



14th July 2025



BROOMFIELD SOUTHERN LANDS | PROPOSED MODIFICATION NO.1

RESIDENTIAL DEVELOPMENT

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ARCHITECTURAL AND URBAN DESIGN STATEMENT

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IMAGE 01. SITE CGI
Permitted scheme under ABP Ref.: ABP-313361-22.

1. INTRODUCTION

DESCRIPTION OF PROPOSED DEVELOPMENT

Planning permission is being sought for modifications to the Strategic Housing Development permitted (split decision) under ABP Ref.: 313361-22 (SHD/012/20), which is currently under construction, on lands accessed from Back Road in Malahide on behalf of Birchwell Developments Ltd.

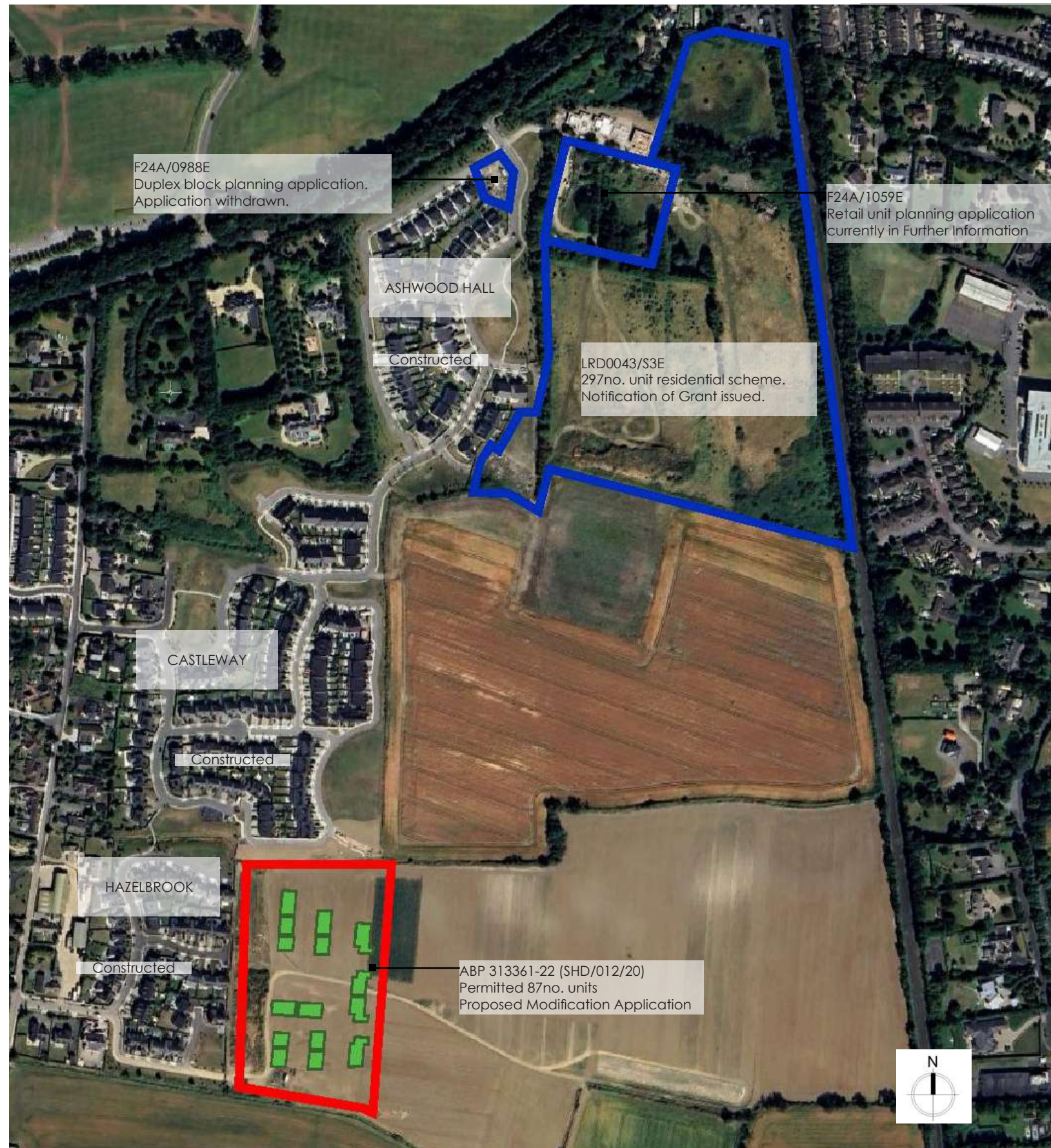
The proposed development relates to modifications to 61 no. permitted residential units and will consist of:

- A - Modification to previously approved C, C1, C2 & D House Types to include additional first floor area associated within the alignment of the previously shown lean-to roof to the rear of the dwellings.

