

March 2021

Planning Statement



**Proposed Strategic Housing Development
Lands at Auburn House (Protected Structure),
Little Auburn and Streamstown off the
R107 Malahide Road/Dublin Road
and Carey's Lane,
Malahide, Co. Dublin**

Applicant: Kinwest Ltd.



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Preface

This proposed development relates to a Strategic Housing Development on lands at 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 subject lands extend to approximately 13.28 hectares. The lands are generally bounded by the existing Abington Estate to the north and west, the R107 Malahide Road/Dublin Road and rear gardens to the east and undeveloped lands to the south. Access to the site is currently from the existing driveway to Auburn House, which is accessed off the R107 Malahide Road/Dublin Road.

The subject site represents a large greenfield land bank of residentially zoned land that is strategically located adjacent to the existing residential developments as well as public transport and significant amenity facilities in Malahide Castle and Demesne). It is within walking distance of Malahide Train Station and town centre. There are also a range of schools, childcare facilities, employment and retail/commercial services that are accessible within walking distance of the site. In this regard, it is respectfully considered that the site is suitably located for a residential development and that the development being proposed in this instance is appropriate from a planning perspective. The supporting documentation submitted with this planning application confirms that there is sufficient capacity within the schools and other community infrastructure in the area to accommodate the proposed development.



Malahide has been identified as a Moderate Sustainable Growth Town in the Fingal County Development Plan 2017-2023. The Development Plan notes that Malahide has experienced population growth in recent years and is served by high-capacity public transport links to Dublin City. The subject site is located on appropriately zoned lands within the development boundary of Malahide ensuring the development of these lands is consistent with Development Plan policy. The Development Plan estimates that 1,114 residential units can be produced within Malahide during the lifetime of the Plan. The proposed development provides for a total of 411 no. dwellings (including the existing Auburn House remaining as a single dwelling) with an overall net density of c.41 dwellings per hectare. This will help to provide some of the housing that is required to meet the population increase that is projected for Malahide and subsequent demand for new housing in the area.

The carefully designed development respects the existing context and constraints of the site with the tree lined avenue along the Malahide/Dublin Road (R107) being retained and the taller apartment blocks all being designed to be lower than the existing and substantial tree canopy in order to screen the development, which is evident in the verified views prepared by 3D Design Bureau and the Landscape & Visual Impact Assessment prepared by The Big Space, which forms part of the overall EIAR.

It is submitted that the proposal of 411 no. residential units offers an efficient use of appropriately zoned lands, in a highly accessible location within the development boundary of Malahide. The application site is also located within walking distance of a Dublin Bus stop located along the R107 Malahide Road/Dublin Road to the south east of the application site and is located within 2km of Malahide train station whilst providing a variety of unit types and mixed tenures for all, in a high-quality, vibrant community setting.

1.0 Introduction

Downey Planning, Chartered Town Planners, 1 Westland Square, Pearse Street, Dublin 2, have prepared this planning report on behalf of the applicant, Kinwest Limited. This report accompanies a planning application to An Bord Pleanála for a proposed strategic housing development on lands at Lands at Auburn House (Protected Structure), Little Auburn and Streamstown off the R107 Malahide Road/Dublin Road and Carey's Lane, Malahide, Co. Dublin.

This application is accompanied by a comprehensive range of documentation which specifically seeks to address the requirements of the Planning and Development (Housing) and Residential Tenancies Act 2016, the Planning and Development (Strategic Housing Development) Regulations 2017, items raised by the Planning Authority and An Bord Pleanála during the pre-application consultations, national planning policy and guidelines and the Fingal County Development Plan 2017-2023.

The proposed development subject to this SHD application provides for 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). The proposed development also provides 1 no. childcare facility, 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 from the existing R107 Malahide Road/Dublin Road entrance to the south east of the site and a secondary entrance and the adaption of the existing vehicular entrance off Carey's Lane to the south west of the development and all associated engineering and site works necessary to facilitate the development.

The form of the residential buildings will be two to six storeys which has been designed to provide for an appropriate variation in scale from the surrounding residential areas, with the houses being located closest to the relevant boundaries and the duplex and apartments are set further away from the boundaries and therefore respect the existing residential area. Design and materials will be of a high quality and there will be a mixture of unit configurations across the site to avoid a homogenous block appearance and to facilitate the various type of family units that will ultimately occupy the units. It is proposed to provide 136 no. 1 bedroom units, 161 no. 2 bedroom units, 57 no. 3 bedroom units, 39 no. 4 bedroom units and 13 no. 5 bed units across a mix of one, two and three bed apartments, two, three, four and five bed houses, one, two and three bed duplex units providing for a mix of units.

This planning report outlines the context of the subject site, the background and rationale of the proposed development and provides a summary as to how it complies with the relevant planning policy and guidance. It should be read in conjunction with the accompanying detailed documentation prepared by the design team.

The scheme has been prepared by a multi-disciplinary design team and has been subject to pre-planning consultation with the local authority and An Bord Pleanála. The scheme has evolved and improved as a result of the Stage 1 and Stage 2 meetings. This has ensured that a well-considered

and appropriate form of development can be developed and that will help to integrate with the future development of the wider Malahide area. The design team is as follows:

- Downey Planning – Planning Consultants;
- CCK Architects – Project Architects;
- Sheehan & Barry – Conservation Architects;
- TBS Landscape Design – Landscape Architects;
- Waterman Moylan – Civil, Structural, Traffic and Mechanical & Electrical Engineers;
- CORA Consulting Engineers – Structural Engineers;
- 3D Design Bureau – CGI Consultants;
- Openfield Ecological Services – Ecologist;
- Brian Keeley – Wildlife Surveys and Ecological Consultant;
- Peter Cuthbert – Horticulturist Consultant;
- The Tree File – Consulting Arborists, and;
- Sabre Electrical Services Ltd. - Lighting Consultants.

It is submitted that the proposal of 411 no. residential units offers an efficient use of appropriately zoned lands, in a highly accessible location within the development boundary of Malahide. The application site is also located within walking distance of a Dublin Bus stop located along the R107 Malahide Road/Dublin Road to the south east of the application site and is located within 2km of Malahide train station whilst providing a variety of unit types and mixed tenures for all, in a high-quality, vibrant community setting.

This report sets out the planning rationale and justification for the proposed development and demonstrates how it accords with the proper planning and sustainable development of the area. This statement should be read in conjunction with the plans, drawings and documentation submitted as part of the overall planning pack.

2.0 Site Location and Description

The lands at Auburn House extend to approximately 13.28 hectares and are located on the western side of the R107 Malahide Road/Dublin Road to the south of Malahide. The lands are bounded by the existing Abington Estate to the north and west, the R107 Malahide Road/Dublin Road and rear gardens to the east and undeveloped lands to the south. Access to the site is currently from the existing driveway to Auburn House, which is accessed off the R107 Malahide Road/Dublin Road.

Auburn House is an existing late 18th century, 5 bay three storey (including an attic storey) over basement dwelling located within a wooded demesne and is designated as a Protected Structure. Auburn House forms part of the ancient barony of Feltrim, the stronghold of the once wealthy Fagan family. The old workers' cottages and existing outhouses, originally used as sheds and animal feeding barns, have been restored, extended, and converted into four- and five-bedroom luxury dwellings with solar panels and under floor heating. The conversion of these outhouses was completed in 2003. The house is also surrounded by greenfield lands all of which have been well maintained over the years.

The surrounding land uses are generally residential, with Abington being on its northern and western boundary. The lands to the south of Auburn House at Clairville Lodge are a recently completed residential development proposal that was granted permission under Reg. Ref. F14A/0483; ABP Ref. PL06F.245240. Malahide Castle and Demesne is located on the opposite side of the R107 Malahide Road/Dublin Road and can be accessed via Back Road. Malahide village centre is located to the north east of these lands. There is a Dublin Bus service that connects the city centre with Malahide that runs along the R107 Malahide Road/Dublin Road and it is noted that there is a bus stop adjacent to the entrance to Auburn House.



