

14th July 2025



# BROOMFIELD SOUTHERN LANDS | PROPOSED MODIFICATION NO.1

## RESIDENTIAL DEVELOPMENT

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ARCHITECTURAL AND URBAN DESIGN STATEMENT

**M'CORM**  
ARCHITECTURE  
AND URBAN DESIGN

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## 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:

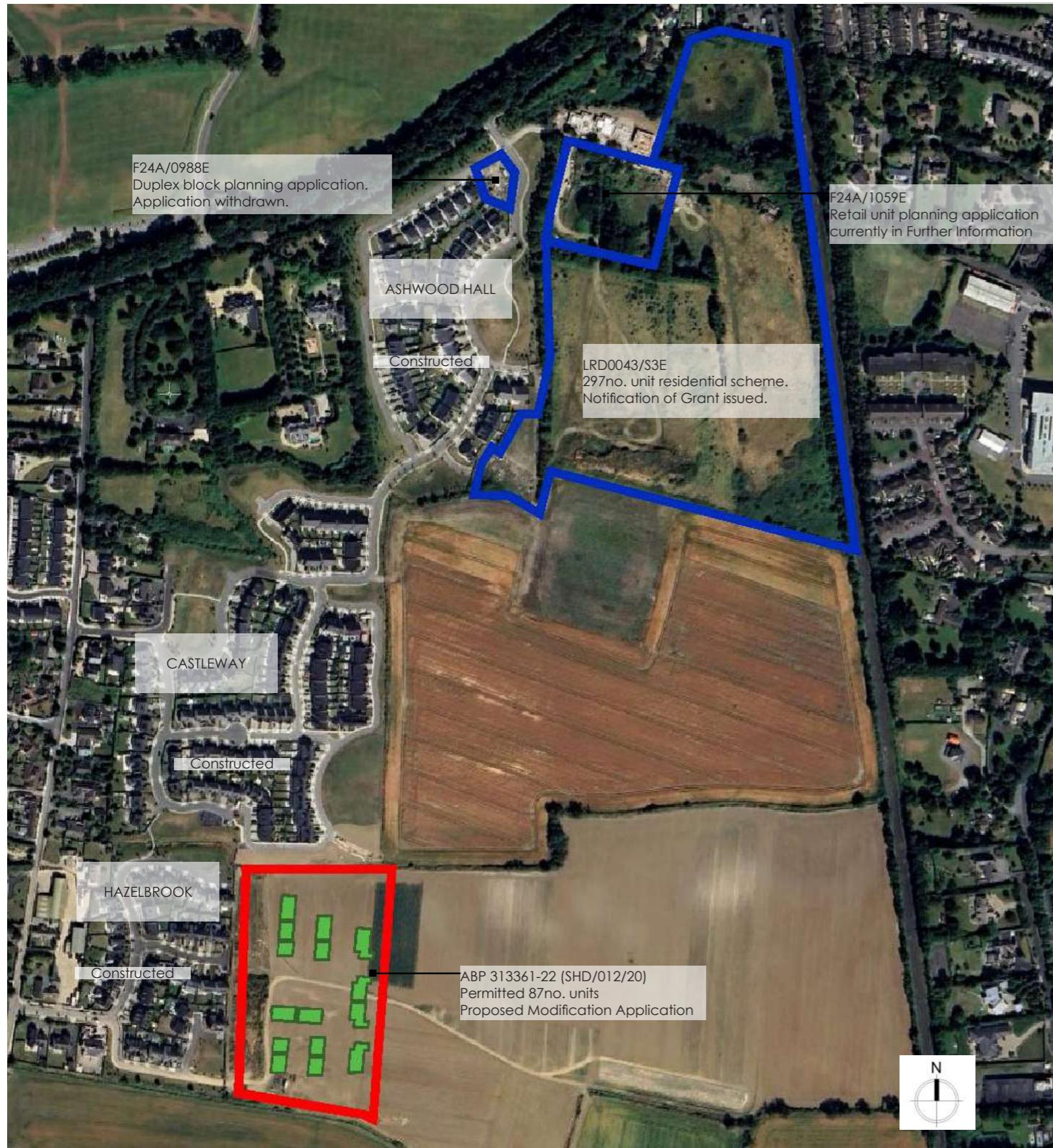
- A - Modification to previously approved C, C1, C2 & D House Types to include additional first floor area associated within the alignment of the previously shown lean-to roof to the rear of the dwellings.



