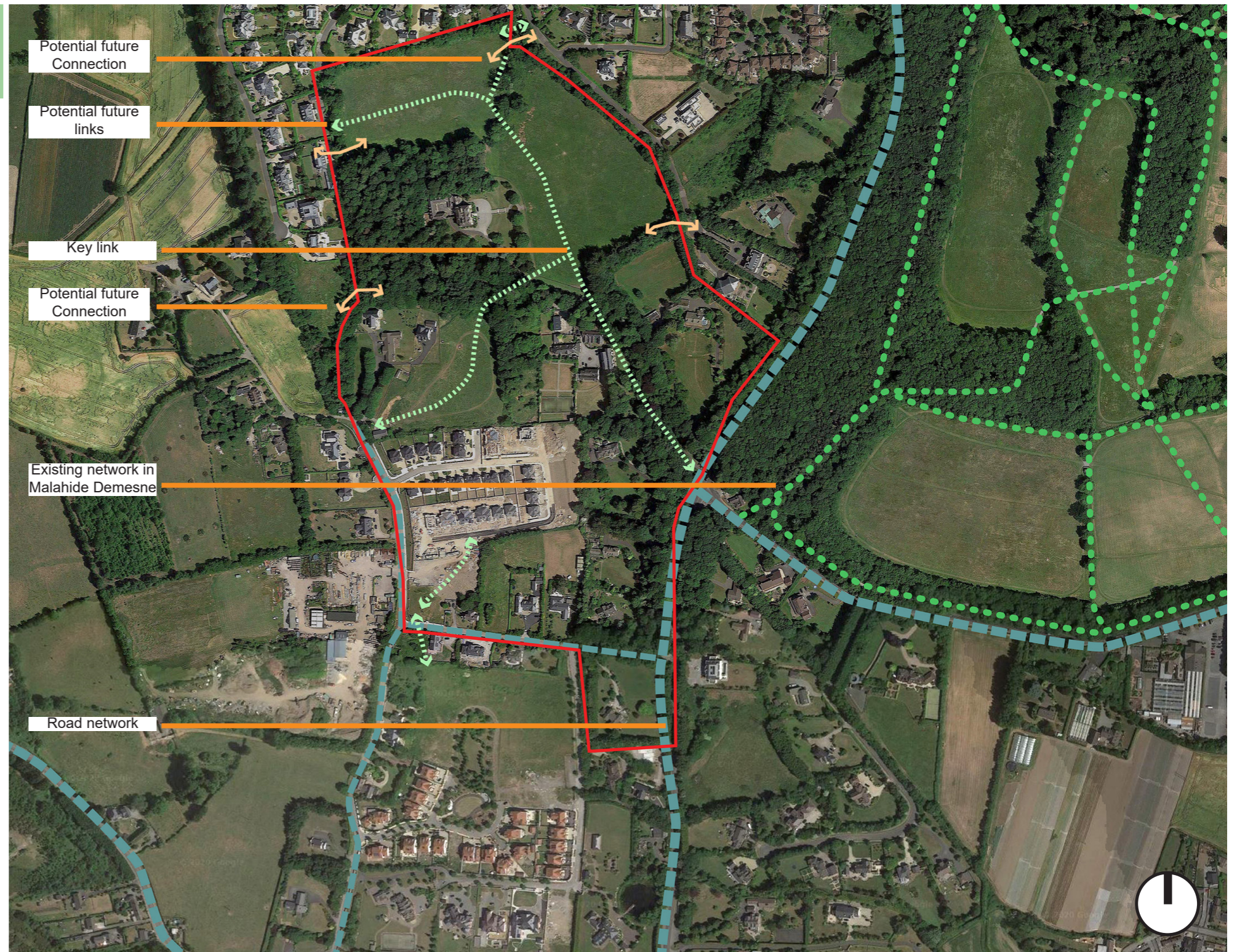


"Provide for a pedestrian / cycle route along the Auburn House Avenue to Malahide Road"

The lands benefit from proximity to an extensive walking and cycling network, connecting to Malahide Village in minutes.