Fig. 1 – Aerial Photograph of Application Site (Application Site outlined in red)

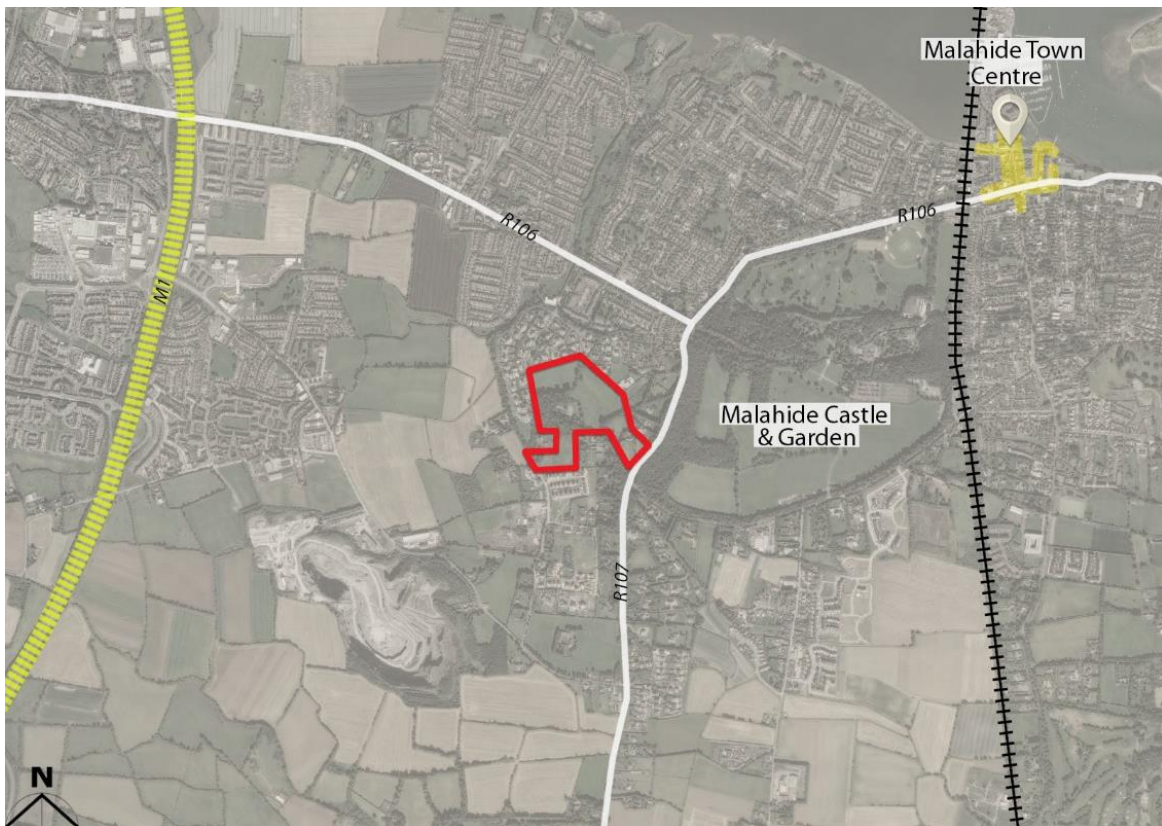


Fig. 2 – Aerial Photograph of Application Site in Context of Malahide (Application Site outlined in red)

3.0 Relevant Planning History

Downey Planning have carried out an examination of the planning history of the subject site, via Fingal County Council's online planning search portal, which determined that there have been a number of planning applications made on the overall landholding. The most relevant planning history is as follows:

- **Reg. Ref. F18A/0445** – By Order dated 25th January 2019, Fingal County Council granted planning permission to Mary McEvaddy for the conversion of service entrance off main driveway to serve as new eastern entrance to dwelling house, erection of new gate posts and automated gates, entrance forecourt, new entrance canopy to east elevation, alteration to existing entrance doorway on west elevation and associated external works at "Belmont" part of courtyard housing (formerly outhouses) in the grounds of Auburn House (a protected structure), Malahide, Co Dublin.
- **FS5/035/11** – By Order dated 26th January 2012, Fingal County Council decided that the erection of slatted cattle shed with straw bedded area (190.6 sq.m) yard was not exempted development.
- **Reg. Ref. F09A/0065** – By Order dated 29th July 2009, Fingal County Council granted planning permission to Mary & Ulick McEvaddy for Demolition of existing shed and construction of new stable structure containing stables, tack room, shed and associated site works to the stable yard of Auburn House (a Protected Structure).
- **Reg. Ref. F08A/0685** – By Order dated 8th December 2008, Fingal County Council refused planning permission to Mary & Ulick McEvaddy for the demolition of existing shed and construction of new stable structure containing office, stables, stores, tack room, tractor

shed and shower facility and associated site works to the stable yard of Auburn House (a protected structure).

- **Reg. Ref. F06A/1775** – By Order dated 31st January 2007, Fingal County Council granted permission to Ulick and Mary McEvaddy for alterations to plans approved under register reference: F06A/0230 for demolition of derelict hay barn and erection of a two-storey, five bedroom house, biocycle treatment system and associated site works. Alterations consist of the revised layout to ground and first floor level at the north west end of the building and consequent alterations to elevations and site works at the stable yard of Auburn House (a protected structure).
- **Reg. Ref. F06A/0230** – By Order dated 15th September 2006, Fingal County Council granted permission to Ulick & Mary McEvaddy for the demolition of derelict hay barn and erection of a two storey, five-bedroom house, biocycle treatment system and associated site works at the stable yard of Auburn House (a protected structure).
- **Reg. Ref. F02B/0376** – By Order dated 12th August 2002, Fingal County Council granted planning permission to Mr & Mrs Ulick McEvaddy for a Single storey extension to side of the Gate Lodge, Auburn House, Malahide, Co. Dublin.
- **Reg. Ref. F99B/0094** – By Order dated 26th April 1999, Fingal County Council granted planning permission to Mr. & Mrs. U. McEvaddy for alterations and extension to gate lodge dwelling Auburn House, Malahide, Co. Dublin.
- **Reg. Ref. F96B/0484** – By Order dated 3rd December 1966, Fingal County Council granted permission to Mr. & Mrs. U. McEvaddy for a conservatory extension to rear of Auburn House, Malahide Road, Co. Dublin.
- **Reg. Ref. F96A/0011** – By Order dated 29th February 1996, Fingal County Council granted planning permission to Peter & Patricia McCarthy to alter, extend and convert 2 no. existing stable buildings to 2 no. 2 storey houses within the walled gardens at Auburn House, Malahide Road, Malahide.
- **Reg. Ref. F95A/0460** – By Order dated 31st October 1995, Fingal County Council refused permission to Peter, Maura, Patricia & Eithne McCarthy for 4 new 2 storey houses within the walled gardens at Auburn House, Malahide Road. Downey Planning notes that a first party appeal was submitted to An Bord Pleanála and the Board upheld the decision of the Planning Authority.

Downey Planning understand that this represents the full extent of the planning history pertaining to the subject site.

4.0 Pre-Application Consultation

4.1 Pre-Application Consultation with Fingal County Council

4.1.1 Informal Pre-Planning

At the outset, Downey Planning had an informal meeting with Fingal County Council in February 2019 in order to discuss at a high-level the proposed development and to act as a scoping exercise relating to the content of any planning application.

Throughout the preparation of the application, members of the design team also engaged and consulted with Fingal County Council both on site and at the offices of Fingal County Council. The following are a sample of some of these consultations:

- 16th July 2019 – members of the design team met with the Planning Authority on site.
- 27th September 2019 – members of the design team met with Ms. Gemma Carr (Parks Department of Fingal County Council).
- 19th November 2019 – CCK Architects met with Helena Bergin (Conservation Officer), Fionnuala May (County Architect) & Kathy Tuck (Area Planner).
- 12th February 2020 - CCK Architects and Downey Planning met with Helena Bergin (Conservation Officer), Fionnuala May (County Architect) & Kathy Tuck (Area Planner).

It is noted that the design team also had more than 54 no. design team meetings, all of which helped to inform the final design that is subject to this planning application.

4.1.2 Formal Section 247 Pre-Planning Consultation – Meeting No. 1

The formal Section 247 Pre-Application Consultation with the Planning Authority required under the Planning and Development (Housing) and Residential Tenancies Act 2016 took place on 24th October 2019 in the offices of Fingal County Council.

Those in attendance from Fingal County Council at the formal meeting on 24th October 2019 consisted of Kathy Tuck, Colm McCoy, Sean Walsh (Planning Department), Mark Finnegan (Parks Department), Niall Thornton (Roads Department), Darragh Sheedy (Water Services), Marina Rennicks (Housing Department), John Downey, Anne McElligott (Downey Planning) Michael Crowe, Maire Gray (CCK Architects), Mark Duignan (Waterman Moylan), Dan Egan (TBS), David Averil (Sheehan & Barry Architects), Andy Worsnop (The Tree File), Peter Cuthbert, and Jim Kenny (Hatley Homes).

This consultation meeting helped to inform the design of the proposed development now being submitted to the Board. The proposal set out during this consultation states that the initial scheme consisted of a residential scheme comprised of 405 no. units with a net density of c. 39.1 units per hectare, ranging from 1 to 4.5 storeys in height. The site layout plan submitted as part of this 247 Pre-Application Consultation with the Planning Authority is presented in Fig. 3 below:



Fig. 3 – The Site Layout Plan presented to the Planning Authority as part of the 247 Pre-Application Consultation meeting (c. 24th October 2019)

It was agreed following this meeting that a second meeting would be held prior to the Stage 2 submission.

4.1.3 Formal Section 247 Pre-Planning Consultation – Meeting No. 2

On 19th November 2019 the design team (CCK Architects and Downey Planning) met with Kathy Tuck, Helena Bergin and Fionnuala May regarding the design aspects of the proposed development. This meeting provided further design feedback regarding the proposed development which was incorporated into proposals.

