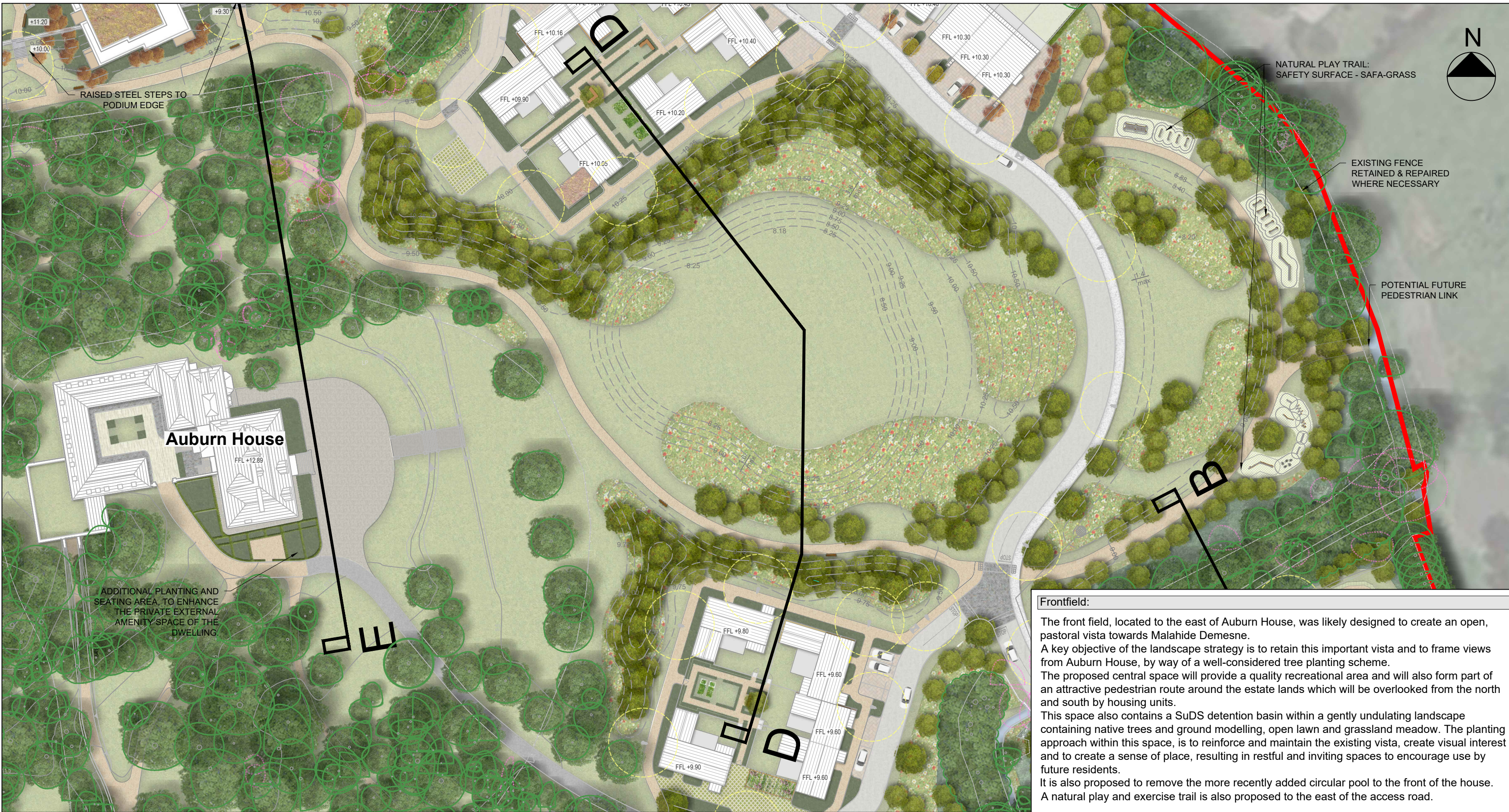
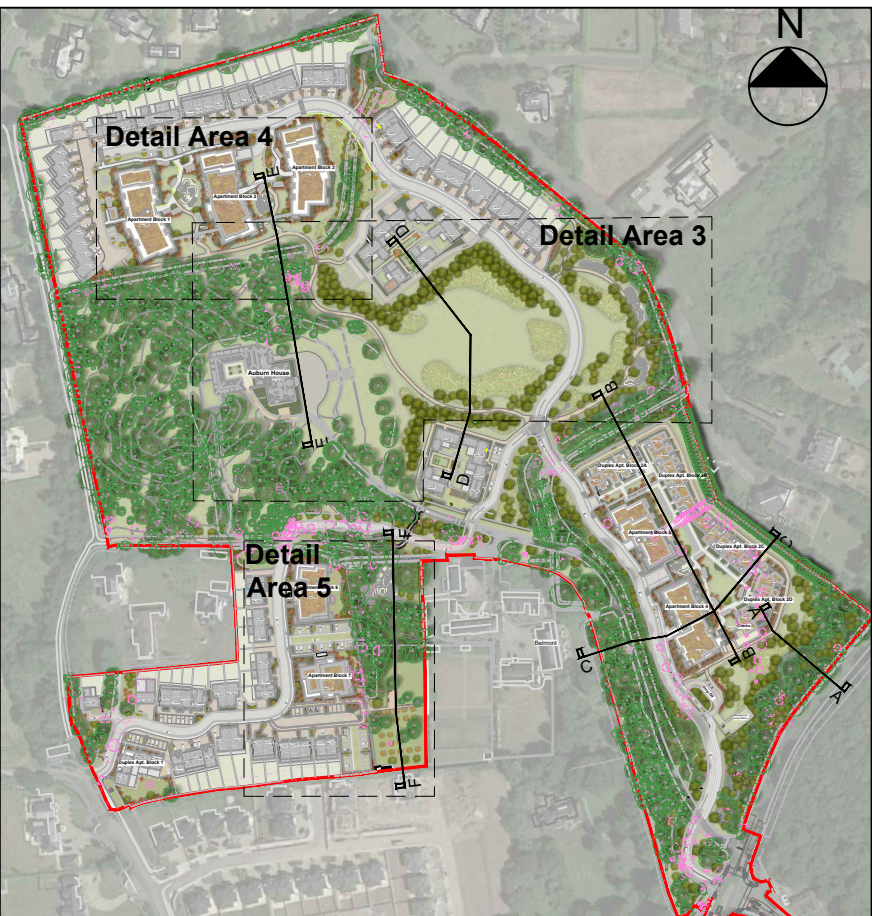