Carefully designed cycle and pedestrian links through, and out of, the masterplan lands are critical to linking development into the surrounding network, and onto Malahide. Routes should be prioritised to consolidate footfall and clarity.

A natural route would be the existing entrance avenue to Auburn House as it is an appropriate size and benefits from established planting and lighting.



2.8 Context

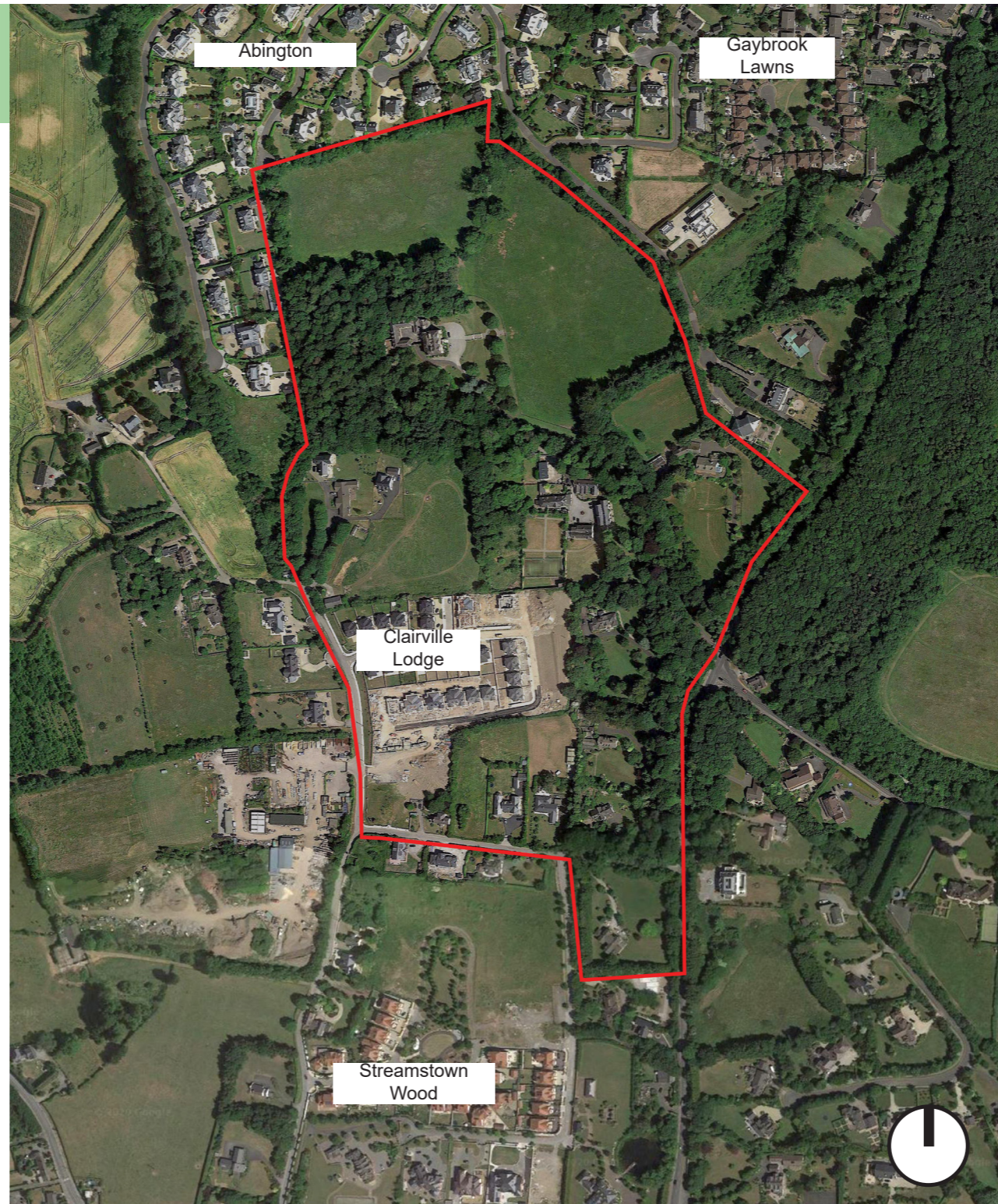


“Ensure pedestrian connectivity between Auburn House Avenue and Abington/ Gaybrook/Castleheath”