4.1.4 Formal Section 247 Pre-Planning Consultation – Meeting No. 3

On 12th February 2020, the design team and the applicant engaged in a pre-application consultation meeting with representatives of Fingal County Council regarding the proposed development. The attendees were as follows:

Those in attendance from at the formal meeting consisted of Kathy Tuck (Planning Department), Helena Bergin (Conservation Department), Fionnuala May (Architecture Department), Michael Crowe Kevin Laffey, Kieran Murray [CCK Architects], and Anne McElligott (Downey Planning).

The site layout plan submitted as part of this 247 Pre-Application Consultation with the Planning Authority is presented in Fig. 4 below:



Fig. 4 – The Site Layout Plan presented to the Planning Authority as part of the 247 Pre-Application Consultation meeting (c. 12th February 2020)

The consultation resulted in the design team giving further due consideration to the design of the proposed development, links and permeability across the site, the reuse and restoration of Auburn House, woodland and tree protection, open space provision, screening, drainage, roads, etc. This ultimately helped to inform the design of the proposed development and revisions of the Stage 1 proposal were then submitted at the Stage 2 meeting.

4.2 Part V Engagement

Part V of the Planning and Development Act, 2000 (as amended) applies to the proposed development. In order to reach an agreement regarding compliance with Section 96 of Part V of the Planning and Development Act, 2000 (as amended), Donal Duffy of Downey Planning liaised with Marina Rennicks of the Housing Department of Fingal County Council on 4th March 2021 regarding the proposed development.

The Housing Department were informed of the proposed development consisting of 411 no. apartment units which would generate a requirement for 41 no. residential units for Part V Social and Affordable Housing. The SHD application is now proposing a total of 411 no. residential units. The 41 no. units designated for Part V, i.e., 10 % of the overall units proposed, have been identified

on the architectural drawings and detailed schedule of accommodation (Housing Quality Assessment) prepared by CCK Architects. These units are identified in the enclosed Drawing No. (03) 700 titled 'Site Plan – Part V Layout' prepared by CCK Architects. An extract of 'Site Plan – Part V Layout' is shown in Fig. 5 below;

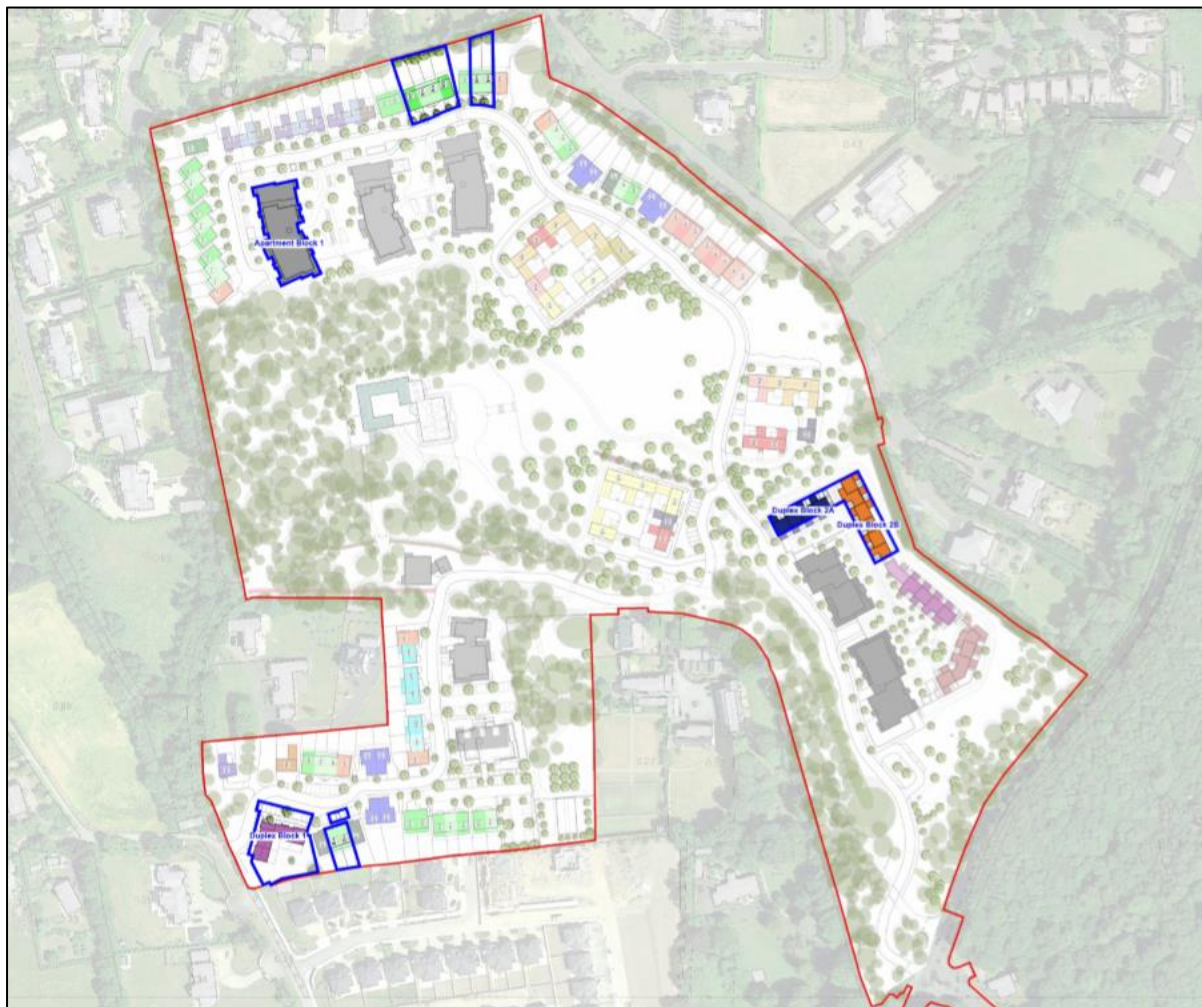


Fig. 5 - 'Site Plan – Part V Layout'

In accordance with the Council's requirements, indicative costings are enclosed as part of this planning application. A validation letter from the Housing Department of Fingal County Council is also enclosed with this planning application. Thus, it is considered that the proposal meets the requirements of Part V of the Planning and Development Act, 2000 (as amended).

4.3 Pre-Application Consultation with An Bord Pleanála

Following consultation with Fingal County Council under Section 247 of the Planning and Development Act, 2000 (as amended), a request to enter into pre-application consultation with An Bord Pleanála was submitted on 16th July 2020, with An Bord Pleanála subsequently accepting the Section 5 pre-application consultation request in October 2021. The pre-application consultation meeting was then held remotely via Microsoft Teams on 17th November 2020. This meeting included representatives from An Bord Pleanála, Fingal County Council, the applicant, and their design team.

The site layout plan submitted as part of this 247 Pre-Application Consultation with the with An Bord Pleanála is presented in Fig. 6 below:



Fig. 6 – The Site Layout Plan presented to the An Bord Pleanála as part of the 247 Pre-Application Consultation Request (c. 16th July 2020)

On 11th December 2020, An Bord Pleanála issued the notice of pre-application consultation opinion for the proposed development, under case reference ABP-307610-20. Having regard to the above, the opinion states that 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.”*

The opinion further states that, *“An Bord Pleanála considers that the following issues need to be addressed in the documents submitted that could result in them constituting a reasonable basis for an application for strategic housing development.”*

The Board’s opinion letter further states 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,”* which is summarised as follows;

1. Relationship of the proposed development with the Dublin Road;
2. Relationship between the proposed development and the existing entrance avenue;
3. Definition of the views and visual corridors to / from Auburn House;
4. 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;
5. Elaboration of the documents as they relate to the treatment of existing trees and woodland on the site;
6. Elaboration of the documents as they relate to the risk of flooding. A revised Site-Specific Flood Risk Assessment should be submitted;
7. 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.

For the detailed response to this opinion and to source the requested information within the application documentation, please refer to the *‘Statement of Response to An Bord Pleanála’s Pre-Application Consultation Opinion’* prepared by Downey Planning.

Further Pre-Application Consultation with Fingal County Council

At this juncture, it is also important to note that this application now being submitted for a proposed Strategic Housing Development at Malahide is the result of further pre-application consultation between the relevant design team consultants and the Water Services and Roads Department of Fingal County Council following receipt of the Board’s Pre-Application Consultation Opinion, prior to the formal lodgement of the application.

5.0 Description and Merits of the Proposed Development

Description of Development

The proposed development, as per the description contained within the statutory planning notices, provides for:

“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 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."

