

Planning Department  
Fingal County Council  
County Hall  
Main Street  
Swords  
Co. Dublin

12<sup>th</sup> April 2022

**RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT ON LANDS AT AUBURN HOUSE (PROTECTED STRUCTURE), LITTLE AUBURN AND STREAMSTOWN OFF THE R107 MALAHIDE ROAD/DUBLIN ROAD AND CAREY'S LANE (ACCESSED VIA STREAMSTOWN LANE), MALAHIDE, CO. DUBLIN. THE LANDS ARE GENERALLY BOUND BY THE R107 ROAD TO THE EAST, 'BEECH LODGE' TO THE SOUTH, CLAIRVILLE LODGE TO THE SOUTH (OFF CAREY'S LANE), BY DWELLINGS KNOWN AS 'THE COOP', 'HALSTEAD' AND 'ROCKPORT HOUSE' TO THE SOUTH EAST (OFF CAREY'S LANE) AND ABINGTON TO THE WEST, NORTH AND NORTH EAST**

**APPLICANT – KINWEST LTD.**

Dear Sir/Madam,

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

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

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

*"The proposed development will consist of the preservation and protection of the existing Protected Structure of Auburn House and its stables as 1 no. residential dwelling; the conversion of the existing stables of Auburn House to provide for storage space for the main Auburn House and the construction of 368 no. new residential dwelling units (comprising 87 no. houses, 239 no. apartments & 42 no. duplex units) for an overall total of 369 no. residential units, including Auburn House. The development shall consist of 135 no. 1-bedroom apartments and duplex apartments, 138 no. 2-bedroom apartments and duplex apartments, 8 no. 3-bedroom apartments and duplex apartments, 47 no. 3-bedroom houses, 34 no. 4-bedroom houses, 6 no. 5-bedroom houses and the existing 11-bedroom Auburn House along with 1 no. childcare facility*

and 1 no. ancillary resident facility. The proposed development shall also provide landscaped public open space, car parking and all associated ancillary site development infrastructure including foul and surface water drainage, internal roads, cycle paths and footpaths, and boundary walls and fences. Vehicular access to the proposed development is to be via a new entrance at the R107 Malahide Road/Dublin Road entrance, with the existing entrance to Auburn House acting as a pedestrian/cyclist entrance and access to existing properties outside the application site, there will be a secondary entrance comprising modifications of the existing vehicular entrance off Carey's Lane to the south west of the development, the closure of the existing vehicular entrance to Little Auburn, the provision of 4 no. ESB substations, 1 no. new foul pumping station, public lighting; proposed foul sewer works along Back Road and Kinsealy Lane and all associated engineering and site works necessary to facilitate the development. The building heights range from 2 storey to 5 storey buildings with balconies or terraces being provided to the apartments and duplex units.

The proposed development will comprise of:

- 1) The preservation of the existing three storey 11-bedroom residential dwelling of Auburn House (Protected Structure). The main house is to remain in single residential use (i.e. 1 no. 11 bedroom, three storey over basement detached dwelling).
- 2) The conversion of the existing stables to the rear of Auburn House for storage use associated with Auburn House.
- 3) Internal and external alterations to the stables of the Protected Structure including minor demolition works are proposed to accommodate same.
- 4) The preservation and protection of the existing woodland of Auburn House.
- 5) The preservation of existing follies and walls associated with the 'walled garden' with amendments to the garden proposed to accommodate the proposed development.
- 6) The demolition of the modern bungalow dwelling known as 'Little Auburn' and associated outbuildings.
- 7) The demolition of detached stable/shed building off Streamstown Lane.
- 8) The construction of 87 no. residential houses (47 no. three bed units, 34 no. four bed units and 6 no. 5 bed units) in detached, semi-detached and terraced dwellings ranging from 2, 2.5 and 3 storey in height.
- 9) The construction of 239 no. apartments/duplex apartments (135 no. 1-bedroom units, 138 no. 2-bedroom units, 8 no. 3-bedroom units) all provided with balconies/terraces as follows:
  - (a) Apartment Block 1 consisting of a total of 46 no. units in a 4-storey block (26 no. 1 bedroom units and 20 no. 2 bedroom units).
  - (b) Apartment Block 2 consisting of a total of 49 no. units in a 5-storey block (26 no. 1 bedroom units; 21 no. 2 bedroom units; 2 no. 3 bedroom units).