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

### DESIGN TEAM

Client	Birchwell Developments Ltd.
Planning Consultant	Downey Planning
Architect	McCrossan O'Rourke Manning Architects
Civil Engineer	Waterman Moylan
Landscape Architects/Arboriculture	KFLA Landscape Architecture
Arborist	Charles McCormell L+Arboricultural Consultancy
Aviation Consultants	Cyrrus
CGI / Daylight & Sunlight	Digital Dimensions



Approved Southern Lands SHD boundary (split decision)

Site Area of the proposed modifications to permitted SHD

Adjoining planning applications

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, Kinsale, 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.

## PERMITTED - SITE LAYOUT PLAN



## 3. SCHEME LAYOUT

## 3.1 PERMITTED SCHEME

The previous permitted scheme (under ABP Ref.313361-22, consisted of:  
A development comprising 87no. units:

- 71 houses ( 60no. 3bed & 11no. 4bed)
- 16 Duplexes (8no. 1bed & 8no. 2bed)

The works also include site services, associated roadworks and service connections, a large quantity of public and communal open space, boundary treatment works, landscaping, car and cycle parking, bin stores.

## Schedule of Accommodation

Permitted Southern Lands SHD

Road, Malahide SOUTHERN LANDS															Date: February 2022			
ASSESSMENT																		
DESCRIPTION	3 BED No's	4 BED No's	5 BED No's	TOTAL Hse No's	HEIGHT	BEDSPACE No's	Hse Area m <sup>2</sup>	TOTAL Hse Area m <sup>2</sup>	Agg. LIVING Area m <sup>2</sup>	BED 1	BED 2	BED 3	BED 4	BED 5	App. BED Area m <sup>2</sup>	STORE	GARDEN AREA m <sup>2</sup>	ASPECT
3 Bed - Semi-Detached-Wide Frontage	3	3	3	9	2.0 Storey	0	109.2	327.6	99.0	14.7	11.3	7.9	7.7	33.9	4.3 + Attic	Min 60m <sup>2</sup> +	Dual	
Bed - Semi-Detached-Corner																		
3 Bed - Semi - Detached/Mid Terrace	57	57	57	201	2.0 Storey	0	177.0	6708.9	41.8	14.0	11.2	8.6	8.3	9.5	45.0	34.6	Min 75m <sup>2</sup> +	Dual
4 Bed - Semi-Detached																		
4 Bed - Detached																		
	60	11	0	71				0	8742.9									
	60	11	0	71														

Rear Garden Sizes Note: Garden sizes correspond to Min Requirement as per Fingal Co Council's Development Plan = 60m<sup>2</sup> for 3bed & 75m<sup>2</sup> for 4bed+