The key characteristics of the proposed development are set out below for the convenience of the Board:

Site area	13.28 hectares
Development Area (Net)	9.879 hectares
No. of residential units	411
Houses	101 (includes the 4 no. houses in the stables)
Apartments	266
Duplex Apartments	43
Auburn House	1
Apartments & Duplex Apartments	

1 Bedroom units	136 (44%)
2 Bedroom units	161 (52%)
3 Bedroom units	12 (4%)
No. of dual aspect units	174 (56.31%)
Houses (includes the 4 no. houses in the stables & Auburn House)	
1 Bedroom units	1 (1%)
2 Bedroom units	2 (2%)
3 Bedroom units	46 (45%)
4 Bedroom units	39 (38%)
5 Bedroom units	13 (13%)
6 bedroom units +	1 (1%)
Gross Floor Area (excluding car parking & plant)	43,540.00 sqm
Density (Net)	41 units per hectare
Plot Ratio	0.42
Site coverage	5.06%
Building heights	2-6 storeys
Car parking spaces	547
Bicycle parking spaces	716
Residential Amenities	502 sq.m.
Private Open Space	2913.3 sq.m.
Communal open space	6,445 sq.m
Public open space	2.909 ha

Table 1 – Key characteristics of the development

Form and Layout

The 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. The Board are invited to refer to the Urban Design Statement prepared by CCK for further details.



Fig. 7 – Site Layout (Landscape Plan)

The proposed development has been carefully considered, particularly within the immediate context of Auburn House. The buildings range in height from 2 to 6 storeys, thus gradually increasing to visually connect with the height of the surrounding built environment. The layout of the proposed development has been developed as a result of the collaborative work of the design team (with over 55 design team meetings having taken place). The key objectives embedded in the design approach from the outset were: to provide an improved and attractive public realm; active and passive recreational areas; permeability and ease of access; biodiversity enhancement; and appropriate screening of the development as viewed from outside the subject site.

In relation to access, vehicular access to the proposed development is to be from the existing R107 Malahide Road/Dublin Road to the south east of the site and the adaption of the existing vehicular entrance off Carey's Lane to the south west of the development. The original drive and entrance walls and gates that provided access to Auburn House will be retained through the provision of a dedicated pedestrian/cycle path along its length.

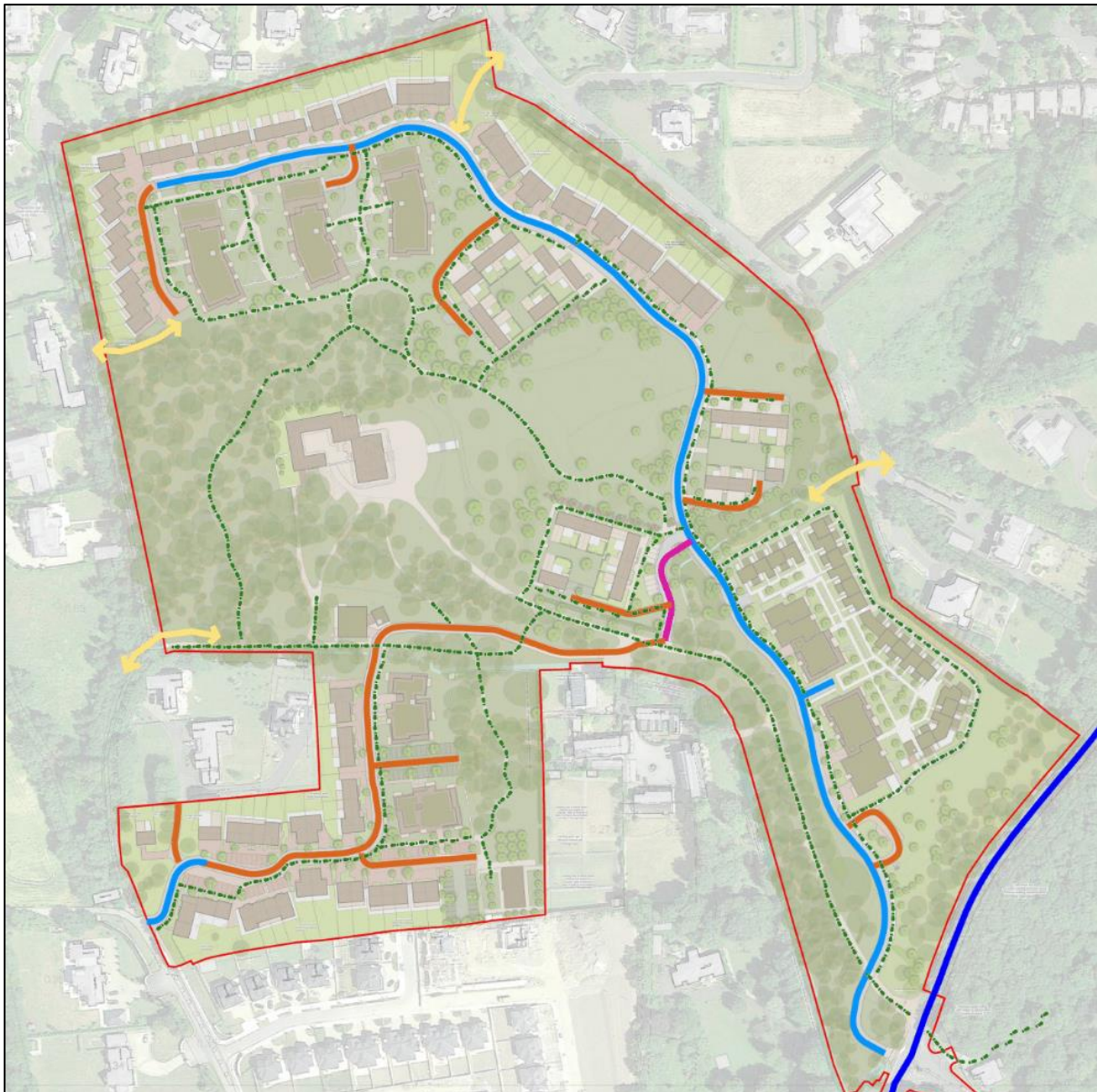


Fig. 8 – Site Layout (Route Hierarchy)

A road/street hierarchy has been developed throughout the subject lands to reinforce the character areas and to encourage appropriate traffic speeds for cycling and pedestrians, as required. The layout identifies a meandering north-south road designed to encourage cycle/pedestrian accessibility to the proposed buildings and spaces. Traffic calming measures can be used throughout the site layout based on the engineers drawing to encourage more cycle/pedestrian traffic and create safer movement for all.

Open Space & Character Areas

The public open space requirement for the proposed development is therefore considered to be c.2.1 hectares. The proposed development provides for c.2.909ha of the total site area for open space which includes outdoor play opportunities for children in the form of a playground which are accessible to all within the scheme and the wider community. The proposed development provides for open space which includes outdoor play opportunities for children in the form of a soft play area (i.e. playground) which are accessible to all within the scheme and the wider community. For further

information on the children's playground facility proposed as part of this Strategic Housing Development application, please refer to the enclosed landscape drawings and reports prepared by TBS Landscape Architects. Also, please refer to the enclosed Architect and Urban Designer's Statement and associated drawings prepared by CCK Architects and the Statement of Consistency prepared by Downey Planning for further information in this regard.

Public open space is a critical environmental resource as a 'breathing space' and for meeting the amenity needs of residents. In this regard, communal open space has been provided throughout the scheme for the enjoyment of future residents of the proposed scheme, as well as the local community.

In terms of open spaces, the proposed residential scheme provides for five different character areas: (1) The Avenue, (2) The Frontfield, (3) The Backfield, (4) The Woodland and (5) Streamstown Character Area (Fig. 9). In order to provide effective circulation within the scheme, a generous pedestrian realm has been designed for the core areas. The perimeter boundaries are limited to existing boundaries, which will be augmented where required. In order to create a highly legible and therefore self-regulating environment, signage and barriers will be kept to a minimum, thereby reducing physically intrusive measures, enhancing pedestrian and cyclist movement, and creating a more attractive public realm.

The landscape character areas are described as follows:

1. The Avenue – The mature tree lined road to Malahide, formed by the woodland within Malahide Demesne and in part by the tree belt along the subject land's south-eastern boundary, is a distinguishing feature of the approach to Malahide and contributes to the local character and landscape setting. It is intended that the trees located along the south-eastern boundary will be retained. The trees highlighted in the arboricultural report and survey which are in such poor health/state of decline that it necessitates their removal. This tree belt will be further reinforced with additional mature tree planting where appropriate. The retention of these trees is crucial to protecting the landscape setting of the subject site and to assist in screening the proposed development from R107 Malahide Road/Dublin Road.
2. The Frontfield – The front field, located to the east of Auburn House, was likely designed to create an open, pastoral vista towards Malahide Demesne. The proposed central space will provide a quality recreational area and will also form part of an attractive pedestrian route around the estate lands which will be overlooked from the north and south by housing units. The planting approach within this space, is to reinforce and maintain the existing vista, create visual interest and to create a sense of place, resulting in restful and inviting spaces to encourage use by future residents.
3. The Backfield – The proposed treatment to the rear of the dwellings within this part of the site includes a set-back boundary to extend the distance of the proposed development to the existing trees and hedgerows.
4. The Woodland – The existing pathways through the woodland will be maintained and re-dressed for pedestrian use, providing an attractive pedestrian route around the estate. Where openings occur within the canopy, consideration will be given to providing exercise equipment immediately adjacent to the pathway. The Woodland Management Plan

prepared by the arborist, will provide guidance and a strategy by which the site's existing and future tree population and woodland areas can be managed, maintained, restored, and improved in a sustainable manner to accommodate the requirements of the planning authority and all stakeholders.