Detail Area 3 Plan (Scale 1:750 @ A1)



Key Plan (Scale 1:4000 @ A1)



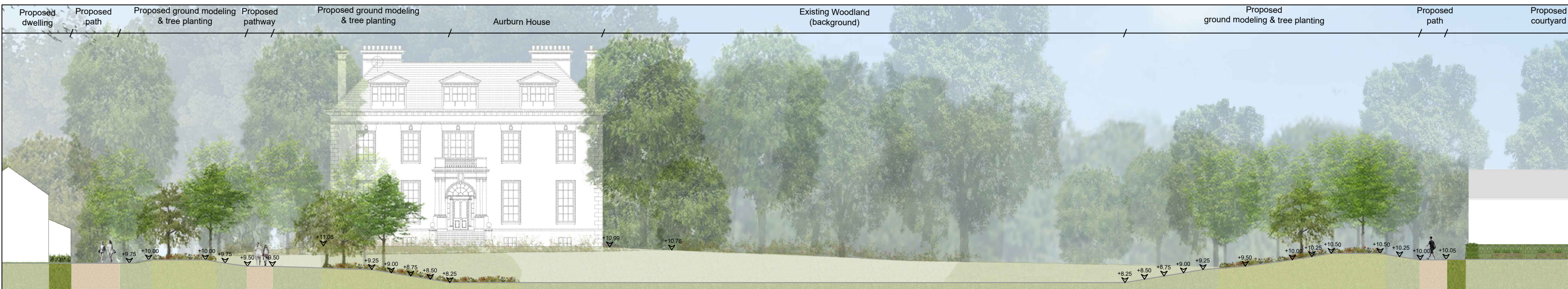
Detail Area 3: Central Development Area

Auburn House and curtilage:
It is proposed that Auburn House will be retained as a single dwelling as part of the development. Additional planting and seating area are proposed to the south of Auburn House, to enhance the private external amenity space of the dwelling.