Streamstown masterplan is surrounded by predominantly residential areas. For the most part these areas are dominated by mid to high-end single family houses. Surrounding neighbourhoods are not particularly permeable.

To the north and north-east is Abington, who's roads are privately owned and not yet taken in charge. Passive provision for a pedestrian link can be provided into Abington, to be picked up in the future as appropriate.

Where feasible, passive provision can also be provided to newer developments within the masterplan. Where a new link has the potential to add important missing connectivity it should be encouraged. However, it is important to maintain a clear hierarchy of routes to allow maximum footfall on selected routes, increasing security and creating a positive feedback of usership.



Abington



Gaybrook Lawns



Clairville Lodge



Gaybrook Lawns

2.9 Flood Risk Assessment



“The lands will be the subject of a detailed flood risk assessment.”

Individual sites from the masterplan have been taken and designed separately. Each application has looked at flooding issues locally and managed them on site.

For the remaining lands a flood risk assessment has been undertaken and the proposals coming forward should take cognisance of the findings of the report.

The subject lands have been analysed for risks from tidal flooding from the Irish Sea and Hazelbrook stream, fluvial flooding from Hazelbrook stream, pluvial flooding, ground water and failures of mechanical systems. The table presents the various residual flood risks involved.

Source	Pathway	Receptor	Likelihood	Consequence	Risk	Mitigation Measure	Residual Risk
Tidal	Irish Sea (Malahide Estuary)	Proposed development	Extremely low	None	Extremely low	None	Extremely low
Fluvial	Hazelbrook Stream (tributary of the Sluice River)	Proposed development	Low	Low	Extremely Low	Setting of floor levels & freeboard, overland flood routing	Extremely Low
Pluvial	Private & Public Drainage Network	Proposed development, downstream properties and roads	Ranges from high to low	Moderate	Ranges from high to low	Appropriate drainage, SuDS and attenuation design, setting of floor levels, overland flood routing	Low
Ground Water	Ground	Underground services, ground level of buildings, roads	High	Moderate	High	Appropriate setting of floor levels, flood routing, damp proof membranes	Low
Human/Mechanical Error	Drainage network	Proposed development	High	Moderate	High	Setting of floor levels, overland flood routing, regular inspection of SW network	Low

Table 5 | Summary of the Flood Risks from the Various Components

Waterman Moylan
Engineering Consultants



Flood Risk Assessment

Residential Development at Auburn, Malahide Road

March 2021

Waterman Moylan Consulting Engineers Limited
Block S, East Point Business Park, Affie Byrne Road, Dublin D03 H3F4
www.waterman-moylan.ie

2.10 Summary of Masterplan Analysis

This document has set out practical ways to address the aspirations of the Fingal Development Plan objectives for the identified Streamstown Masterplan. These are summarised here;

1. Density; there is capacity for up to 400 or more additional units on the undeveloped lands within the masterplan.
2. Trees, Woodland and Hedgerows; A tree survey has been undertaken. A woodland management plan will be needed and an arborist should be appointed throughout the full design process.
3. Malahide Road; Views and activity along Malahide Road should be carefully considered through detailed design.
4. Auburn House; The house and setting should be carefully considered within any proposed development. A historic building specialist should be appointed throughout the full design process.
5. Visual Corridors; Local views and framing should be respected within any proposals.
6. Boundaries; Proposals should consider the relationship of adjoining properties and mature trees at the northern boundaries.
7. Links & Movement; At least one high quality cycle and pedestrian link should be provided, with passive provision for further connections provided where possible and appropriate.
8. Context; Proposals should be mindful of the existing residential context.
9. Flooding; A flood risk assessment has been undertaken and civil engineers should be appointed throughout the full design process.