DESIGN TEAM

Client
Planning Consultant
Architect
Civil Engineer
Landscape Architects/Arboriculture
Arborist
Aviation Consultants
CGI / Daylight & Sunlight

Birchwell Developments Ltd.
Downey Planning
McCrossan O'Rourke Manning Architects
Waterman Moylan
KFLA Landscape Architecture
Charles McCorkell L+Arboricultural Consultancy
Cyrrus
Digital Dimensions

IMAGE 02. SITE CONTEXT
Illustrative Site Context

2. SITE LOCATION AND HISTORY

2.1 SITE LOCATION & CONTEXT

The site, subject to modification as part of this application, is permitted under ABP Ref.: 313361-22 (SHD/012/20). The subject site is located in Malahide, 12km from Dublin City Centre, on the southern site side opposite Malahide Demesne.

The modifications are proposed on a portion of the split decision SHD scheme: i.e. alterations to House Types to the approved Southern Lands

2.2 PLANNING HISTORY

We note that a detailed analysis of the planning history and context is set out in the Planning Documents prepared by Downey Planning.

Summarized below the key planning steps:

ABP Ref.: 313361-22 (SHD/012/20) The permitted development comprises of a residential development of 87no. units (16no. Duplex & 71no. Houses), internal roads, open space and all associated development. ABP Board Order dated 5 July 2024.

LRD0043/S3E - Large-scale Residential Development on lands to the south of Back Road and to the east of Kinsealy Lane, Kinsaley, Broomfield, Malahide, Co. Dublin. The development will consist of the demolition of the former rugby clubhouse structure on site and the construction of a total of 297 no. residential units (211 no. houses, 40 no. apartments, and 46 no. duplex units); with 1 no. childcare facility, 1 no. café/restaurant, 1 no. retail unit and 1 no. yoga studio, to be provided as follow. Final Grant issued 3rd June 2025.

FINGAL COUNTY COUNCIL Ref.: F24A/0988E - The proposed development will consist of 1 no. three-storey duplex block comprising 8 no. residential units (2 no. 1-bed units, 2 no. 2-bed units, and 4 no. 3-bed units) all with balconies/terraces, with an associated bin/bike store, car parking and bicycle parking. Application withdrawn.

FINGAL COUNTY COUNCIL Ref.: F24A/1059E - The proposed development will consist of a retail supermarket of 1,397sq.m. net retail floor area (1,693sq.m. gross floor area including ancillary off-licence) and associated delivery bay, store and staff service area, plant rooms, ESB substation/switch room, elevational signage, external bin store, trolley bay, associated car parking including EV parking and accessible parking, motorcycle parking, bicycle parking, landscaping, boundary treatments and all associated engineering and site works necessary to facilitate the development. A temporary foul water pumping station is also proposed as part of the development. Clarification of additional information request dated 12 May 2025.

— Approved Southern Lands SHD boundary (split decision)

— Site Area of the proposed modifications to permitted SHD

— Adjoining planning applications

The site plan illustrates the layout of Duplex Block E and Duplex Block F. Duplex Block E, located in the upper right, contains 8 units (01-09) and 8 duplex units (54-58). Duplex Block F, located in the lower right, contains 8 units (10-19) and 8 duplex units (60-67). The plan includes several open space areas: Area 5 (1,357sqm), Area 6 (470sqm), Area 7 (414sqm), Area 8 (1,350sqm), Area 9 (510sqm), and Area 10 (460sqm). Roads 8 and 9 are shown, along with an existing road at the bottom left. The plan also indicates a 3-storey building footprint and a 100sqm communal open space area.

DUPLEX BLOCK E
08 UNITS

DUPLEX BLOCK F
08 UNITS

SITE BOUNDARY OF PLANNING APPLICATION

OVERALL OWNERSHIP EXTENTS

CYCLE LANE
FOOTPATH

ROAD 04
B
123



17.66
+
18.871
=







GREEN ROUTE & CYCLEWAY LINK

ROAD NUMBER

HOUSE TYPE

HOUSE NUMBER

APARTMENT CORE / CRECHE ACCESS

EXISTING SPOT LEVELS

PROPOSED SPOT LEVELS. REFER TO ENGINEERING DRAWINGS.