- (c) Apartment Block 3 consisting of a total of 42 no. units in a 4-storey block (22 no. 1 bedroom units and 20 no. 2 bedroom units).
- (d) Apartment Block 4 consisting of a total of 28 no. units in a 4-storey block (10 no. 1 bedroom units; 17 no. 2 bedroom units; 1 no. 3 bedroom units) along with childcare facility, ancillary resident amenity facilities, plant, waste storage, ESB substation, car parking and bicycle parking at ground floor/undercroft level.
- (e) Apartment Block 5 consisting of a total of 28 no. units in a 5-storey block (6 no. 1 bedroom units and 22 no. 2 bedroom units) along with plant, waste storage, car parking and bicycle parking at ground floor/undercroft level.
- (f) Apartment Block 6 consisting of a total of 21 no. units in a 4-storey block (5 no. 1 bedroom units; 14 no. 2 bedroom units; 2 no. 3 bedroom units) along with plant, bin store, bicycle parking and maintenance/cleaner's stores at ground floor level.
- (g) Apartment Block 7 consisting of a total of 25 no. units in a 5-storey block (14 no. 1 bedroom units; 10 no. 2 bedroom units; 1 no. 3 bedroom unit) along with bin store, plant, cleaning store and bicycle parking at ground floor level.
- (h) Duplex Apartment Block 1 consisting of a total of 6 no. units in a 3-storey block (1 no. 1 bedroom units; 3 no. 2 bedroom units; 2 no. 3 bedroom units) along with bin store at ground floor level.
- (i) Duplex Apartment Block 2A consisting of a total of 8 no. units in a 3-storey block (6 no. 1 bedroom units; 2 no. 2 bedroom units) along with bin store and car and bicycle parking at ground floor/undercroft level.
- (j) Duplex Apartment Block 2B consisting of a total of 11 no. units in a 3-storey block (8 no. 1 bedroom units; 3 no. 2 bedroom units) along with bin store and bicycle and car parking at ground floor/undercroft level.
- (k) Duplex Apartment Block 2C consisting of a total of 9 no. units in a 3-storey block (7 no. 1 bedroom units; 2 no. 2 bedroom units) along with bin store and bicycle and car parking at ground floor/undercroft level.
- (l) Duplex Apartment Block 2D consisting of a total of 8 no. units in a 3-storey block (4 no. 1 bedroom units; 4 no. 2 bedroom units) along with bin store and bicycle parking at ground floor/undercroft level.
- 10) The provision of 1 no. childcare facility and 1 no. residential amenity facility (located within the ground floor of apartment Block 4);
- 11) Single level basement below Apartment Blocks 1, 2 & 3 comprising car parking (153 no. spaces), bicycle parking (270 no. spaces), refuse storage, plant rooms, comms room, maintenance room, water storage tanks and services; and 97 no. car parking spaces and 182 no. bicycle parking spaces at undercroft level to Apartment Blocks 4 & 5 and Duplex Blocks 2A, 2B, 2C & 2D. A total of 500 no. residential car parking spaces shall be provided across surface, undercroft/podium and basement level, and 5 no. drop-off car parking spaces serving the

childcare facility, providing an overall total of 505 no. car parking spaces and a total of 692 no. bicycle parking spaces across surface, undercroft/podium and basement level.

12) The construction of 1 no. new vehicular entrance off the R107 Malahide Road (providing for a new signalised junction with Back Road and Malahide Road) and adaption of the existing vehicular entrance off Carey's Lane.

13) Utilisation of existing Auburn House vehicular entrance access and road for pedestrian and cycle route only with vehicular access retained solely for existing residential use.

14) Closing of the existing vehicular entrance at the R107 Malahide Road serving Little Auburn.

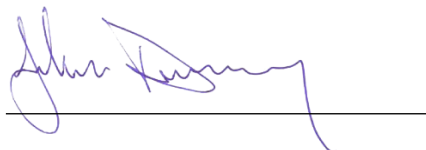
15) Landscaping including provision of public, communal and private open spaces, playspaces and boundary treatments.

16) 4 no. ESB substations, 1 no. new foul pumping station, public lighting; proposed foul sewer works along Back Road and Kinsealy Lane and all associated engineering and site works necessary to facilitate the development".

Pursuant to the Planning and Development (Strategic Housing Development) Regulations 2017, and the Planning and Development (Housing) and Residential Tenancies Act 2016, 6 no. hard copies of the application along with 1 no. electronic copy of the application are enclosed for your information. A dedicated project website has also been established, on which the application details are uploaded, and this website can be viewed at [www.auburnshd2.ie](http://www.auburnshd2.ie).

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