

Detail Area 1 Plan (Scale 1:750 @ A1)



Detail Area 1: Entrance and Boundary with Malahide Road

Tree lined approach to Malahide:

The mature tree lined road to Malahide, formed by the woodland within Malahide Demesne and in part by 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.

The FDP (2017-2023) contains Local Objective's 55 and 57 which highlights the importance of protecting the tree lined approach to Malahide.

It is intended that the trees located along the south-eastern boundary will be retained, apart from 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 and with the recommended species as outlined in the Woodland Management Plan, as prepared by the arborist.

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 Malahide Road.

Existing Entrance:

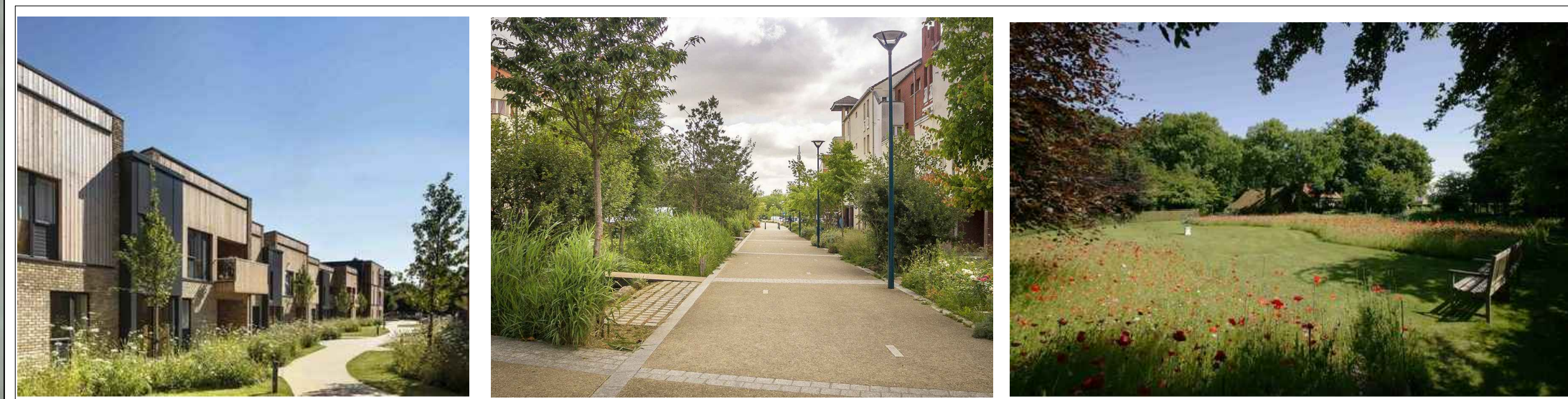
It is proposed that the existing entrance is to be retained, limiting its use for pedestrians and cyclists, with vehicular access retained solely for existing residential use. A new vehicular entrance is proposed immediately south of the existing entrance.

The important aspects for consideration at this location, is to achieve balance in protecting the historical relationship and context of Auburn House's entrance, while ensuring the necessary safety requirements (including required sightlines), to allow for the safe access/egress to Malahide Road.

Key Plan (Scale 1:4000 @ A1)



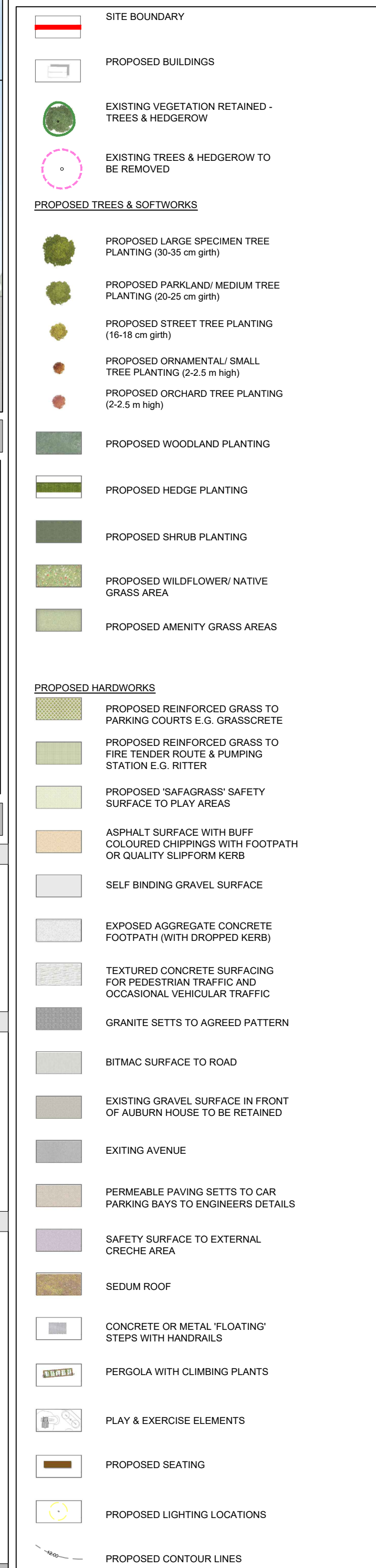
Concept Images



Section A-A (Scale 1:250 @ A1)