PROPOSED PLANTING. REFER TO LANDSCAPE DRAWINGS.

EXISTING TREE TO BE RETAINED - ROOT PROTECTION BOUNDARY SHOWN DASHED RED AT LOCATIONS ADJACENT TO DEVELOPED ZONES. REFER TO ARBORISTS DRAWINGS.

EXISTING TREE TO BE REMOVED. REFER TO ARBORISTS DRAWINGS.

NO FIRST FLOOR WINDOWS TO REAR ELEVATIONS OF UNITS AS NOTED. REFER TO HOUSE TYPE A&B PLANS FOR FURTHER INFO.

PUBLIC OPEN SPACE (12%)

SEMI-PRIVATE COMMUNAL / TERRACE / BALCONY / PRIVATE GARDEN AREAS

GREEN ROUTE / CYCLE LINK

INCIDENTAL LANDSCAPED SPACE

EXISTING PUBLIC OPEN SPACE ASSOCIATED WITH ADJACENT ASHWOOD HALL / BROOKFIELD DEVELOPMENTS (i.e. NOT INCLUDED IN CURRENT APPLICATION OPEN SPACE CALCULATIONS)



IMAGE 03. SITE CGI
Permitted scheme under ABP Ref.: ABP-313361-22.



IMAGE 04 SITE CGI
Permitted scheme under ABP Ref.: ABP-313361-22.

3.2 DESIGN STRATEGY OF THE PROPOSED MODIFICATION

The modifications are proposed for a number of units within the approved SHD scheme:

The rationale for the proposed modifications is to enhance the variety of units provided in the development, facilitate construction sequencing and maintain consistency with the permitted SHD scheme, following the principles and fundamentals of the previously permitted masterplan.

The proposed modifications aim to:

- Prioritise the provision of the houses typologies, in line with current market demand.
- Typical first floor extended area to facilitate construction sequencing in relation to the removal of the previously shown Ground Floor lean-to roof to the rear (House Type C, C1, C2 and D).
- Be consistent with the materials and finishes permitted to maintain the level of design previously established.
- Provide a high quality compact housing, in line with the "Sustainable Residential Development and Compact Settlement Guidelines, 2024".

We submit that the proposed modification has had appropriate regard to each of these criteria and seeks to create a vibrant neighbourhood through varying typologies.

DUPLEX BLOCK E
08no. UNITS
OF 2-BED OVER
1-BED

DUPLEX BLOCK F
08no. UNITS
OF 2-BED OVER
1-BED

Modifications to the House Types include the provision of additional area to first floor and changes to the internal layout. Changes to areas are noted in the proposed schedule of accommodation below.