5. Streamstown – The walled gardens were a common feature of the historic stately houses of the past and were once known as the 'kitchen garden' as vegetable and fruit trees were grown to keep the family kitchen well stocked. Auburn was no exception and historical mapping identifies an orchard within the walled garden. The walled garden remains largely intact, although the majority of the original space is not included within the subject application. The intention is to retain the large specimen London Plane located in the north-eastern corner of the walled garden. The re-generated scrub material will be removed to allow for the re-planting of new orchard trees to re-create the original design intent. The existing openings through to the adjacent garden will be respected and marked with pathways although they will not extend fully to the existing accesses. The small pet cemetery with the two headstones within the garden will be retained.

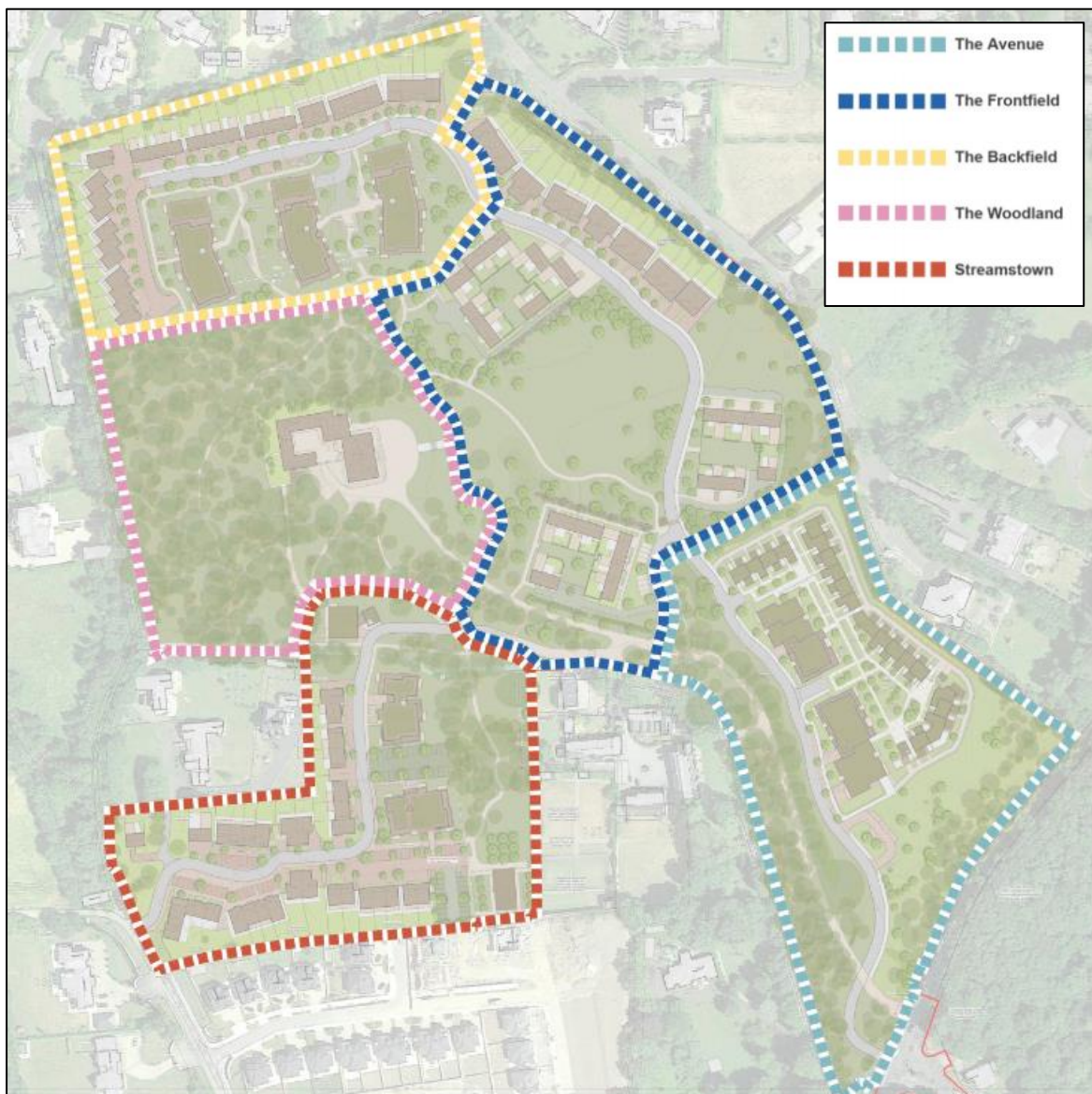


Fig. 9 – Character Areas

The design approach for the public realm within the subject lands is to produce a coherent and well considered design theme with a strong identity and distinctive sense of place that fosters a connection and attachment between existing and new residents and their surrounding environment. This will be achieved by creating a legible environment for people to live within and move through by using a hierarchy of spaces and streets which will have definable characters and uses.

The public spaces incorporate a spectrum of uses and features including natural play zones, passive recreation areas, seating areas and walking/running trails. The site includes a series of primary and ancillary public spaces of varying scale and character that are programmed to provide a range of uses and respond to the surrounding natural and built environment.



Fig. 10 – CGI from the proposed development (View from The Frontfield Character Area looking towards Auburn House)

The apartment blocks overlook significant communal amenity spaces (including over podium slab) for use by the residents that includes native tree planting, ground modelling and shrub and lawn area for passive recreation. Natural play facilities/elements will also be provided within these spaces. Overall, the proposed development will form a distinctive residential neighbourhood and is of a density and character that assimilates to its location within the development boundary of Malahide. The units are suitable for all family and age demographics and are designed such that there is adequate space and generously sized private open space available within the development. In addition, the proposed development will be sensitively integrated with the existing residential development in the immediate area, noting the separation distances proposed, appropriate screening provided, and indeed the orientation of the units.

It is submitted that the Landscape Masterplan for the proposed residential scheme is in accordance with the pertaining policies and standards regarding landscape and open space. For further information in this regard, please refer to the enclosed landscaping plans and associated detailed proposals prepared by TBS Landscape Architects, the enclosed Statement of Consistency prepared by Downey Planning, and the Architect and Urban Designer's Statement prepared by CCK Architects.

Building Heights

The height of the proposed development will range from 2 storeys to 6 storeys, with the variation in height being supported by the variation in housing types and the different character areas. The designers have also utilised the existing characteristics of the site to determine the appropriate buildings heights and form. The heights being proposed are consistent with national planning guidelines, particularly the *Urban Development and Building Heights Guidelines for Planning Authorities (December 2018)* and the Landscape and Visual Impact Assessment, prepared by TBS Landscape Architects, confirms that the proposed development will not result in a significant negative visual impact on the existing environment.