3.0 Development Opportunities

The southern part of the master plan area already has planning permissions on the available development sites, and most are constructed. The undeveloped areas tend to be high value single dwellings on individual plots which seem unlikely to be otherwise developed in the immediate term. This aspect of the masterplan therefore addresses the northern undeveloped area around Auburn House.

This area is surrounded in the main by two and three storey housing, and bounded along Malahide Road by a significant tree band and Malahide demesne beyond. The site within features mature woodland along the original avenue, and in a consolidated wood surrounding and behind the house.

The house, stable yards, woodland, avenue and setting to the front are all proposed to be retained as positive drivers of sense of place in the new development.

The perimeter of the site being mainly surrounded by two and three storey housing requires a similar response in the masterplan along these boundaries. Within the site, there are opportunities for greater height particularly against the backdrop of the taller stands of trees, ranging from 18m to 22m high.



The emerging design response is to use the existing structure of Auburn to position the predominant green routes through the site connecting Auburn's amenities in a legible way, to position two and three storey development around the site perimeters, and to position higher buildings away from third party boundaries and against the backdrop of mature trees.

Five distinct character areas are proposed.

Vision

A unique neighbourhood set in a mature parkland setting with pedestrian and cycle greenways predominating in a sylvan environment not dominated by cars. High architectural quality and public realm with a mix of residential typologies to suit all stages in life, with greenways connecting to Malahide Demesne and the town and Dart beyond.

Conservation

- Set a woodland management plan in train to renew and preserve the setting.
- Ensure the onward preservation of Auburn House and features
- Opportunity to make private grounds with high amenity publicly available.

Height and intensity

- Sensitivity in the immediate setting of Auburn House
- Sensitivity for height along third party boundaries with 2/3 storey residential development.
- Opportunity for height against the backdrop of mature woodland.
- Comply with Section 28 guidance on heights and density

Mitigation strategies

- Reinforce and renew existing planting.
- New strategic planting, biodiversity and water management.
- Screening/nestling of lower buildings with new and existing planting
- Careful positioning of higher structures against woodland backdrop.
- Carparking generally removed from view, or in landscaped settings.
- Segregated greenways and woodland paths.
- Car-subservient character.
- Access and connectivity to Malahide Demesne.

3.1 Character Areas

The Avenue

The existing tree lined drive becomes a greenway linking the heart of the site out to the gates of Malahide Demesne. It retains its mysterious character winding its way into the site and eventually revealing the house. The new access road is outside the tree line in the adjacent plot. Development here is set well back from Dublin Road ensuring that the emblematic tree lined approach to Malahide is not encroached upon by the new proposals. This area is proposed to have lower buildings around its perimeter, except against the high trees of the avenue where four storey buildings with setback penthouse is proposed. Car parking is located under a podium garden.

The Front Field

The front field is where old and new gently meet. The need to preserve a pastoral vista from the house is met by placing the principle open space for new development at this location. A fan shaped space reflects the view cone from the house and in turn enhances perspective looking inwards. Auburn House is seen against a backdrop of trees, while the new development on front is shielded from view by new perimeter planting on a series of naturally shaped berms and mounds. Carparking is discrete. Housing, following the motif of estate courtyards, is arranged around the open space behind the trees. Occasional garden gates give glimpses into the shared courtyard gardens within.

