Doyle Kent Planning Partnership Ltd
71 Carysfort Avenue
Blackrock, Co. Dublin

Company Reg No 513327
Vat Reg. No. IE 9829282N

An Táisce
The National Trust for Ireland
Tailor's Hall
Dublin 8
D08 X2A3

10th June 2022

Dear Sir/ Madam

Reference: Application for a proposed Strategic Housing Development (SHD) at Glebe House (A Protected Structure, RPS Ref. 7560) which includes the light industrial lands to the rear and the vacant site of the former Coruba House, St Agnes Road, Crumlin, Dublin 12. (Pre- Application Consultation Reference ABP- 311973-21).

On behalf of Seabren Developments Limited, Century House, Harolds Cross Road, Dublin 6W, D6W P99, and Circle VHA CLG, Phoenix House, 32- 34 Castle Street, Dublin 2, please find enclosed a digital copy (as agreed) of a planning application for a Proposed Strategic Housing Development (SHD) in respect of a c. 0.88 ha site at Glebe House (A Protected Structure, RPS Ref. 7560) which includes the light industrial lands to the rear and the vacant site of the former Coruba House, St Agnes Road, Crumlin, Dublin 12. The site bounds Somerville Drive and Somerville Green to the southeast and southwest, respectively, and includes the grass margin between the Coruba site boundary and Somerville Drive.

The proposed development as described in the public notices is as follows:

DIRECTORS	PHONE	EMAIL	WEB
Jane Doyle MRUP Dip.EIA (Mgmt) B.Soc.Sc MIPI	087 6263918		
Karl Kent B.Arch MUBC Dip.TP Dip.EIA (Mgmt) FRIAI MIPI	085 7394853	info@doylekent.com	www.doylekent.com

A residential development of 150 no. apartments consisting of 74 one beds, 72 two beds and 4 three bed residential units, a creche and café. The proposed scheme has an overall Gross Floor Area of 15,767 sq.m.

Two apartment buildings are proposed ranging in height from 4 – 6 storeys and linked by a carpark at ground floor and a podium at first floor level comprising the following:

- Block A is 5-6 storeys and consists of 79 apartments and includes 35 no. one beds and 44 no. two beds units, ESB substation/switch room/metering room of 85sqm, 42 no. secure bicycle storage and bin storage of 44sqm

- Block B is 4-5 storeys and consists of 66 apartments and includes 38 no. one beds, 25no. two beds and 3 no. three beds, a Creche of 147 sqm at ground floor level with associated outdoor area, ground floor plant rooms of 74sqm, ESB substations/switch room/metering room/telecoms of 89sqm, 188 no. secure bicycle storage spaces in two locations, 6 no. motorbike spaces and bin storage of 75sqm.

Two no.three storey pavilion buildings either side of Glebe House to accommodate:

· One number two storey duplex 2 bed apartment above one number 1 bed apartment at ground floor in the north west pavilion and,
· One number two storey duplex 2 bed apartment above a 55 sqm ground floor café, in the south east pavilion.

The repair of fire damaged elements (following a fire 21st April 2022) and the refurbishment of Glebe House, a protected structure, into two apartments, one number 2 bed unit at lower ground floor and one number 3 bed unit at upper ground and first floor;

- Repair of fire damaged elements including the replacement of all roof coverings and structure, replacement of all first floor timber stud walls, replacement of first floor rear return joists, replacement/repair of floor joists at first floor level, replacement of internal render to kitchen/dining area in rear return building and replacement/repair of stair from upper ground to first floor level,

- the refurbishment of Glebe House including the removal of extensions to the rear and sides of the building, restoration of the façade, replacement of pvc windows with sliding sash windows and associated works to the interior and to the curtilage of Glebe House.

- Lowering the front boundary wall and return boundary wall to the front of Glebe House.