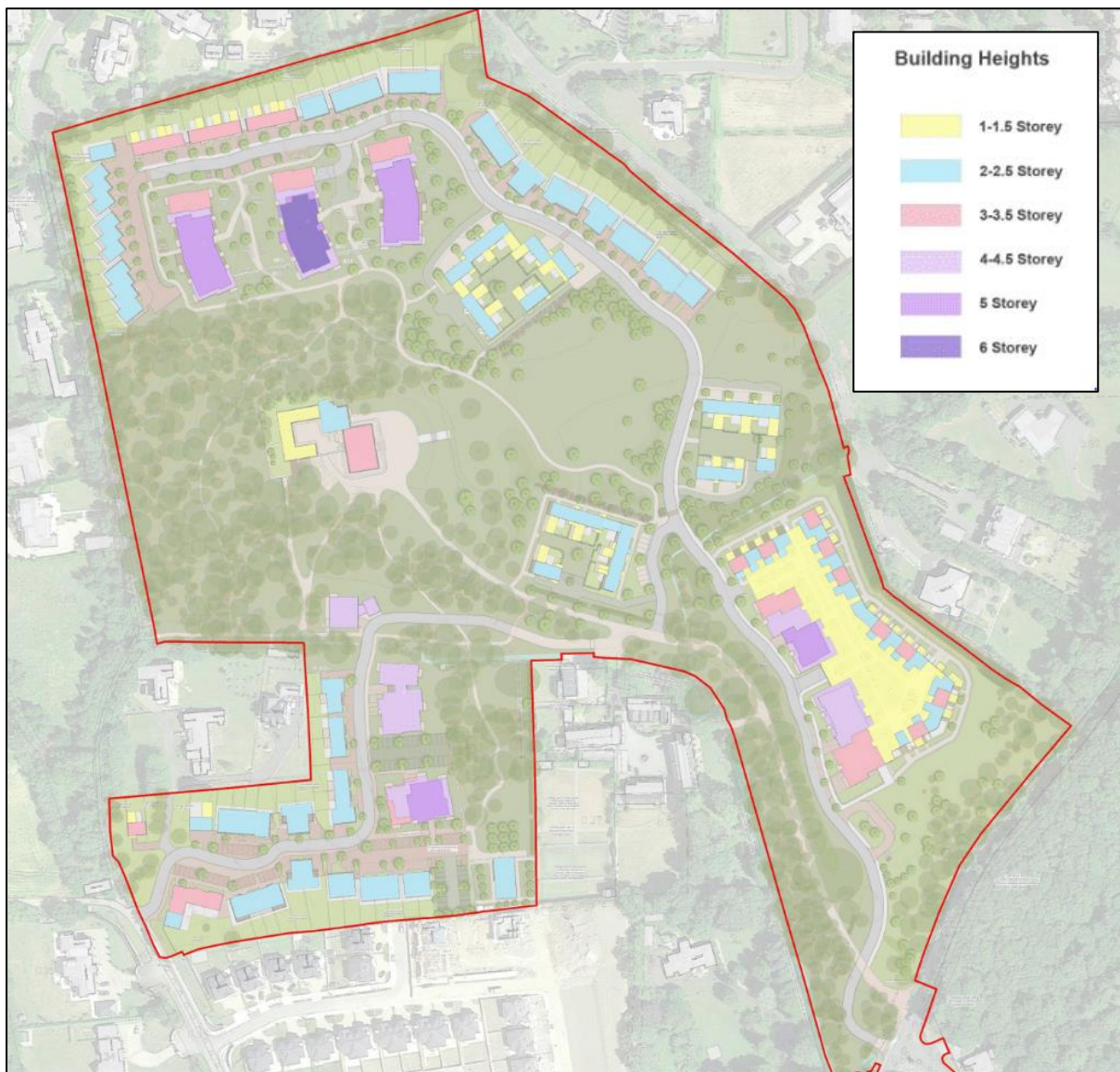


Fig. 11 – Site Layout (Building Heights)

As part of the current proposal, CCK Architects have designed one landmark building, Block 2, which is 6 storeys with a further 4 blocks which are 5 storeys in height, respectively. This creates greater variation to the overall design of the development, both in terms of the legibility and wayfinding, but also through the change in the palette of materials, it avoids the danger of creating a monolithic design.

The siting of the taller block on the northern side of Auburn together with the transition and set down in heights also ensures that it will not give rise to any adverse impacts on third-party properties, such as shadow impact, yet the design successfully facilitates sufficient daylight and sunlight access into the apartments and areas of open space within the scheme, as confirmed by Waterman Moylan's assessment.

Density

The design proposal has taken cognisance of the guidelines for *'Sustainable Residential Development in Urban Areas'* which encourages higher densities on lands Outer Suburban / Greenfield Site. The guidelines support increased residential densities particularly for sites located in 'Outer Suburban / Greenfield' sites, particularly for such sites on the periphery of cities or larger towns as it states that efficiency in land usage will be achieved by providing net residential densities in the general range of 35-50 dwellings per hectare.

The proposed development of 411 no. residential units provides for a net density of c.41 dwellings per hectare (the net developable area is 9.879 hectares when the areas of Auburn House, woodland and existing entrance avenue have been omitted), which is considered appropriate for this location and the overall sensitivities associated with the site itself, including protected structures, woodlands, and objectives.

The proposed development fully complies with the objectives of the Guidelines for Planning Authorities on *'Sustainable Residential Development in Urban Areas'*. The Guidelines note that *"spatial planning has a fundamental role in promoting more sustainable travel patterns and helping to reverse recent trends which have seen a decreasing share of people travelling to work by bus or bicycle or on foot. Good pedestrian and cycle facilities within residential areas (can facilitate higher levels of physical activity among young people, particularly in relation to school trips, where perceptions about traffic safety among parents and children are a key factor. Higher residential densities within walking distance of public transport facilities can help to sustain the economic viability of such transport."*

The subject site is located on appropriately zoned lands to the south west of Malahide. The site is contiguous to existing residential developments at Abington and Auburn Grove to the north, and Clairville Lodge and Streamstown Wood to the south of the site. The proposed development at Auburn House is located in a highly accessible location within the development boundary of Malahide. The application site is also located within walking distance of a Dublin Bus stop located along the R107 Malahide Road/Dublin Road to the south east of the application site and is located within 2km of Malahide train station. In light of this, the zoning and future development of the subject site is in accordance with these Guidelines. In light of the objectives and constraints associated with the development site, the density proposed represents an optimum design solution and an efficient use of the site. Thus, there are considerable transportation modes available for future residents of the Auburn lands given its strategic location within Malahide.

Please refer to the Urban Design Statement and Housing Quality Assessment prepared by CCK Architects and the Statement of Consistency with Planning Policy report and the Material Contravention Statement both of which have been prepared by Downey Planning for compliance in this regard.

Unit Mix

It is proposed to provide 136 no. 1 bedroom units, 161 no. 2 bedroom units, 57 no. 3 bedroom units, 39 no. 4 bedroom units and 13 no. 5 bed units across a mix of one, two and three bed apartments, two, three, four and five bed houses, one, two and three bed duplex units providing for a mix of units. All houses and apartment units have been designed in accordance with the pertaining Development Plan standards and '*Sustainable Urban Housing: Design Standards for New Apartments*' Guidelines complying with or exceeding the minimum standards. It is submitted that most of the proposed residential units exceed the minimum standards by at least 10% as per the aforementioned Guidelines. The proposed apartments have been designed to maximise opportunities for dual aspect units, which make up the majority of the units. Units that have single aspect generally overlook the central courtyard or communal open spaces.

Each apartment unit within the proposed development has been provided with adequately sized balconies or patios/terraces which have been designed in accordance with quantitative and qualitative standards. Those units at ground floor level have been provided with appropriate boundary treatments to ensure privacy and security whilst also providing visual interest and distinction between spaces. Please refer to the enclosed Housing Quality Assessment and the Schedule of Accommodation prepared by CCK Architects which sets out the private and communal open space provided as part of the development proposal.

No. of residential units	411
Houses	101 (includes the 4 no. houses in the stables)
Apartments	266
Duplex Apartments	43
Auburn House	1
Apartments & Duplex Apartments	
1 Bedroom units	136 (44%)
2 Bedroom units	161 (52%)
3 Bedroom units	12 (4%)
No. of dual aspect units	174 (56.31%)
Houses (includes the 4 no. houses in the stables & Auburn House)	
1 Bedroom units	1 (1%)
2 Bedroom units	2 (2%)
3 Bedroom units	46 (45%)
4 Bedroom units	39 (38%)
5 Bedroom units	13 (13%)
6 bedroom units +	1 (1%)

Table 2 – Unit Mix

Car & Bicycle Parking

The proposed development provides for a total of 547 no. car parking spaces and a total of 716 no. bicycle spaces, in high quality, safe and accessible locations throughout the scheme.

It is proposed to provide a total of 540 no. residential car parking spaces across surface, undercroft/podium and basement level, and 7 no. car parking spaces serving the childcare facility as part of the overall development. In this regard it is submitted that a reduction in car parking spaces is justified in this instance, in particular given that the subject site is strategically located within cycling and walking distance of the Malahide DART station and is serviced by a frequent bus service serving the R107 Malahide Road/Dublin Road.

The proposed development provides considerable secure, covered bicycle parking for the apartment and duplex units as part of the development proposal (a total of 716 spaces in total). A single level basement car park is also proposed for apartment blocks 1, 2 and 3 and will accommodate 278 no. bicycle parking spaces all of which are directly accessible from the public road and in a secure location and is therefore in accordance with the pertaining standards.

Please refer to the enclosed Traffic and Transport Assessment prepared by Waterman Moylan Consulting Engineers for further details on the proposed car parking and bicycle parking to serve the proposed development and the Statement of Consistency with Planning Policy report and the Material Contravention Statement both of which have been prepared by Downey Planning for further information in this regard.

Transport and Mobility

The proposed development has been designed by a multi-disciplinary team, including architects and masterplanners, landscape architects, transport planners, town planners and engineers. The result of this is the creation of a highly accessible scheme that promotes sustainable forms of transport rather than place an over-reliance on the private car. As part of the proposed development, Waterman Moylan Consulting Engineers has carried out a Traffic Assessment that has concluded that:

“Based on the junction and public transport assessment, it can be confirmed that there is sufficient capacity in the road and public transport networks to facilitate the proposed development”.

Furthermore, the site will be accessible from 2 sides for pedestrians and cyclists with vehicular access being from the R107 Malahide Road/Dublin Road, where the existing access to the lands are provided and the adaption of the existing vehicular entrance off Carey's Lane to the south west of the development.

Car sharing facilities will be facilitated within the masterplan lands as the team have been in contact with GoCar who are supportive of the scheme and have advised that they will establish bases within the development at a later date. This will help to reduce the demand for private car trips and parking and is in line with sustainable transport. A Residential Travel Plan, including parking management strategy (section 6 of the report) has also been prepared by Waterman Moylan Consulting Engineers and is included as part of the planning application. A DMURS Compliance Statement has also been prepared by Waterman Moylan Consulting Engineers as part of the TTA.

Through walks and accessibility is also available from Carey's Lane in the south west through the Streamstown Character Area into Auburn and through The Avenue Character Area to the public transport connections at the R107 on the south east.