### 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.



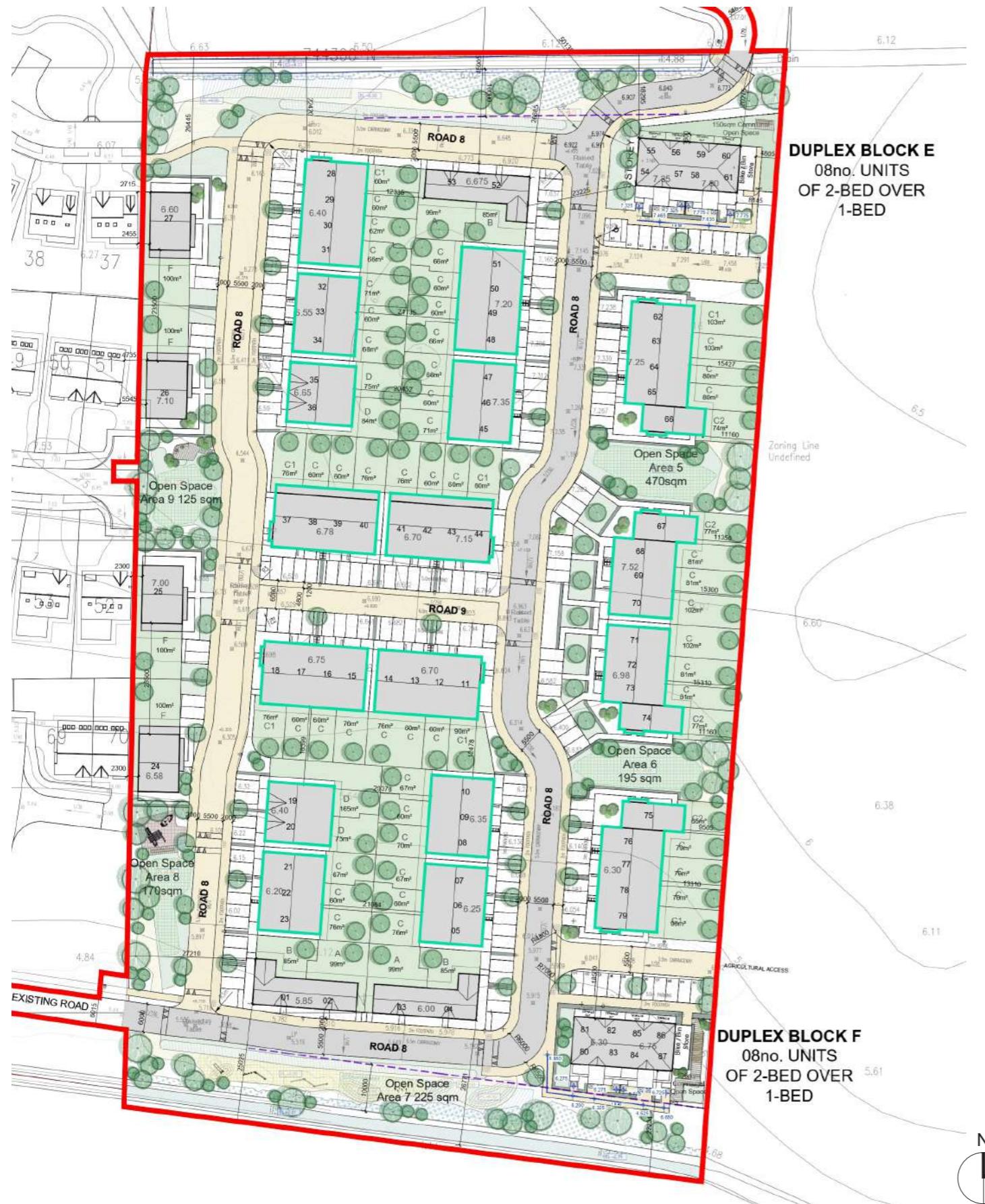
IMAGE 03. SITE CGI  
Permitted scheme under ABP Ref.: ABP-313361-22.



