

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

14th April 2022

RE: PLANNING APPLICATION FOR A PROPOSED STRATEGIC HOUSING DEVELOPMENT

SITE: LANDS AT BACK ROAD & KINSEALY LANE, KINSALEY, BROOMFIELD, MALAHIDE, CO. DUBLIN

APPLICANT: BIRCHWELL DEVELOPMENTS LTD.

Dear Sir/Madam,

Downey, Chartered Town Planners, 29 Merrion Square, D02RW64, on behalf of the applicant, Birchwell Developments Ltd., Kinsealy Hall, Kinsealy, Malahide, Co. Dublin, K36KA48, hereby wish to submit this planning application for a proposed Strategic Housing Development in respect of lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin.

The proposed development subject to this SHD planning application provides for a total of 415 no. residential units, ancillary residential amenity facilities, and 1 no. creche facility. The proposed development is described in the public notices as follows:

“We, Birchwell Developments Ltd., intend to apply to An Bord Pleanála for permission for a strategic housing development on lands at Back Road and Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin. The northern lands are generally bound by Ashwood Hall to the west, and the southern lands are generally bound by Hazelbrook to the west and Brookfield to the north.

The development will consist of the demolition of the former rugby clubhouse structure on site and the construction of a total of 415 no. residential units (252 no. houses, 135 no. apartments, and 28 no. duplex units); with 1 no. childcare facility and ancillary residential amenity facilities to be provided as follows:

- *252 no. residential houses (192 no. 3 bed units, 48 no. 4 bed units, 12 no. 5 bed units) in detached, semi-detached, mid-terraced and end-terraced houses ranging from two to three storey in height;*
- *Apartment Blocks A & B are connected at ground and first floor level sharing an undercroft car park at ground floor level and a landscaped podium garden at first floor level, and contain a total of 110 no. units in 2 no. buildings ranging from one to five*

storeys in height, with Apartment Block A containing a total of 54 no. units comprising of 14 no. 1 bed units, 39 no. 2 bed units, and 1 no. 3 bed unit, and Apartment Block B containing a total of 56 no. units comprising of 14 no. 1 bed units, 40 no. 2 bed units, and 2 no. 3 bed units, with all units provided with private balconies/terraces; internal bicycle stores, bin stores and plant rooms at ground floor level; and on-street car parking and bicycle parking. Ancillary residential amenity facilities are also proposed including concierge/reception, meeting room, gym, and multi-purpose room;

- Apartment Block C containing a total of 25 no. units comprising of 9 no. 1 bed units, 14 no. 2 bed units and 2 no. 3 bed units, with all units provided with private balconies/terraces, in a building four storeys in height; with on-street car parking and bicycle parking; with access to a communal bin store and bike store;
- Duplex Block D containing a total of 12 no. units comprising of 6 no. 2 bed units and 6 no. 3 bed units, with all units provided with private balconies/terraces, with a communal bin store and bike store; and 1 no. childcare facility with outdoor play area, all in a building ranging from one to three storeys in height; with residential on-street car parking; and childcare on-street drop-off area, car parking and bicycle parking;
- Duplex Block E containing a total of 8 no. units comprising of 4 no. 1 bed units and 4 no. 2 bed units, with all units provided with private balconies/terraces; in a three storey building; with a communal bin store and bike store, and on-street car parking;
- Duplex Block F containing a total of 8 no. units comprising of 4 no. 1 bed units and 4 no. 2 bed units, with all units provided with private balconies/terraces; in a three storey building; with a communal bin store and bike store, and on-street car parking.

The development will provide for a total of 721 no. car parking spaces within the scheme; a total of 227 no. bicycle spaces serving the apartments, duplexes and childcare facility; proposed use of the existing vehicular access off Back Road (proposed vehicular access via Ashwood Hall and Brookfield) and proposed use of the existing vehicular access off Kinsealy Lane (proposed vehicular access via Hazelbrook); proposed upgrades to public realm including footpaths, landscaping including play equipment, boundary treatments, and public lighting; and all associated engineering and site works necessary to facilitate the development including proposed upgrade of part of the existing foul drainage network in Hazelbrook, and proposed connection and associated works to the existing foul network along Kinsealy Lane which will be upgraded under planning permission Reg. F21A/0451.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Fingal Development Plan 2017-2023.

The application contains a statement indicating why permission should be granted for the proposed development, having regard to a consideration specified in section 37(2)(b) of the Planning and Development Act, 2000, as amended, notwithstanding that the proposed development materially contravenes a relevant development plan or local area plan other than in relation to the zoning of the land.

An Environmental Impact Assessment Report (EIAR) and a Natura Impact Statement (NIS) have been prepared in respect of the proposed development.”

To support this SHD planning application, please find enclosed 2 no. hard copies and 3 no. electronic copies of the following:

- Cheque for the appropriate fee;
- SHD planning application form;
- Newspaper Notice;
- Copy of Site Notice;
- Copy of letter to Fingal County Council;
- Copy of letters to the Prescribed Bodies;
- Part V Validation Letter from Fingal County Council (with associated indicative costings and layout also enclosed);
- Copy of letters of consent including letter from Fingal County Council;
- Copy of permission letter for use of Castleway Pumping Station and for works under planning permission Reg. Ref. F21A/0451;
- Irish Water Confirmation of Feasibility & Statement of Design Acceptance (also enclosed with Waterman Moylan documentation);
- Schedule of Drawings, Documents and Reports submitted with the application;
- Environmental Impact Assessment Report (including Non-Technical Summary and Appendices);
- Copy of EIAR Portal Confirmation;
- Drawings and documentation prepared by MCORM Architects;
- Drawings and documentation prepared by Charles McCorkell Arboricultural Consultancy;
- Drawings and documentation prepared by Kevin Fitzpatrick Landscape Architecture;
- Drawings and documentation prepared by Waterman Moylan Consulting Engineers;
- Documentation prepared by Faith Wilson Ecological Consultant;
- Documentation prepared by Cyrrus;
- Documentation prepared by Dermot Nelis Archaeology;
- Documentation prepared by Digital Dimensions;
- Documentation prepared by Enviroguide Consulting;
- Drawings and documentation prepared by Sabre Lighting; and,

- Planning documentation prepared by Downey Planning.

For a detailed list of all drawings, documents, maps and plans submitted with the application, please refer to the enclosed schedule titled *"List of Documents, Maps, Plans and Drawings"*.

A dedicated website, www.broomfieldshd.ie has also been established, on which the application details have been uploaded.

Please note that the necessary copies of this application have also been issued to the Planning Authority (Fingal County Council) and the relevant prescribed bodies as required by An Bord Pleanála's Pre-Application Consultation Opinion, dated 14th May 2021 (Ref. ABP-308804-20).

We trust that the enclosed plans and particulars pertaining to this Strategic Housing Development application are in order and look forward to hearing from An Bord Pleanála in relation to this application in due course.

Should any clarification be required, please do not hesitate to contact the undersigned.

Yours sincerely,



Eva Bridgeman MIPI

Director

For and on behalf of Downey Planning