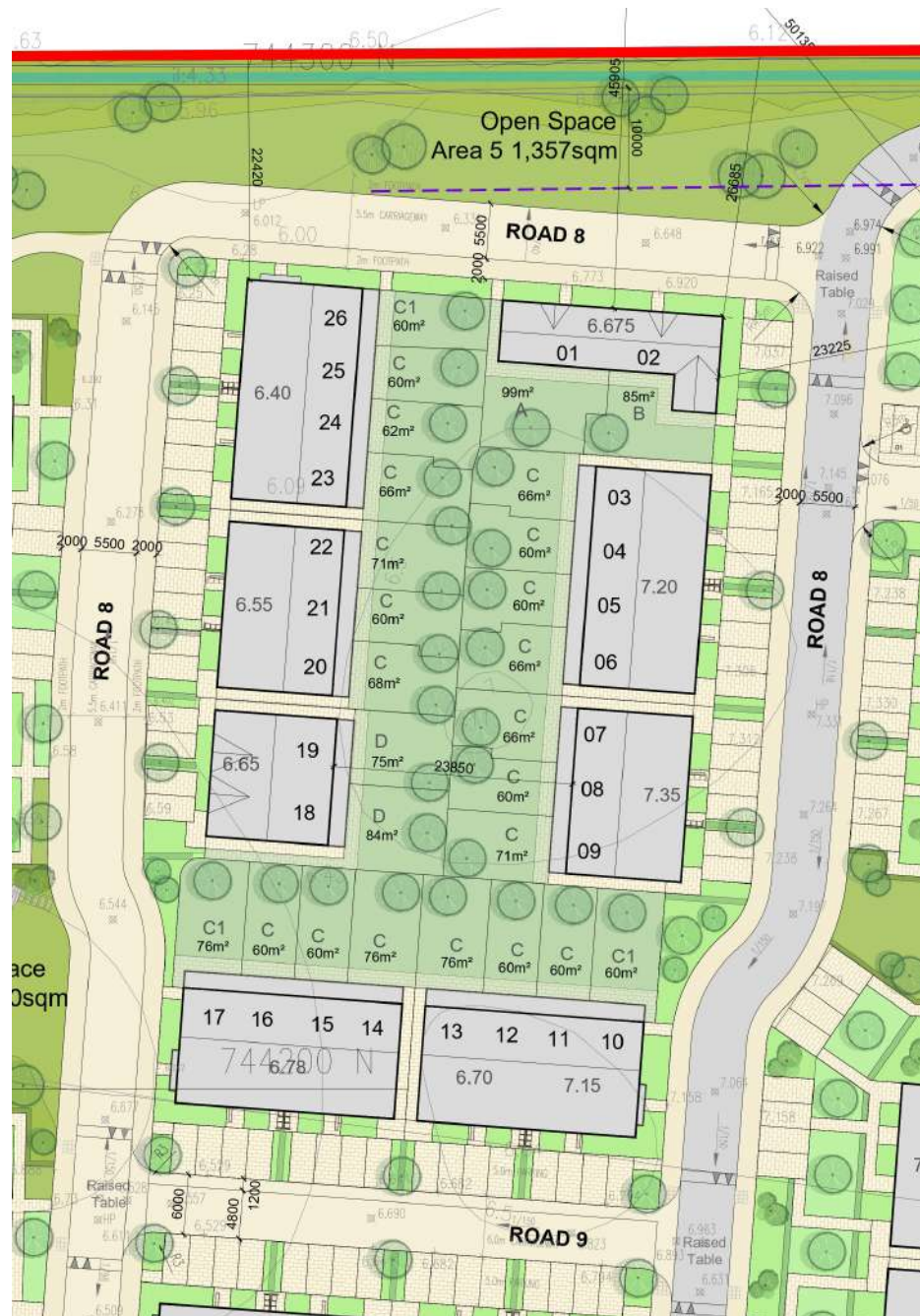
Proposed Southern Lands Alterations (revisions shown in RED)

Rear Garden Sizes	Note: Garden sizes correspond to Min Requirement as per Final Co Council's Development Plan = 60m ² for 3bed & 75m ² for 4bed+
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— SITE BOUNDARY AS PER SPLIT DECISION APPROVAL ABP-313361-22

- NO FIRST FLOOR WINDOWS TO REAR.
ELEVATIONS OF UNITS AS NOTED.
REFER TO HOUSE TYPE A&B PLANS FOR
FURTHER INFO.

3.4 PROPOSED MODIFICATIONS TO CELL 1



PERMITTED SCHEME- CELL 1

Total units: 26units

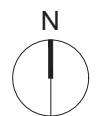
- Cell 1: 26 Houses - (23no 3bed & 3no 4bed).



PROPOSED MODIFICATIONS - CELL 1

Total units: 26 units
Total modifications: 24 units

- Cell 1A: 26 Houses - (23no 3bed & 3no. 4bed).