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

## PROPOSED - SITE LAYOUT PLAN

### **3.3 PROPOSED MODIFICATIONS**



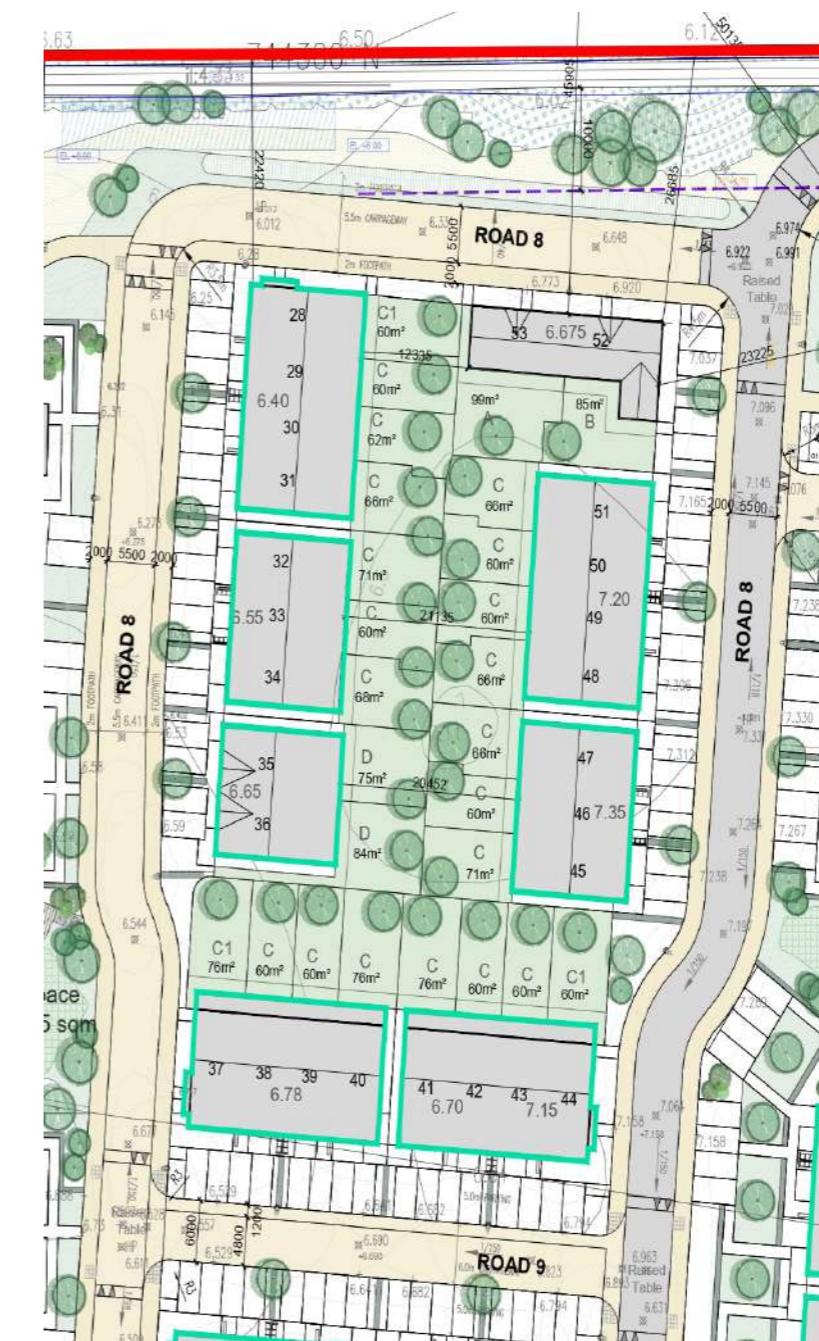
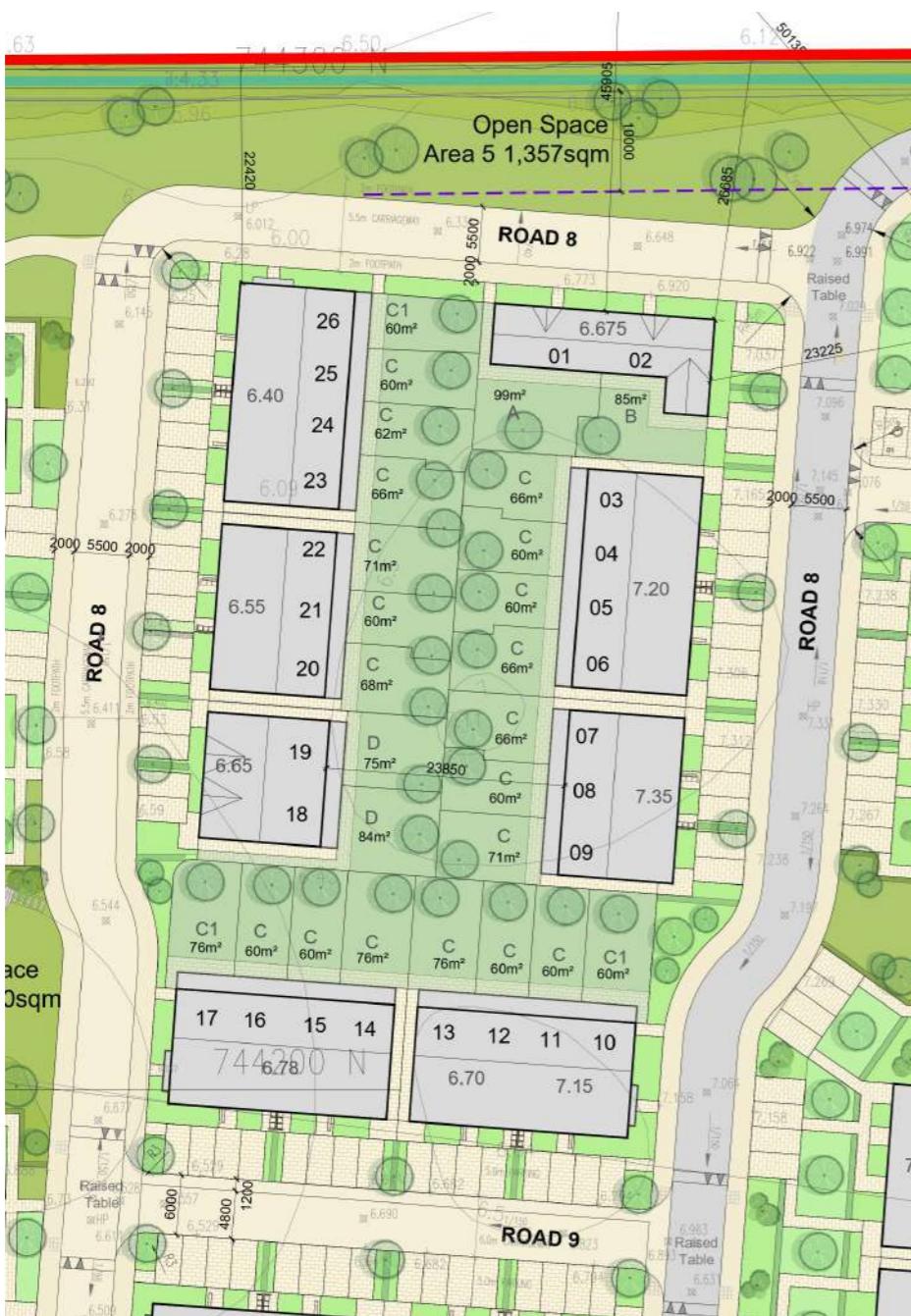
## Schedule of Accommodation