Demolition of all workshops, offices and sheds to the rear and sides of Glebe House Demolition of boundary walls around the Coruba land on Somerville Drive, the front entrance and between Coruba and the Glebe lands. Demolition of non-original brick column's at St Agnes Road entrance to Glebe House (1,636 sqm).

75 car parking spaces are proposed:

- 66 no. car parking spaces (includes 2 Go Car spaces) in ground floor car park below podium and partly in Block A and 4 No. visitor car parking spaces in front of Glebe House all with vehicular access from St Agnes's Road
- 5 No. assigned car parking spaces on the eastern side of Block B with vehicular access from Somerville Drive.

The development provides 905 sqm of Public Open Space to the front and side of Glebe House, and within the southeast public plaza. with a pedestrian route to the side of the Café at Pavilion B and 1,632 sqm of Communal Open Space located at podium level and to the rear of Block A.

76 no. visitor bicycle parking spaces are provided in the public accessible areas of the site.

The application also includes the provision of a new footpath along the south-eastern boundary at Somerville Drive, a new controlled gate between Somerville Drive and St Agnes Road allowing public access through the site within daylight hours and a new pedestrian access from the public open space onto St. Agnes Road, boundary treatment, landscaping, Solar Panels on the roof of Blocks A and B, provision of 4 no. Microwave link dishes to be mounted on 2 No. steel support posts affixed to the lift shaft overrun on Block A, lighting, services and connections, waste management and other ancillary site development works to facilitate the proposed development.

This correspondence is made in accordance with and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, which requires that a copy of the application is issued to certain prescribed bodies. A copy of the application in digital format is enclosed for your information.

The application may also be inspected online at the following website set up by the applicant: www.glebe2shd.ie

Glebe House

The proposed development includes the refurbishment of Glebe House, a Protected Structure. Unfortunately, subsequent to the Pre-Application Consultation with An Bord Pleanála, this building was damaged by a fire. In particular, the roof was badly affected,

leading to considerable ingress of rainwater. The owner, Seabren Developments Ltd, is concerned that this may lead to further deterioration of the fabric of the building and hopes to reinstate the roof as soon as possible, under the provisions of Section 4(1)(h) of the Planning and Development Act, 2000. Discussions have been held with the Senior Conservation Officer in the Council and it is proposed to carry out the emergency repairs as soon as is practicable. But any such reinstatement is entirely subject to determination that this is appropriate, by the Planning Authority, under the provisions of Section 5 of the Act.

This correspondence is made in accordance with and Section 8(1)(b) of the Planning and Development (Housing) and Residential Tenancies Act 2016 and Article 285(5)(b) of the Planning and Development (Strategic Housing Development) Regulations 2017, which requires that a copy of the application is issued to certain prescribed bodies. A copy of the application in digital format in is enclosed for your information.

The application is made following a Pre-Application Consultation with An Bord Pleanála and the receipt of a Notice of Pre- Application Consultation Opinion (Pre- Application Consultation Reference ABP- 311973-21)

A full schedule of the application documents is outlined in the table below, while a schedule of all drawings is also provided.