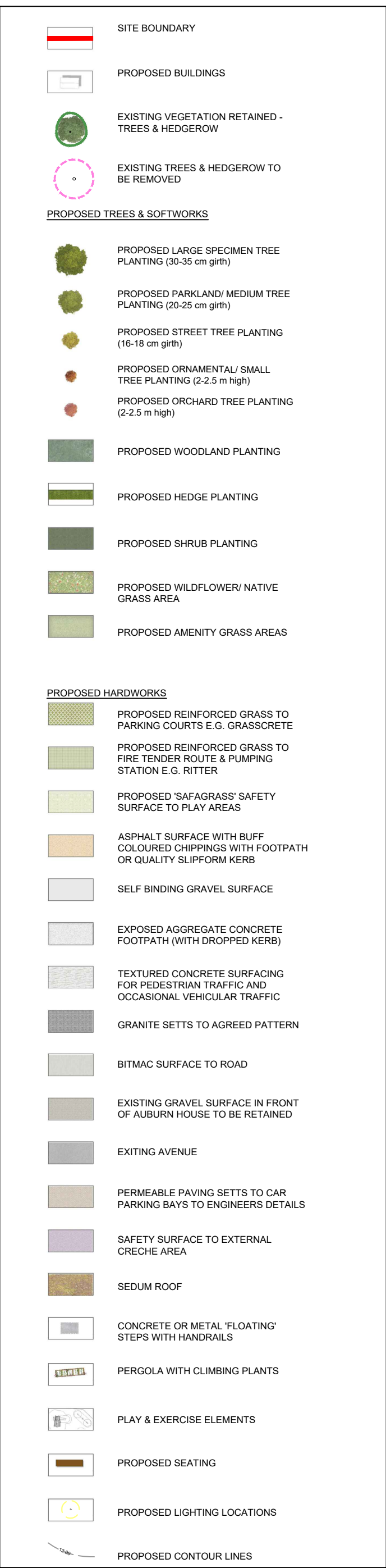
Woodland to rear of Auburn House:
The existing woodland around Auburn House varies in age and condition. The original woodland is the most imposing element of the English landscape garden within the Auburn estate and is evident on Taylor's 1816 map of Dublin. The original woodland would have comprised Oak, Beech Horse Chestnut, Sweet Chestnut and Lime which are now over mature and in decline, with increasing losses over the last 20 years from winter storms. This has resulted in the natural re-generation of primarily Ash and Sycamore replacing the planted woodland and creating an increased proportion of the woodland today.

The existing pathways through the woodland will be maintained and re-dressed for pedestrian use, providing an attractive pedestrian route around the estate, while minimising any negative impact on the existing trees. 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.

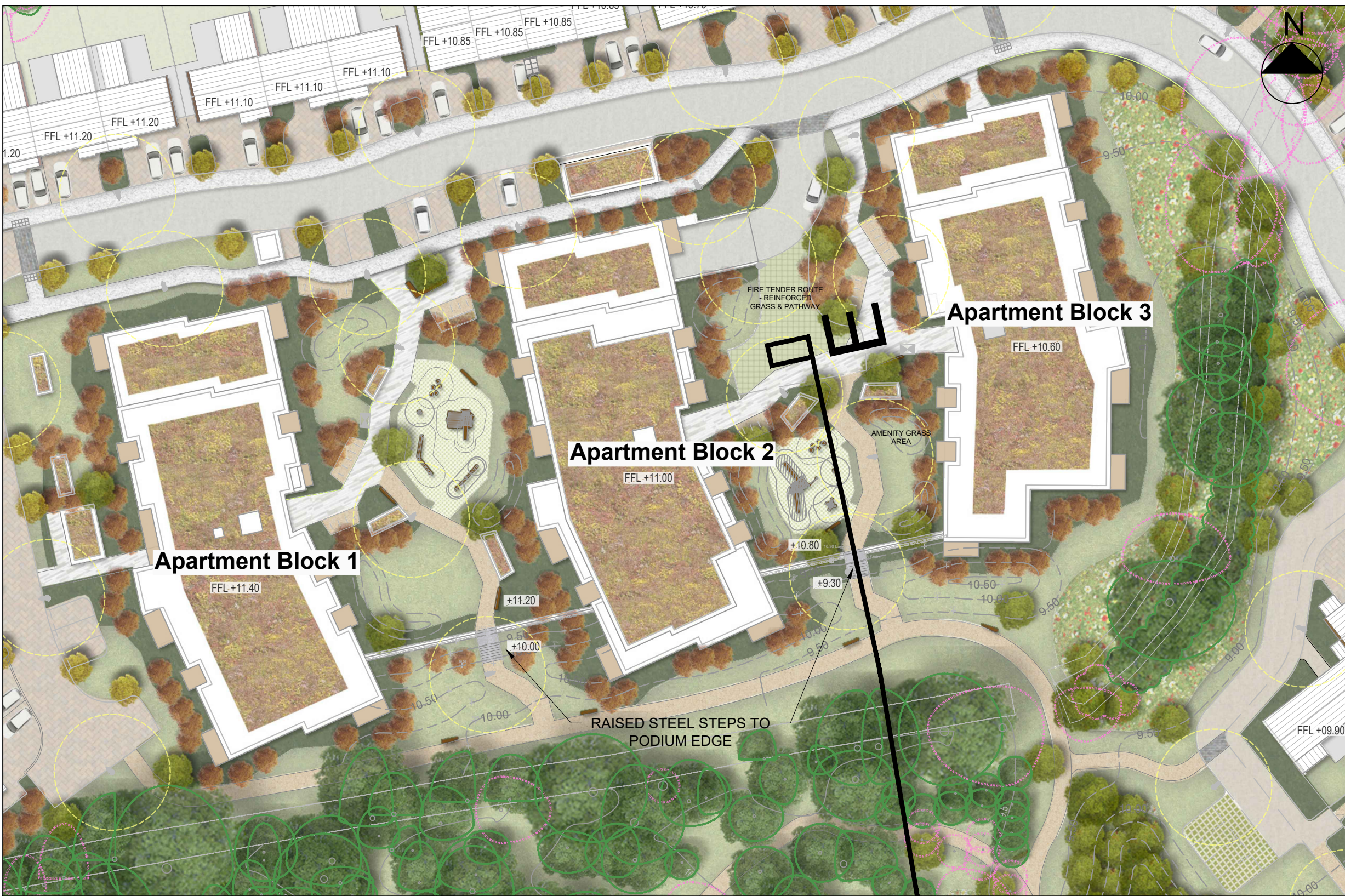
Section D-D (Scale 1:250 @ A1)