## Proposed Southern Lands Alterations (revisions shown in RED)

## LEGEND

<p><b>SITE BOUNDARY AS PER SPLIT DECISION APPROVAL ABP-313361-22</b></p> <p><b>SITE AREA OF PROPOSED MODIFICATIONS TO PERMITTED SHD:</b></p> <ul style="list-style-type: none"> <li>- FIRST FLOOR EXTENDED AREA TO HOUSE TYPE C, C1, C2 &amp; D</li> </ul>	
<p><b>Road 04</b></p>	
	<b>ROAD NUMBER</b>
	<b>HOUSE TYPE</b>
	<b>HOUSE NUMBER</b>
	<b>EXISTING SPOT LEVELS</b>
	<b>PROPOSED SPOT LEVELS. REFER TO ENGINEERING DRAWINGS.</b>
	<b>PROPOSED PLANTING. REFER TO LANDSCAPE DRAWINGS.</b>
	<b>EXISTING TREE TO BE RETAINED - ROOT PROTECTION BOUNDARY SHOWN DASHED RED AT LOCATIONS ADJACENT TO DEVELOPED ZONES. REFER TO ARBORISTS DRAWINGS.</b>
	<b>EXISTING TREE TO BE REMOVED. REFER TO ARBORISTS DRAWINGS.</b>
	<b>NO FIRST FLOOR WINDOWS TO REAR ELEMENTS OF UNITS AS NOTED REFER TO HOUSE TYPE A&amp;B PLANS FOR FURTHER INFO.</b>

### 3.4 PROPOSED MODIFICATIONS TO CELL 1



1. First floor extended areas to House Types C, C1 and D  
House No's, 28 - 51

#### PERMITTED SCHEME- CELL 1

**Total units: 26 units**

- **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).