Auburn House and Woodland

Auburn House is the centrepiece of the place set against a woodland backdrop. It is preserved as a single house, with coach houses to the rear converted to mews dwellings. The house retains c.0.8Ha and sits overlooking the front park, restored in a new profile with individual specimen lawn trees, and more densely planted surrounds. The original avenue arrives as it always did diagonally from the south-east gradually revealing first the house and then the setting including the park. Traditional estate rails make the boundary to the park, while fenced hedges mark the boundaries surrounding the house. The balance of the woods become part of the public open space for the scheme. A woodland management plan for the entire is to be put in place to phase the gradual renewal and restoration of the woodland and grounds.



The Back Field

The back field is discretely located and not seen from the house. Its perimeter meets two and three storey houses in Abington while the southern edge is bounded by the woods with trees of 18m to 22m high. Two and three storey family houses are proposed around the perimeter against Abington, while apartment blocks are arranged against the woodland backdrop and forming landscaped courtyards between, open to southern light. Apartment car parking is at basement level.

Streamstown

Streamstown character area is located between Clairville housing to the south and Auburn to the north. It has an access to Streamstown Lane and so affords a secondary access into the site. The vehicular through connection is deliberately indirect, crossing the existing avenue as the subservient transport mode. An existing pocket of three homes is located in the northeast corner. The proposal mainly responds to the two and three storey context around the perimeter. There small apartment blocks are proposed, one underparked, the others in a small grasscrete parking court. A residents' community building is to be located in the northern end of the old orchard. It is removed from the surrounding walls and screen the view of Clareville housing, hard on the boundary at this location. The southern portion of the orchard is open space with trees retained. The exception of disability spaces, is located outside the walls in an undercroft.

3.3 URBAN DESIGN OVERVIEW

The urban design response for the lands at Auburn aims to create a unique residential quarter which responds to the distinct character of its context within Auburn House and its mature woodland backdrop.

Legibility and wayfinding have been carefully considered. A route hierarchy was established to distinguish each unique character area of the site. Strong edges have been emphasised along the primary routes and onto key open spaces. New pedestrian links are provided for residents within the site which wind their way through existing woodland, across streams and adjacent to old walls and orchard planting in the case of the walled garden. This will create a distinctive character to the site when it can be explored in different ways on foot by its residents. Desire lines through the trees can be followed rather than having to take the footpath adjacent to the road. There are also a number of pedestrian and cyclist friendly “home zone areas” within the site to reduce the dominance of motor vehicles. The design also aims to promote pedestrian links from outside the development by allowing access via the existing gates from the private laneway at the south west corner of the woodland which would provide a more direct cycle and pedestrian route to Malahide Demesne to the south east.

Vistas and views have been carefully considered, particularly within the immediate context of Auburn House. The large central public open space has been located to the east of the house aligned with its front vista. Higher density apartment and duplex blocks are located along primary entrance routes while the open space to the east of Auburn House is surrounded by lower density courtyard houses which maximise privacy for residents. The creche is located along the main new entrance route to allow for convenient access for parents.

All new public open spaces within the development are overlooked by surrounding homes so that safety of residents is paramount. Within the mature woodland, a pedestrian and running route for residents will be created in tandem with the woodland management plan which will provide a significant new local amenity.

The proposed mix of dwelling types with 25% houses, 10% duplex apartments and 65% apartments caters for a variety of future residents ranging from families to young professionals to older people who would like to downsize to an apartment close to the village of Malahide.

Heights within the development and the context of Auburn House and woodland have also been carefully considered. The two apartment blocks in the Back Field at 4 storeys plus penthouse will be largely hidden from view by the existing mature woodland behind Auburn. Predominantly two storey housing has been located to the western, northern and eastern edges of the development and heights step towards the centre. Two single storey houses are proposed at sensitive points along the northern boundary.

Five distinct Character Areas have been defined by the natural context of the site: The Avenue, Auburn House and Woodland, Front Field, Back Field and Streamstown.