Should you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours sincerely



Karl Kent Director DKPP Ltd

info@doylekent.com karl@doylekent.com

For and on behalf of Doyle Kent Planning Partnership Limited

Appendix 1 **Documents Schedule**

Document	Prepared By
Strategic Development Application Form Housing Letter of Consent Dublin City Council Letter of Consent South Dublin County Council DCC Dangerous Building Notice Site Notice (size A3, erected at 5 locations 13.06.2022) Newspaper Notice (published Irish Daily Star 10.06.2022) Response Report to An Bord Pleanála Planning Report and Statement of Consistency. Material Contravention Statement Social & Community Audit Cover Letter to Dublin City Council Cover Letters to Prescribed Bodies	Doyle Kent Planning Partnership Ltd
Design Report Housing Quality Assessment Materials & Finishes Report Part V Report (A4 Booklet) Lifecycle Report Shapefile / CAD file	Reddy A+U
Heritage Impact Assessment Report	Mullarkey Pedersen Conservation Architects
Landscape Report *Landscape and Visual Impact Assessment Report*	Áit Urbanism and Landscape
Tree Protection Strategy and Method Statement Arboriculture Assessment and Impact Report	CMK Hort+ ARB Ltd
Verified Views CGI's	James Horan Third Eye
Water Services and Flood Risk Assessment. Preliminary Construction Management Plan Site Specific Flood Risk Assessment	Cora Consulting Engineers
Transport Impact Assessment	NRB Consulting Engineers
Daylight & Sunlight & Overshadowing Study Technical Note 10th June 2022	Integrated Environmental Solutions
Screening Report for Appropriate Assessment Ecological Impact Assessment Report	Openfield Ecology Services
Bat Assessment Report	Altemar
Energy Statement Electrical Infrastructure Statement	Dynamic Design Consultants Dynamic Design Consultants
EIA Screening Report S299B Statement Operational Waste Management Plan Microclimate Assessment (Wind) Noise and Vibration Impact Assessment	AWN
Archaeological Assessment Report	IAC
Telecommunications Report	Ism Ireland
Circle Travel plan letter	Circle VHA CLG

Circle Carparking metrics letter	

RA+U Drawing Register

DRAWING REGISTER - GLEBE HOUSE				
Job No:	**19-171**			
Job Name:	**Glebe House Residential Development, St Agnes Road, Crumlin, Dublin**			
Client:	**Seabren Developments Ltd and Circle VHA CLG**			
Drawing Series:	**3.0 Planning**			
Total Pages	**1**			
DRAWING NO.	**DRAWING TITLE**	**SCALE**		**REVISIONS**
000 SITE PLANS				
P19171D 001	Site Location Map	1:1000	A2	P1
P19171D 002	Existing & Proposed Site Plan	1:500	A1	P1
P19171D 003	Land Ownership Map	1:1000	A3	P1
100 GA PLANS				
P19171D 100	Ground Floor Plan	1:200	A1	P1
P19171D 101	First Floor Plan	1:200	A1	P1
P19171D 102	Second Floor Plan	1:200	A1	P1
P19171D 103	Third Floor Plan	1:200	A1	P1
P19171D 104	Fourth Floor Plan	1:200	A1	P1
P19171D 105	Fifth Floor Plan	1:200	A1	P1
P19171D 106	Roof Plan	1:200	A1	P1
P19171D 110	Plan of Existing Boundry Wall	1:200	A1	P1
120 - 130 GLEBE HOUSE				
P19171D 120	Glebe House drawings - Existing & Proposed	1:100	A1	P1
P19171D 121	Glebe House - Existing Floor Plans	1:50	A1	P1
P19171D 122	Glebe House - Existing Elevations	1:50	A1	P1
P19171D 123	Glebe House - Existing Sections	1:50	A1	P1
P19171D 131	Glebe House - Proposed Floor Plans	1:50	A1	P1
P19171D 132	Glebe House - Proposed Elevations	1:50	A1	P1
P19171D 133	Glebe House - Proposed Sections	1:50	A1	P1
160 PARKING PLANS				
P19171D 160	P19171D-3.0-160 Ground Floor Plan-Parking	1:200	A1	P1
150 DEMOLITION PLANS				
P19171D 151	Demolition Plan	1:200	A1	P1
P19171D 152	Glebe House Demolition Drawing	1:100	A1	P1
200 ELEVATIONS				
P19171D 201	Elevations - Sheet 01	1:200	A1	P1
P19171D 202	Elevations - Sheet 02	1:200	A1	P1
210 WALL ELEVATIONS				
P19171D 210	Elevation of Existing Stone Wall - St. Agnes Rd.	1:100	A1	P1
P19171D 211	Elevation of Access Gate - Somerville Drive	1:50	A1	P1
300 SECTIONS				
P19171D 301	Sections - Sheet 01	1:200	A1	P1
P19171D 302	Sections - Sheet 02	1:200	A1	P1
400 TYPOLOGIES				
P19171D 401	Apartment Typologies - Sheet 01	1:100	A1	P1
P19171D 402	Apartment Typologies - Sheet 02	1:100	A1	P1
SCHEDULES				
	Area Schedule		A4	#
Reports	01 - Design Report	n/a	A3	#
	02 - Housing Quality Assessment	n/a	A3	#
	03 - Material and Finishes Report	n/a	A3	#
	04 - Part V booklet	n/a	A3	#
	05 - Life Cycle Report	n/a	A3	#
PURPOSE:				
Purpose: I=Information; P=Planning; B=Building Regulations; T=Tender; C=Construction; D=Design Development				P
ISSUED BY:				
MEDIA TYPES: P=Paper, E=Email, C=CD Rom, D=Floppy Disk				P