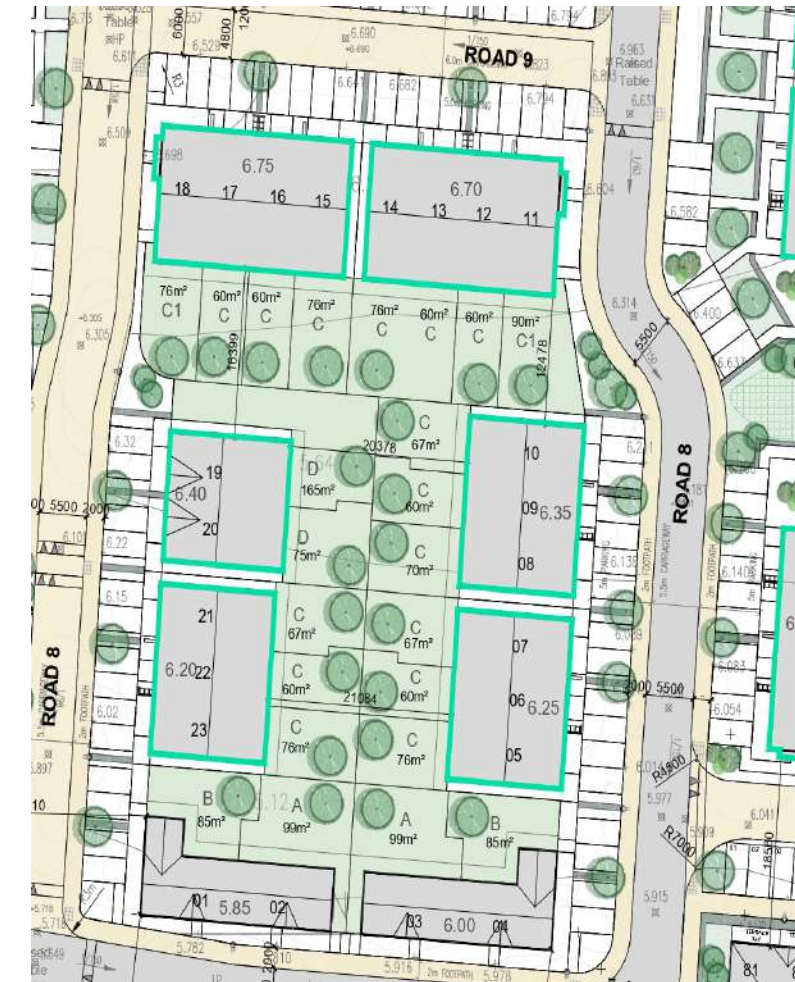
3.5 PROPOSED MODIFICATIONS TO CELL 2



PERMITTED SCHEME- CELL 2

Total units: 23units

- Cell 2: 23 Houses - (19no 3bed & 4no 4bed).



PROPOSED MODIFICATIONS - CELL 2

Total units: 23 units
Total modifications: 19 units

- Cell 2A: 23 Houses - (19no 3bed & 4no. 4bed).

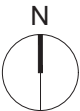


3.6 PROPOSED MODIFICATIONS TO CELL 3



PERMITTED SCHEME- CELL 3

Total units: 18units



- **Cell 3:** 18 Houses - (18no 3bed).



PROPOSED MODIFICATIONS - CELL 3

Total units: 18 units
Total modifications: 18 units



- **Cell 3A:** 18 Houses - (18no 3bed).

1. First floor extended areas to House Types C, C1 & C2
House No. 62 - 79

4. 3D VISUALISATIONS

3D VIEW SUBMITTED AS PART OF THE GRANTED SHD.



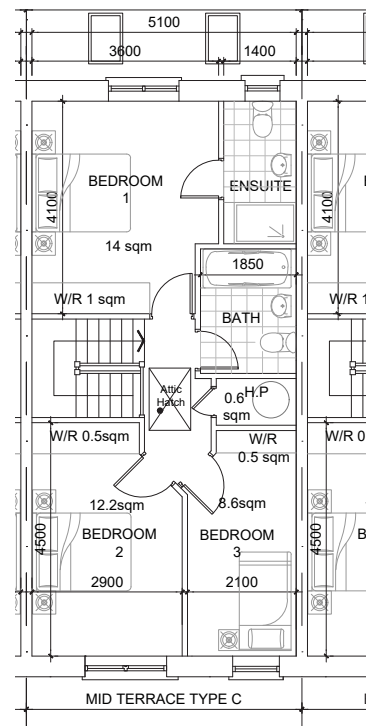
IMAGE 05 SITE CGI
Permitted scheme under ABP Ref.: ABP-313361-22.

3D VIEW SUBMITTED AS PART OF THE GRANTED SHD.