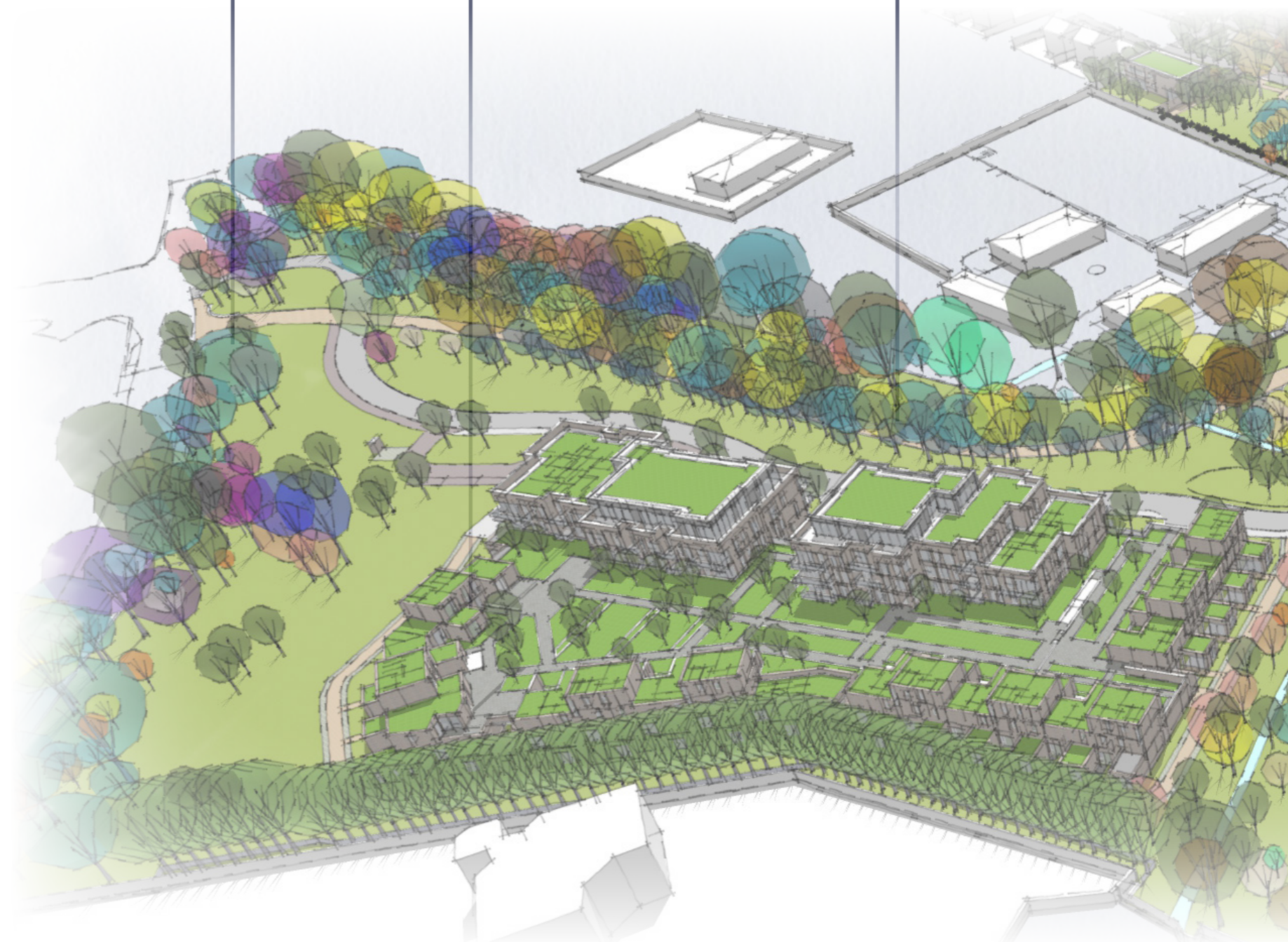
Historic tree lined drive way



Own door duplex units open onto green spaces and offer excellent accessibility



Original tree lined drive becomes pedestrian and cycle priority





Sensitive additions to the modern walled garden



Open lawn in front of Auburn House



Courtyard homes in clusters around front field



Apartment blocks in woodland setting are screened from view by the house

All images are for precedent only



3.4 Fingal County Development Plan

Streamstown Masterplan checklist

- *Facilitate low density residential development reflective of the character of the area.*

The masterplan is for a low rise development at a site density of c.30/35 dwellings per Ha and a nett density of c.40/45 per Ha.

