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

6th April 2021

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 1 no. creche facility and a total of 411 no. residential units. 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 as 1 no. residential dwelling; the conversion of the existing stables of Auburn House to accommodate 4 no. dwellings and the construction of 406 no. residential dwellings, apartments and duplexes providing for an overall total of 411 no. residential units (102 no. dwellings, 266 no. apartments & 43 no. duplexes) along with 1 no. childcare facility. 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 into 4 no. two storey terraced residential dwellings (1 no. 3 bed unit, 2 no. 2 bed units and 1 no. 1 bed unit). Internal and external alterations to the stables of the Protected Structure including minor demolition works are proposed to accommodate same.*
- 3) *The preservation and protection of the existing woodland of Auburn House.*

- 4) *The preservation of existing follies and walls associated with the 'walled garden' with amendments to the garden proposed to accommodate the proposed development.*
- 5) *The demolition of the modern bungalow dwelling known as 'Little Auburn' and associated outbuildings.*
- 6) *The demolition of detached stable/shed building off Streamstown Lane.*
- 7) *The construction of 97 no. residential dwellings (45 no. three bed units, 39 no. four bed units and 13 no. 5 bed units) in detached, semi-detached and terraced dwellings ranging from 2, 2.5 and 3 storey in height.*
- 8) *The construction of 309 no. apartments/duplex apartments (136 no. 1-bedroom units, 161 no. 2-bedroom units, 12 no. 3-bedroom units) all provided with balconies/terraces as follows:*
 - (a) *Apartment Block 1 consisting of a total of 51 no. units in a 5-storey block (27 no. 1 bedroom units; 22 no. 2 bedroom units; 2 no. 3 bedroom units).*
 - (b) *Apartment Block 2 consisting of a total of 57 no. units in a 6-storey block (29 no. 1 bedroom units; 27 no. 2 bedroom units; 1 no. 3 bedroom units).*
 - (c) *Apartment Block 3 consisting of a total of 51 no. units in a 5-storey block (27 no. 1 bedroom units; 22 no. 2 bedroom units; 2 no. 3 bedroom units).*
 - (d) *Apartment Block 4 consisting of a total of 27 no. units in a 5-storey block (9 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; 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 6 no. units in a 4-storey block (6 no. 2 bedroom units) with bin store, bicycle and car parking at ground/undercroft level.*
 - (h) *Apartment Block 8 consisting of a total of 25 no. units in a 5-storey block (6 no. 1 bedroom units; 17 no. 2 bedroom units; 2 no. 3 bedroom units) along with bin store, plant, cleaning store and bicycle parking at ground floor level.*
 - (i) *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.*
 - (j) *Duplex Apartment Block 2A consisting of a total of 8 no. units in a 2-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.*
 - (k) *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.*
 - (l) *Duplex Apartment Block 2C consisting of a total of 9 no. units in a 2-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.*
 - (m) *Duplex Apartment Block 2D consisting of a total of 9 no. units in a 2-storey block (5 no. 1 bedroom units; 4 no. 2 bedroom units) along with bin store and bicycle parking at ground floor/undercroft level.*
- 9) *Single level basement below Apartment Blocks 1, 2 & 3 comprising car parking (164 no. spaces), bicycle parking (278 no. spaces), refuse storage, plant rooms, comms room, maintenance room, attenuation tank and services.*

- 10) *The provision of 1 no. childcare facility (located within the ground floor of apartment Block 4);*
- 11) *The provision of a 2-storey detached community building within the Walled Garden, for use as part of the overall ancillary residential facilities.*
- 12) *540 no. residential car parking spaces across surface, undercroft/podium and basement level, and 7 no. car parking spaces serving the childcare facility, providing an overall total of 547 no. car parking spaces and a total of 716 no. bicycle parking spaces across surface, undercroft/podium and basement level.*
- 13) *The construction of 1 no. new vehicular entrance off 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.*
- 14) *Utilisation of existing vehicular entrance access and road for pedestrian and cycle route only with vehicular access retained solely for existing residential use.*
- 15) *Landscaping including provision of public, communal and private open spaces, playground 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;
- Drawings and documentation prepared by Sabre Lighting;

- Report 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.auburnshd.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 11th December 2020 (ref. ABP-3307610-20).

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