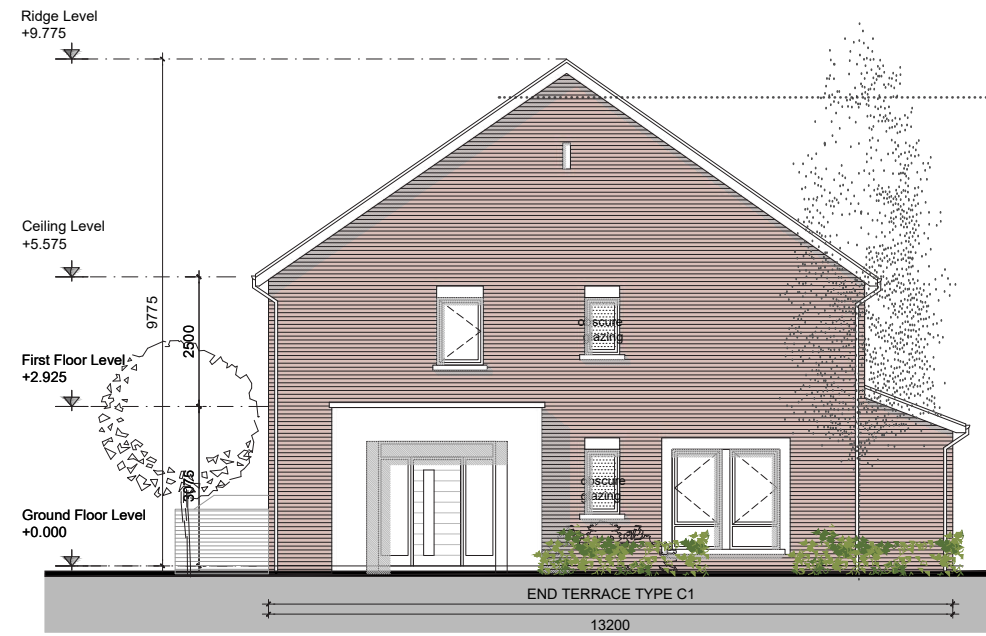


IMAGE 06 SITE CGI
Permitted scheme under ABP Ref.: ABP-313361-22.

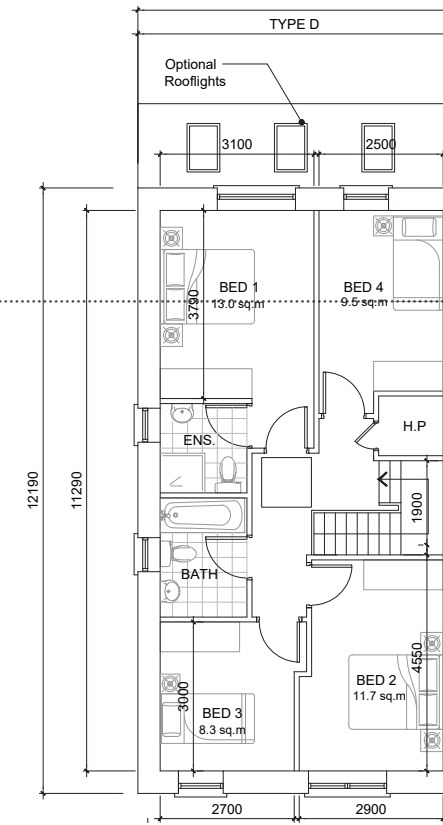
5. DETAILED LAYOUTS



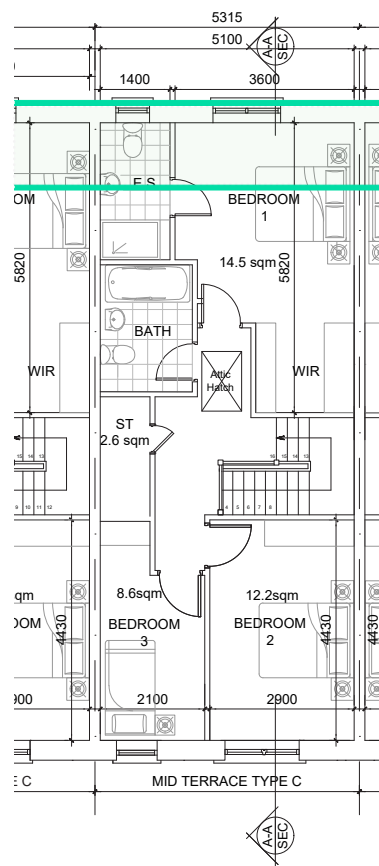
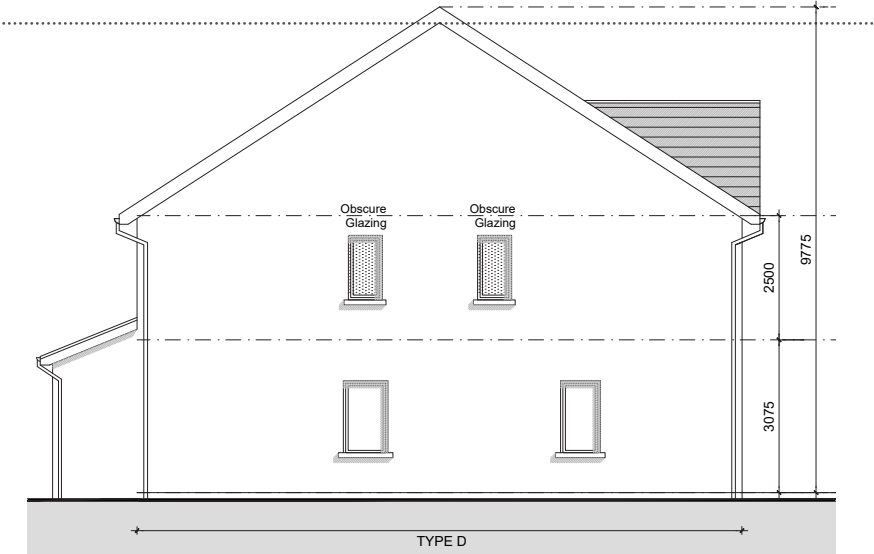
Permitted House Type C First Floor Plan