There are bus stops at the entrance to the site, and the site is a 25 minute walk or 10 minute cycle to Malahide and the Dart station. There are two attractive routes, either along the tree lined approach to Malahide or diagonally through Malahide Demesne, emerging opposite the Dart entrance.

- *Protect and preserve trees, woodlands and hedgerows within the Masterplan area.*

The masterplan sets in train a woodland management plan for the sustainable restoration and onward preservation of the woodland setting.

- *Preserve the tree lined approach to Malahide along the Dublin Road.*

The masterplan ensures the preservation of the tree lined approach at this location by setting the development back beyond the mature tree band onto Malahide Road and making provision for gradual planned tree replacement as individual trees require removal.

- *Facilitate high quality sustainable development that protects and enhances the sensitive historic and natural setting of Auburn House and integrates new development with the conservation and preservation of the Protected Structure, its curtilage and protected trees.*

The masterplan proposals are designed to fit sensitively into a sylvan and historic landscape.

The historic avenue, woodland paths and vista from the house to a pasture are integrated as the green bones of the proposal, and give a green connection directly to Malahide Demesne. Pedestrian and cycle movement is to be prioritised as the appropriate and best way to experience movement through the site and the historic routes are to be car free. Tree loss as a result of the proposed development is minimal and sets in train the renewal and preservation of the woodland.

- *Retain visual corridors to/from Auburn House through the establishment of a visual buffer to the east of Auburn House.*

The masterplan retains the tree lined approach with Auburn House revealed in the final approach through the trees, and at the house the view of the front pasture is revealed. New tree planting defines the view cone from the house and a tree planted berm forms a visual buffer to the east of the house.

- *The area for development north of Auburn House is considered a sensitive development zone, whereby a maximum ridge height of 6m should be applied.*

The back field north of Auburn House is out of sight of the house. It is bounded by mature woodland 18 to 22m high to the south and hedge and hedgerow trees to two and three storey housing to the north. Development towards the woodland needs to be in scale with the backdrop, while equally development along the perimeter needs to be in scale with the two and three storey surrounds. It is acknowledged that compliance with Section 28 Guideline 'Urban Development and Building Heights' requires a range of building heights and typologies and the achievement of minimum densities set out in Section 28 Guideline 'Sustainable Residential Development in Urban Areas'. Much of the site will be unbuilt or built at low density around the perimeter and the northern development area is one of the least sensitive from a conservation viewpoint. A low density perimeter of two and two and half storey houses is recommended, with higher buildings placed away from the boundaries against the backdrop of the woodland.

- *Provide for a pedestrian / cycle route along the Auburn House Avenue to Dublin Road.*

The masterplan preserves the historic avenue as a pedestrian and cycle green route connecting the green spaces within the development area to the existing gate to Auburn House on Dublin Road, and directly opposite the southwest gate to Malahide Castle.

- *Ensure pedestrian connectivity between Auburn House Avenue and Abington/Gaybrook/Castleheath.*

The masterplan makes provision for connections to Streamstown Lane and to Abington. The potential Abington connections allow onward access towards Gaybrook/Castleheath. It is acknowledged that while the masterplan will make provision for connections to Abington, that development is not in charge, and the decision to connect, or not, will rest with the local residents. Auburn does offer the potential for high quality amenity and walks together with a direct green route to Malahide Demesne. This would be a considerable positive gain for those residents.

- *The lands will be the subject of a detailed flood risk assessment.*

A detailed flood risk assessment has been undertaken by WatermanMoylan.