For more details, the Board are invited to review the reports prepared by Waterman Moylan Consulting Engineers and accompanying drawings prepared by Waterman Moylan Consulting Engineers.

Residential Amenities

In addition to the above, the proposed development will provide for a purpose-built 2-storey detached community building within the walled garden, for use as part of the overall ancillary residential facilities. The proposed development will provide for a purpose-built childcare facility to accommodate approximately 34 children within the site with appropriate outdoor play space, drop off facilities, etc.

A Childcare Provision Assessment Report has been prepared by Downey Planning and submitted with this Strategic Housing Development Application which demonstrates that there is sufficient capacity within Malahide to cater for the proposed development and that the proposed childcare facility accommodating 34 no. children will sufficiently provide an appropriate level of childcare facilities to serve the future residents of the scheme.

Please refer to the enclosed Childcare Provision Assessment Report and the Statement of Consistency with Planning Policy report prepared by Downey Planning for further information in this regard.

Protection of Third-Party Amenity

The proposed development has been designed in a manner that ensures that it will not adversely impact upon third-party properties. In this regard, the buildings will maintain a minimum distance of 11 metres to the boundary to the north, while there is a distance of approximately 30.3 metres to the nearest buildings to the north.

Separation distances of approximately 31 metres are being maintained to the rear of the properties at Abington to the west and thus there will be no direct overlooking or overshadowing possible.

The separation distance to the boundary to the south of the site at Clairville Lodge will maintain a minimum distance of 10.2 metres while there is a distance of approximately 13.3 metres to the nearest buildings.

Materials & Finish

All selected materials are of high-quality, low maintenance and durable, the variety of which adds interest to the development. It is important to note that the materials were chosen to reflect the character area and thus can be commonly found in the surrounding environs creating a development deeply rooted to its context. The elevational treatment has been a key consideration throughout the design process. The distinct composition of the proposed scheme alongside the chosen materials and external design would make a positive contribution to the area and surrounding environs.



Fig. 12 – CGI from the proposed development (View from The Backfield Character Area)

CCK Architects have proposed a variety in terms of the palette of materials chosen for the apartment blocks, including brick, cladding and some render to less exposed areas. The palette of materials is durable and robust ensuring that they will not deteriorate over time and thus will maintain the integrity and design quality of the scheme.

As well as choosing different materials, CCK Architects have also designed subtle features such as the choice of colour of brick and mortar composition and the likes of soldier courses so as to increase the variety of the design and add to the architectural interest of the scheme. This also helps to break down the perceived massing of the buildings and creates different character areas in the scheme.

Please refer to the plans, sections, and elevation drawings prepared by CCK Architects for further details on the unit types and designs. Please also refer to the Architect and Urban Designer's Statement prepared by CCK Architects.

Management Company

The development will also include a proposed community building for use as part of the overall ancillary residential facilities and a creche facility together with a high quality public open space area which utilises the sylvan setting of Auburn house and surrounding areas. It is envisaged that the open spaces, apartment schemes and communal areas will be controlled by a management company at a later post planning stage in accordance with Objective DMS33 of the Fingal Development Plan.



Fig. 13 – CGI from the proposed development (View from The Woodland Character Area)

The proposed residential scheme, which will consist of 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, complies with the aforementioned requirements of the guidelines. All new public open spaces within the development are overlooked by surrounding homes so that the 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. There will be no adverse impacts on the amenities of existing or future residents as a result of the proposed development whilst the internal standards of the dwelling houses and apartment units comply with the applicable standards.

6.0 Local Planning Policy Context

6.1 Fingal County Development Plan 2017-2023

6.1.1 Core Strategy & Housing Strategy

The purpose of the Core Strategy is to articulate a medium-to-longer term quantitatively based strategy for the spatial development of the area of the Planning Authority and in doing so, to demonstrate that a Development Plan and its policies and objectives are entirely consistent with national and regional policies and strategies.

Malahide has been identified as a Moderate Sustainable Growth Town in the Development Plan (now a strategic development area under the RSES). The County Plan notes that Malahide has experienced population growth in recent years and is served by high-capacity public transport links to Dublin City.

The vision of the Fingal Development Plan is to grow the county in a long-term sustainable way as it enters a period of economic and population growth. The plan states, *“the emphasis of this Plan is to continue to consolidate the existing zoned lands and to maximise the efficient use of existing and proposed infrastructure. In this way the Council can ensure an integrated land use and transport strategy in line with national and regional policy. [...]. The development of larger areas of residential or mixed-use lands will only take place subject to the necessary infrastructure being available and to this end will be subject to a Local Area Plan. It is through the LAP process that, within the towns and villages, the detailed phasing and distribution of housing will be determined in line with the population and housing targets established at a strategic level.”*

In this instance, the subject site is located on appropriately zoned lands within the development boundary of Malahide ensuring the development of these lands is consistent with development plan policy. The Development Plan estimates that 1,114 residential units can be produced within Malahide. This proposed development provides for an overall total of c.411 of these units, in accordance with the objectives of the Development Plan.

With regards to the housing strategy as set out within the Development Plan, there are three core principles which inform and guide the core strategy which are as follows:

- *“To ensure Fingal County Council provides for the development of sufficient housing to meet its obligations as set out in the Regional Planning Guidelines.*
- *To identify the existing and likely future need for housing in the area of the Development Plan.*
- *To ensure that sufficient zoned lands are provided to meet the needs of the different categories of households.”*

It is submitted that the proposed development at Malahide is consistent with the housing strategy as it will assist in the delivery of housing, of a sustainable density on appropriately zoned lands in a highly accessible location within the development boundary of Malahide whilst providing a variety of unit types and mixed tenures for all, in a high-quality, vibrant community setting.

Proposed Variation No. 2 of Fingal County Development Plan 2017-2023

Variation No. 2 to the Fingal Development Plan 2017-23 responds to the recent changes in National and Regional planning policy, namely the publication of the National Planning Framework (NPF) in 2018 and the Eastern and Midland Regional Assembly (EMRA) Regional Spatial and Economic Strategy (RSES) in 2019. The NPF includes a National Strategic Outcome (NSO) to achieve compact growth and consolidation of Ireland’s cities as a top priority.

Under the variation, Malahide is listed as a self-sustaining growth town with the remaining capacity for residential units of 956 units (Table 2.8) of the potential 43,104 units for the county as a whole. The key tenet of the overall Settlement Strategy is the continued promotion of sustainable development through positively encouraging consolidation and densification of the existing urban built form – and thereby maximising efficiencies from already established physical and social infrastructure.

The variation notes that in the Metropolitan Area, Self-Sustaining Growth Towns are positioned at the sub-county town level in the settlement hierarchy and have a moderate level of jobs and services with good transport links and capacity for continued commensurate growth to become more self-sustaining.

As Self-Sustaining Growth Town, Malahide will continue to play an important role within a consolidated Metropolitan Area. Development in these towns should be linked to the capacity of high quality public transport connections and the provision of social and community infrastructure such as schools and leisure facilities. Objective SS17 of the variation to the Development Plan seeks to:

“Manage the development and growth of Malahide and Donabate in a planned manner linked to the capacity of local infrastructure to support new development of the area and taking account of the ecological sensitivity of qualifying features of nearby European Sites.”

With regards to Malahide, the variation notes that Malahide is a ‘Moderate Sustainable Growth Town’ within the RPGs and is considered a ‘Self Sustaining Growth Town’ within the RSES definitions. It is a coastal town with a high quality built and natural environment. Integral to Malahide’s character and its exceptional amenity offer is Malahide Castle and Demesne. Its coastal environment and the tourism also offer a high-quality amenity area to residents. The town is also enhanced by excellent public transport accessibility. It is envisaged that Malahide will develop as a self-sustaining centre through the provision of a range of facilities to support the existing and new populations. In order for this to be achieved, it is vital that the urban role of Malahide be strengthened, and development consolidated within the town. There is a strong built heritage with four Architectural Conservation Areas (ACAs) in the town. The natural heritage of Malahide Estuary, a European Site, is designated through a Special Area of Conservation (SAC) and a Special Protection Area (SPA) and future development must respect the natural heritage sensitivities.

The Development Strategy for Malahide seeks to promote the planned and sustainable consolidation of the existing urban form and the sensitive promotion of amenities. The need to upgrade and support the development of the core as a town centre will be balanced with the need to conserve its appearance as an attractive, historic village settlement and to retain the existing amenities of the area, being cognisant of its proximity to an ecologically sensitive coastline including European Sites.

It is submitted that the proposed development of 411 no. residential units including the protection and preservation of the existing Auburn House as one dwelling, complies with the objectives of the proposed variation to promote sustainable development through densification of the existing urban form. In this regard the lands are served by existing bus stops and indeed are within 2km from Malahide Dart Station. The provision of 411 no. units will seek to ensure the objectives for Malahide as a self-sustaining growth town are achieved and do not exceed the remaining capacity of 956 units as set out in Variation No. 2 to Fingal County Development Plan 2017-2023.