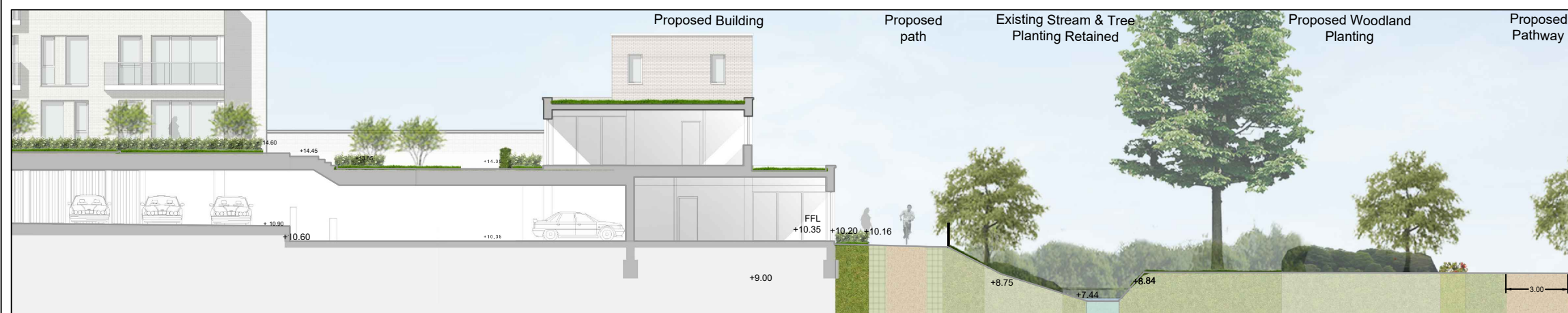
Legend



Section B-B - Part 1 (Scale 1:250 @ A1)



Section B-B - Part 2 (Scale 1:250 @ A1)



Detail Area 2: existing driveway, new access road & southern residential development

Existing Driveway approach to Auburn House - 'Conceal and Reveal':

The existing driveway that provides access to Auburn House was designed to conceal views towards the house. This was achieved by the careful curving of the driveway and strategic tree planting that prevented views towards the house up to the stone bridge, then subtly revealing glimpse views of the house and surrounding landscape. It is proposed to maintain the existing driveway in its current form to ensure that the existing character of the drive is retained and enhanced through the provision of replacement woodland tree planting. The drive will form part of the perimeter walk around the estate lands including the woodland, walled garden, stream and central park.

New access road:

The new access road has been designed to minimise the negative impact on the existing trees that bound the existing drive to Auburn House, while facilitating the safe movement of vehicles through the development.

Additional tree planting and strategic ground modelling is proposed to screen views of the proposed road from the existing drive and from Auburn House. It is proposed that the majority of the trees that form the boundary between the subject site and Malahide Road will be retained, unless they are in very poor health or need to be removed to facilitate the construction of the new entrance road (works to be carried out in accordance with arboriculturalist's report and drawings).

Proposed Southern Residential Development and Open Spaces:

The landscape strategy within this part of the proposed development is to:

- Maintain sufficient distance from Malahide Road to prevent any encroachment into the existing mature tree belt
- Re-planting the existing tree belt to assist in screening the proposed development and to maintain the tree lined approach to Malahide
- Maintain existing trees along the eastern boundary to protect the off-site residential amenity of dwellings adjoining the subject lands
- Retain the woodland setting of the existing drive
- Provide pedestrian and cycle route through the scheme to link with Malahide Road
- Provide attractive communal open spaces for future residents to relax, move and/ or socialise within.
- Extensive lawn areas for passive recreation
- Play/recreation area that will provide active recreational opportunities for future residents
- SuDs - green roofs to the apartment buildings to assist in rainwater attenuation.

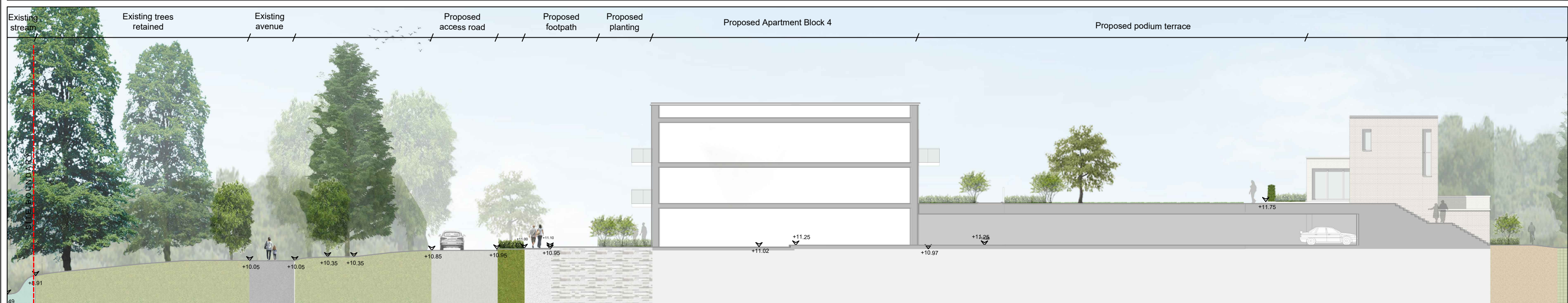
Concept Images



Detail Area 2 Plan (Scale 1:750 @ A1)



Section C-C (Scale 1:250 @ A1)



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DIMENSIONS
Figured dimensions only to be taken from this drawing. All dimensions to be checked on site. Landscape Architect to be informed immediately of any discrepancies before work proceeds.

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Status

Planning

job: AUBURN SHD 2, MALAHIDE, CO. DUBLIN

org: DETAIL SHEET 1

Date	March 2022	Dim. CDV	Chd. LM	Passed D.E.	Scales
Job No.	1489	Drawing No.	301	Rev.	As shown
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Notes