Legend



Detail Area 4 Plan (Scale 1:500 @ A1)



Detail Area 4: Northern Development Area

A key objective in this part of the site is to protect the existing field boundaries as far as possible to:

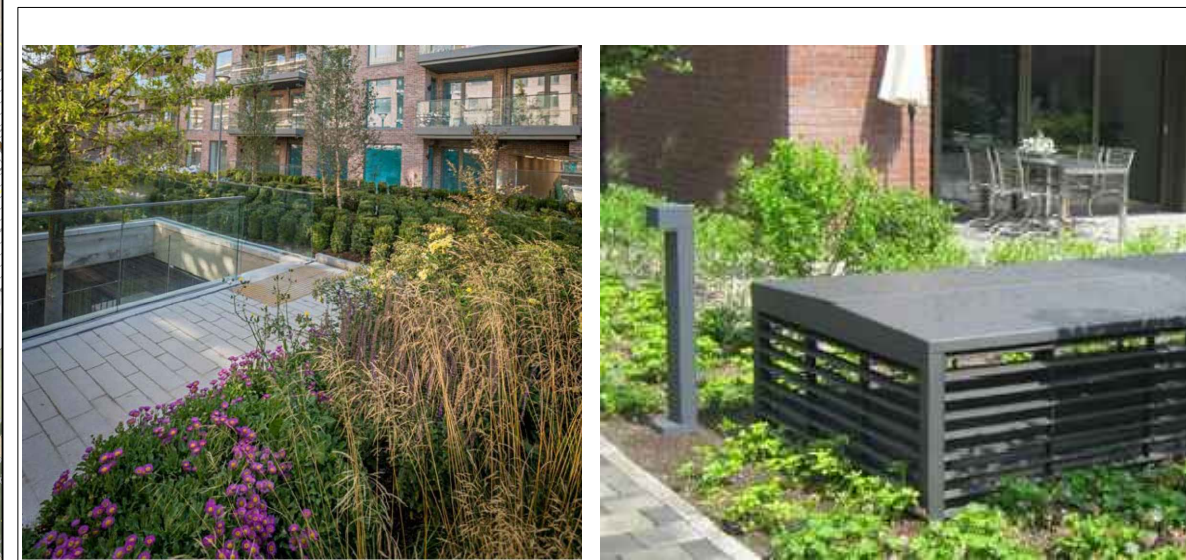
- Maintain the setting and landscape character of Auburn House
- Retain the existing trees and hedgerow as much as possible (to the east of Block 3)
- Retain the residential amenity of the surrounding dwellings that adjoin the subject site and provide an attractive setting for future residents.
- Assist in screening the proposed development from the adjoining lands

The proposed treatment to the rear of the dwellings within the north-east part of the site includes a set-back boundary to extend the distance of proposed the development to the existing trees and hedgerows.

Communal open spaces are provided between the proposed apartment blocks to provide:

- Amenity grass areas for people to relax, socialise and play within.
- Specimen tree planting and ground modelling with shrub/wildflower meadow and multi-stem tree planting to define and create interest within the spaces and to provide pleasant human scale spaces.
- Provide play and recreational opportunities
- To ensure permeability within the spaces and to provide linkages to the surrounding areas including the woodlands
- SuDs - Green roofs proposed to the apartment buildings to assist in rainwater attenuation.

Concept Images



Section E-E (Scale 1:500 @ A1)



Detail Area 5 Plan (Scale 1:750 @ A1)



Concept Images



Detail Area 5: Walled garden & south-west development area

Walled Garden:
Walled gardens were a common feature of historic 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 identified 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 area contained within the application area is enclosed with limestone coursed walls and has become overgrown with a number of re-generated trees/scrub (hazel, holly, sycamore and ash). 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.

Carey's Lane: Access and residential development

- Retaining existing trees where it is feasible and in accordance with the arboriculturist's recommendations
- Proposed tree planting to assist in screening the proposed dwellings and infrastructure
- Use of limited palette of high quality materials that is respectful of the historical setting

Section F-F (Scale 1:500 @ A1)