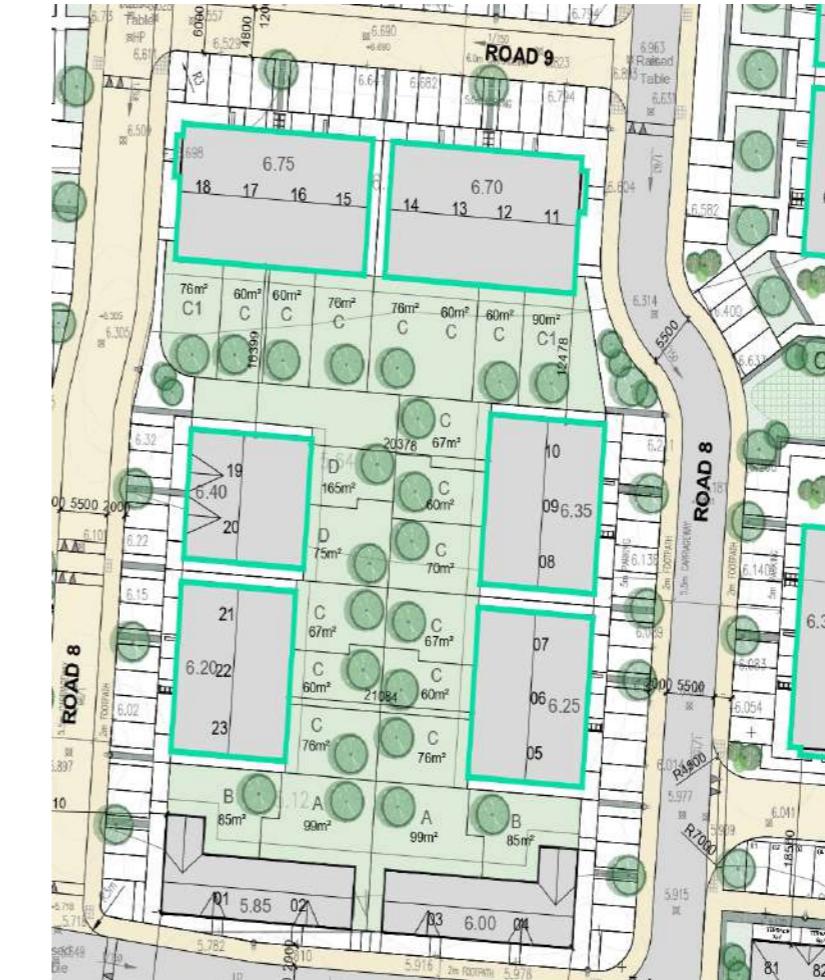
### 3.5 PROPOSED MODIFICATIONS TO CELL 2



PERMITTED SCHEME- CELL 2

Total units: 23 units

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



1. First floor extended areas to House Types C, C1, & D  
House No. 05 - 23

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



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

#### 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).



#### 4. 3D VISUALISATIONS

3D VIEW SUBMITTED AS PART OF THE GRANTED SHD.



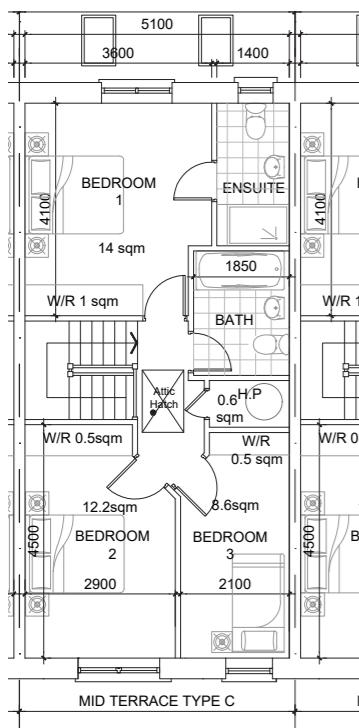
IMAGE 05 SITE CGI  
Permitted scheme under ABP Ref.: ABP-313361-22.