Permitted House Type C1 - Side Elevation



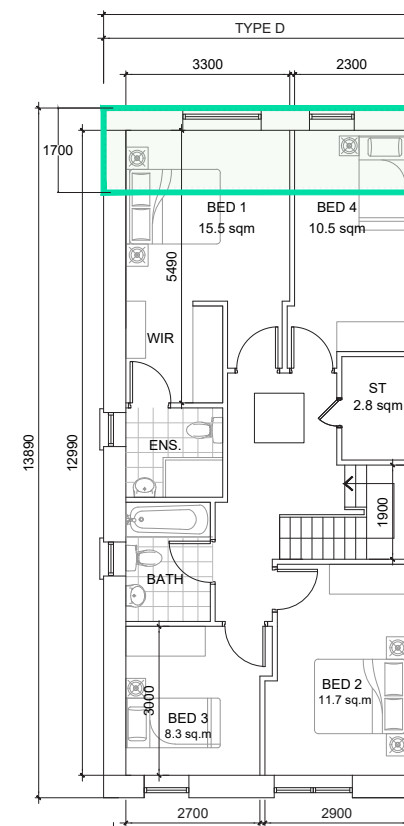
Permitted House Type D First Floor Plan



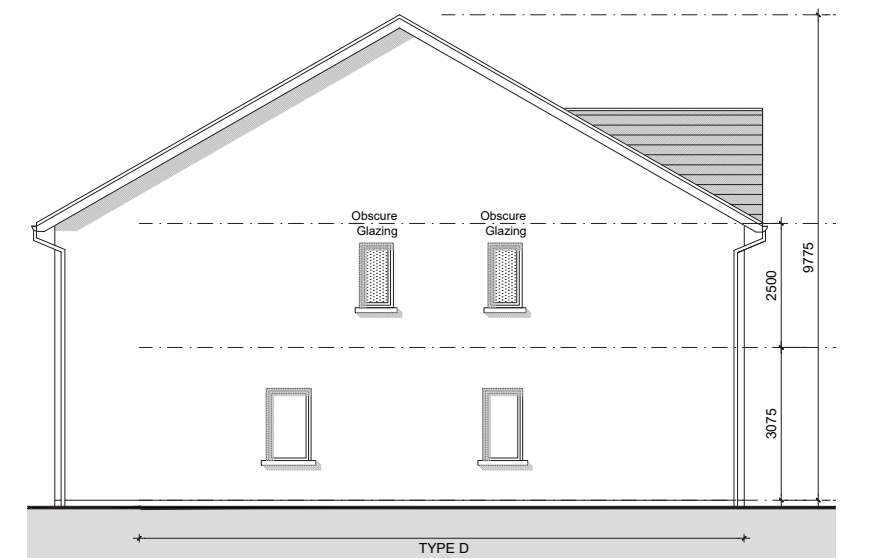
Proposed House Type C3-C10 First Floor Plan
(note no revision to Ground Floor Plan)