6.1.2 Land Use Zoning

Under the Fingal County Development Plan 2017-2023, the subject site is zoned Objective “RA – Residential Area” which seeks:

“Provide for new residential communities subject to the provision of the necessary social and physical infrastructure.”

The vision for this objective seeks 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.”*

The proposed development is consistent with this zoning objective and the Community & Social Infrastructure Audit as well as the Childcare Provision Assessment Report, prepared by Downey Planning and submitted under separate cover as part of this application.

There is an upgrade proposed to the physical infrastructure in terms of wastewater treatment as part of this application and it is noted that Irish Water have also plans for significant upgrade of the infrastructure for the wider area.

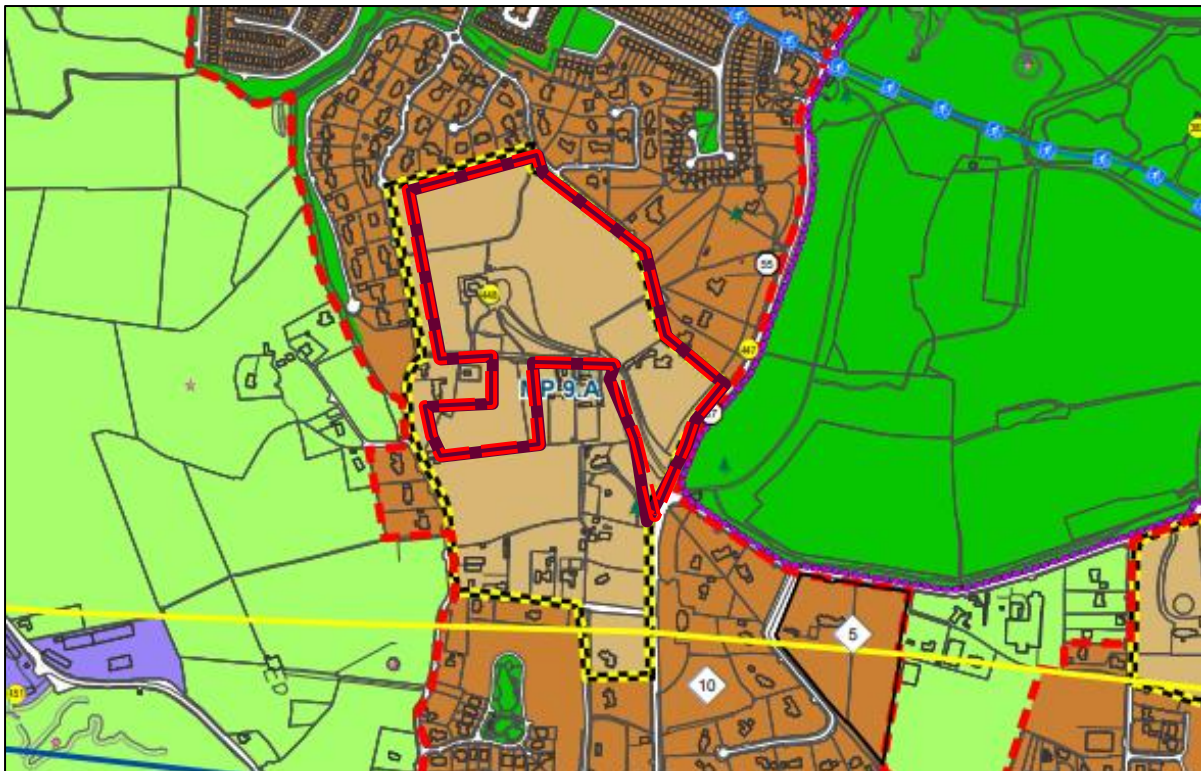


Fig. 14 – Land Use Zoning Map (Application Site outlined in red)

7.0 Engineering Proposals

Waterman Moylan Consulting Engineers have prepared an engineering pack for the proposed development. This is included under a separate cover. A Confirmation of Feasibility and Statement of Design Acceptance has been obtained from Irish Water confirming that there is capacity within the network to cater for the development and that the design is in accordance with their standards.

Furthermore, the Flood Risk Assessment, prepared by Waterman Moylan Consulting Engineers confirms that the site is not within a flood risk area and thus is suitable for residential development.

8.0 Appropriate Assessment Screening

An Appropriate Assessment Screening Report has been carried out by Pdraic Fogarty of Openfield Ecological Services. The screening report has evaluated the proposed development at Malahide to determine whether or not significant negative impacts on Natura 2000 sites are likely to arise by virtue of its construction and use. The screening report concludes that this proposed development is not located within or directly adjacent to any SAC or SPA but pathways do exist to a number of these areas. An assessment of the aspects of this project has shown that significant negative effects are not likely to occur to these areas either alone or in combination with other plans and projects.

A Natura Impact Statement (NIS) has been prepared by OPENFIELD Ecological Services for the proposed development. The NIS contains an analysis of the proposed project and its relationship with areas designated under the Habitats and Birds Directives. Following this analysis, it is concluded that significant effects to the Baldoyle Bay SAC could not be ruled out. Specifically, this may arise from the impact to intertidal habitats from pollution during the construction phase. Arising from this assessment, mitigation has been proposed. With the implementation of these measures' adverse effects to the integrity of the SAC will not occur. This conclusion is based on best scientific knowledge.

For further information in this regard, please refer to the Appropriate Assessment Screening Report and Natura Impact Statement, which have been prepared by OPENFIELD Ecological Services. It is also noted that Brian Keeley has undertaken a Bat and Badger survey of the site and an Invasive Species Study has been undertaken by Peter Cuthbert (Horticulturist Consultant), all of which are included as part of this planning application to An Bord Pleanála.

9.0 EIA Screening

The EIA Directive 85/337 EEC, as amended, is the key legislation in EU Environmental Policy. The EIA Directive aims to determine the likely significant effects of a project on the environment. Screening is the first stage in the EIA process required by Article 4 of the EIA Directive and this process determines whether an EIA is required for a specific project. The Directive outlines in Article 4(1) 24 Annex 1 projects that require a mandatory EIA. Article 4 (2) outlines Annex 2 projects that require consideration for EIA further to a case-by-case examination or through thresholds and criteria set out by Member States. In an Irish context, projects requiring a mandatory EIA or consideration for EIA further to a case-by-case examination or thresholds are listed in Schedule 5 of the Planning and Development Regulations.

In this instance, given that the application site extends to c. 13.28 hectares within what can be considered a built-up area, the nature of the lands with ecological and woodland sensitivities and that 411 no. units are proposed, an Environmental Impact Assessment has been prepared and helped to inform the proposed application. The EIAR is enclosed under separate cover as part of this planning application.

10.0 Conclusion

This Planning Report has been prepared to accompany a planning application to An Bord Pleanála for a residential development on lands 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 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. This is in accordance with National Guidelines and indeed with the Development Plan requirements for residential developments on zoned lands.

The design of the proposed scheme has been the subject of a full analysis/feasibility study of the proposed site and its surrounding landscape and it is considered that the proposed development represents a high-quality design whilst optimising the appropriate use of the site. Utilising of serviced residential zoned land within the development boundary of Malahide will ensure walking and cycling are viable options for the community, with the area also very well served by existing public transport infrastructure (Dublin Bus Stop & DART station located within 2km of application site), all of which will ensure that the future population utilise sustainable public transport and active travel options rather than car transport which will help meet the ever-increasing demand for residential accommodation in the Greater Dublin Area.

The proposed development comprises a high-quality scheme of an appropriate scale and of a sustainable residential density reflective of its strategic location within Malahide. The Statement of Consistency which accompanies the application demonstrates that the proposed development complies with the relevant national, regional, and local planning policy. Please refer to the enclosed Statement of Consistency which sets out the justifications for the proposed development. Furthermore, the proposal will provide for an effective, efficient, sustainable use of what is a greenfield site in a highly accessible location. The nature, form and extent of the proposed development has been informed and guided by pre-application consultations with the pertaining Planning Authority and internal departments and the pre-application consultation with An Bord Pleanála.

The proposed dwelling houses and apartment units meet the requirements of Fingal County Council and fully comply with the Fingal County Development Plan 2017-2023 and the 'Sustainable Urban Housing: Design Standards for New Apartments' Guidelines. All unit types proposed meet the minimum gross floor areas required and meet the aggregate living room, living areas, bedroom areas and storage areas required. Please refer to the accompanying drawings/schedule enclosed with this planning application for a full breakdown of living standards for each unit type. The delivery of 411 no. residential units at this location would add to the sense of community in the area, would represent an appropriate and sustainable land use, and would provide for an appropriate use on an otherwise underutilised site. Please also refer to the Architect and Urban Designer's Statement prepared by CCK Architects which demonstrates the proposed development's compliance with Objective DMS03 of the Fingal Development Plan 2017-2023.

It is submitted that the proposed development is in accordance with the proper planning and sustainable development of the area in which it is located as expressed in national, regional, and local planning policy and Guidelines issued under Section 28 of the Planning and Development Act, 2000 (as amended), and it is submitted to the Board that the proposed development at Malahide is in accordance with the proper planning and sustainable development of the area.