3D VIEW SUBMITTED AS PART OF THE GRANTED SHD.



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

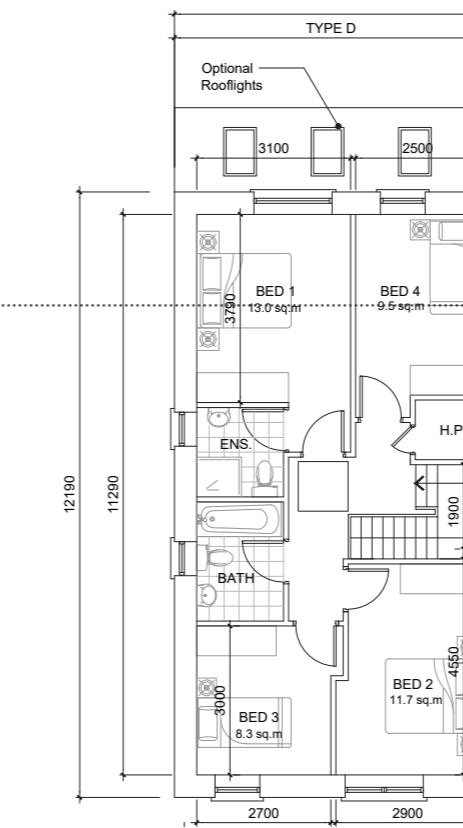
## 5. DETAILED LAYOUTS



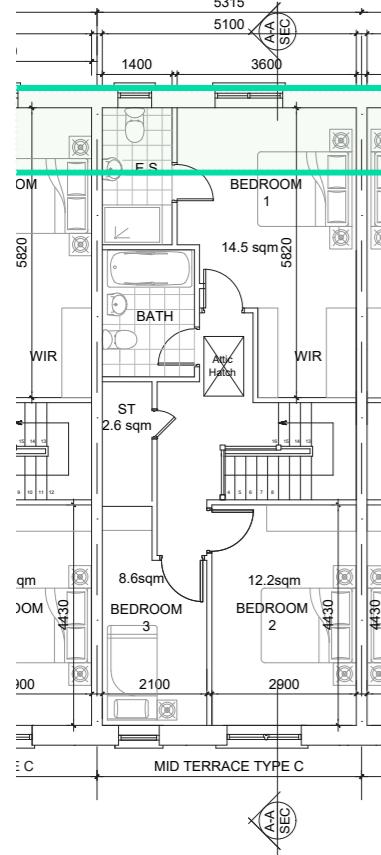
## Permitted House Type C First Floor Plan



### Permitted House Type C1 - Side Elevation



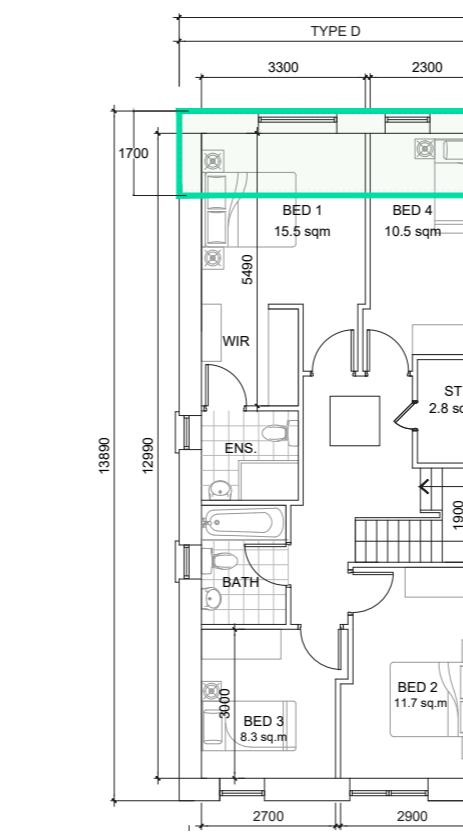
## Permitted House Type D First Floor Plan