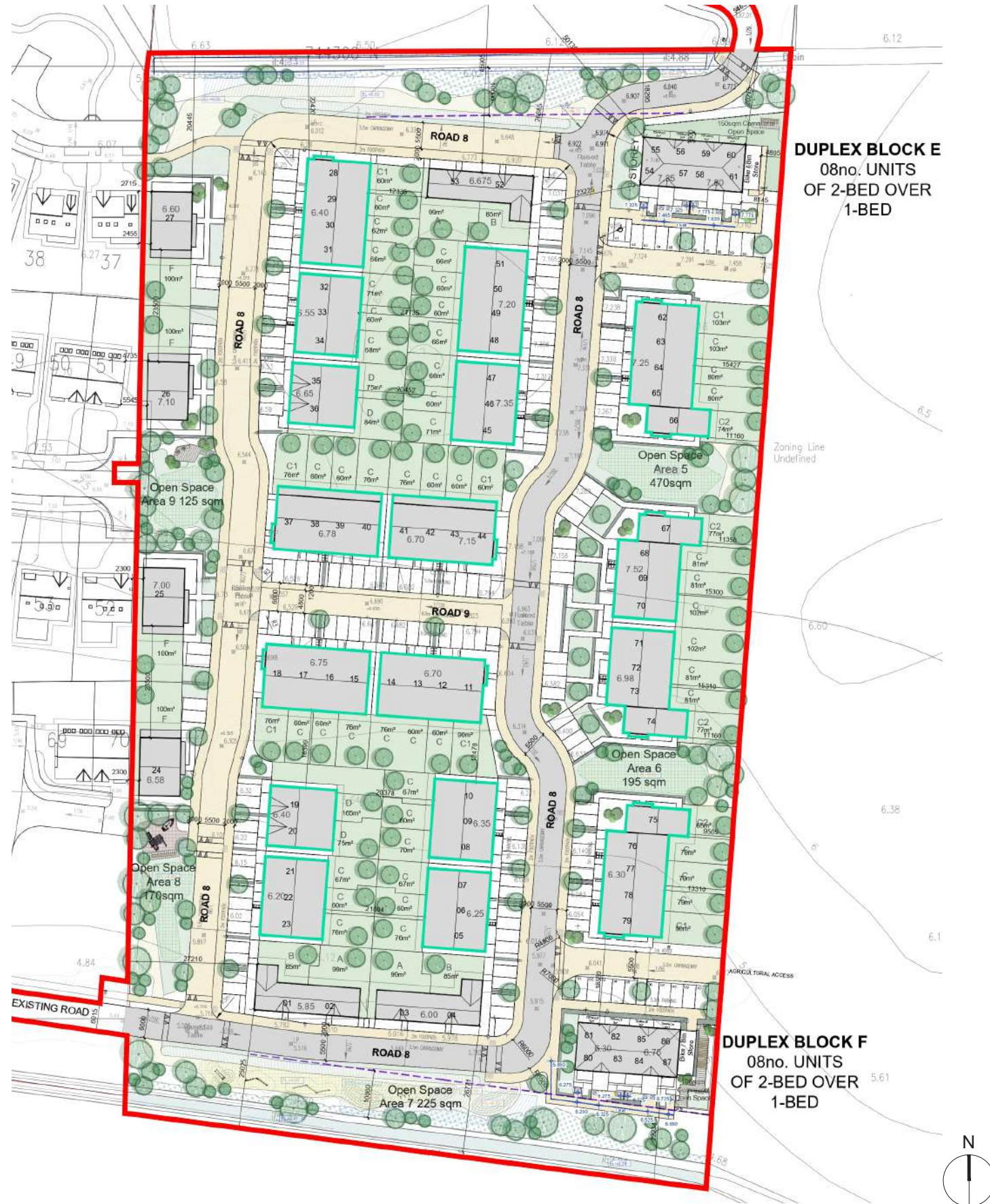
Proposed House Type C1 - Side Elevation



Proposed House Type D2 First Floor Plan
(note no revision to Ground Floor Plan)



PROPOSED - SITE LAYOUT PLAN



RESPONSE TO LRD OPINION - RECOMMENDATION

Please refer to Downey Planning Report for complete response to the LRD opinion. Commentary regarding Architectural and Urban Design items are provided below:

1) The applicant shall provide sufficient plans, elevations, sections, cross sections, contiguous elevations.

We have included plans, elevations, sections, cross sections and contiguous elevations in our submission.

2) Covered all technical information (given to us).

We have covered all technical information.

3) The onus shall be on the applicant to ensure that all conditions are met and to ensure that the development accords with all conditions of the relevant permission they are proposing to amend e.g. water, transportation, parks (none of these form part of the proposed development).

Conditions from the permitted overall LRD will be met.

4) The applicant shall clarify how the development takes account the Airport noise zones and outer public safety zone.

The Aviation Public Safety Zone Assessment prepared by Cyrus Aviation Consultancy, which accompanied the permitted SHD application dictated the final layout, in compliance with their recommendations which takes account the Airport noise zones and outer public safety zone.

5) The applicant shall provide clear site layout plans in the interest of clear legibility.

Site layout plans demonstrate clear legibility drawn to show identifiable proposed units against permitted units.

6) These should clearly mark out the permitted and proposed development. It would be useful if both plans could use the same unit number ordering.

Site layout plans demonstrate clear legibility through a clear demarcation between the permitted and proposed development in which proposed units are colour coded as described in the corresponding legend.