Cora Consulting Engineers Drawing Register

CORA CONSULTING ENGINEERS

Behan House,
10 Lower Mount Street,
lin 2. D2 HT71 Tel:
+353 (0)1 6611100
e-mail: info@cora.ie
web: www.cora.ie

DRAWING CONTROL SHEET

roject:	Glebe House	Date Issued																
		17-May-22	18-May-22	19-May-22	27-May-22	9-Jun-22												
tef	Construction Drawing issued to	No. of copies issued.																
1	Client	Seabren Developments				X	X											
2	Architect	REDDY ARCHITECTURE & URBANISM				X	X											
3	QS	MGMahon				X	X											
4	M&E					X	X											
5	Contractor																	
6	Planning	Doyle Kent PPL				X	X											
7		Irish Water	X	X	X													
8																		
	Issued By:		AG	AG	AG	AG	JP											
ize	Drg No.	Drawing Title	Revison															
A1	C.001	Existing Site Layout				P6												
A1	C.002	Proposed Drainage General Arrangement	P12			P12												
A1	C.003	Proposed Watermain General Arrangement	P11	P12	P13	P13												
A1	C.005	Proposed Surface Finishes				P7												
A1	C.006	Drainage Long Sections - Sheet 1				P4												
A1	C.007	Drainage Long Sections - Sheet 2				P5												
A1	C.020	Typical Details - Sheet 1				P2												
A1	C.021	Typical Details - Sheet 2				P2												
A1	C.022	Typical Details - Sheet 3				P2												
A1	C.023	Typical Details - Sheet 4				P2												
A1	C.024	Typical Details - Sheet 5				P2												
A1	C.030	Construction Stages - Sheet 1				P4												
A1	C.031	Construction Stages - Sheet 2				P5												
A1	C.032	Vehicle entry and exit - Stage 2 & 3				P4												
A1	C.033	Vehicle entry and exit - Stage 4 & 5				P4												
A1	C.034	Vehicle entry and exit - Stage 2 & 4				P4												
A3	S.100	Fire Damage - Survey Notes					02											
A3	S.101	Fire Damage - Extents					02											
A3	S.103	SHD Application - Proposed Works - Sheet 1					01											
A1	SC.03	Pluvial Flood Depth, Flood Defenses GA Plan					01											
edia (P=Paper, D=Diskette, E=E-mail)		E	E	E	E	E												

Ait Drawing Register

Ait Landscape		
19D 10-DR-200	Landscape Plan	1:250
19D 10-DR-210	Above Podium Garden Plan	1:100
19D 10-DR-240	Landscape Cross Section 1 of 2	1:50
19D 10-DR-241	Landscape Cross Section 2 of 2	1:50
19D 10-DR-250	Boundary Treatment Plan	As shown

CMK Arborist Drawing Register

Arborist CMK		
101	Arboricultural Assessment	A1
102	Arboricultural Impact	A1
102	Arboricultural Impact- tree protection	A1

Dynamic Design Drawing Register

Dynamic Design Consultants		
EOOD	External Lighting	