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

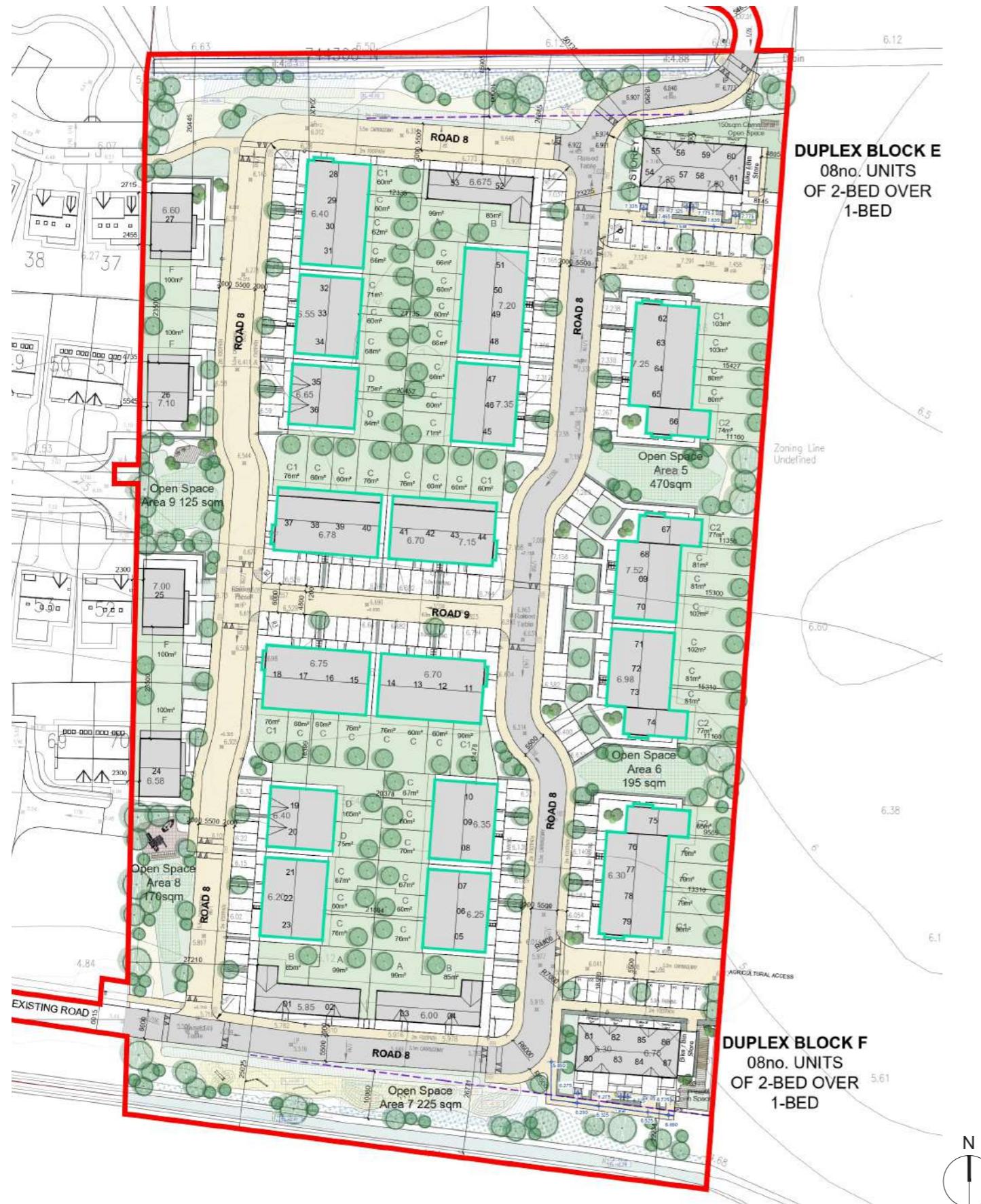


Proposed House Type C1 - Side Elevation



## 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 Cyrrus 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.

BROOKFIELD, MALAHIDE | CO.DUBLIN |