

**Doyle Kent Planning Partnership Ltd** 

71 Carysfort Avenue

Blackrock, Co. Dublin

Company Reg No 513327

Vat Reg. No. IE 9829282N

Irish Water
Planning Connections
Colville House,
24-26 Talbot Street,
Dublin 1

10<sup>th</sup> 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

085 7394853

info@doylekent.con

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 21<sup>st</sup> 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.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Dublin City Development Plan 2016-2022. 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 the Dublin City Development Plan 2016-2022 other than in relation to the zoning of the land.

The application may also be inspected online at the following website set up by the applicant: <a href="https://www.glebe2shd.ie">www.glebe2shd.ie</a>

#### **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 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 Limite

### Appendix 1

#### **Documents Schedule**

Document	Prepared By
Strategic Development Application Form Housing	Doyle Kent Planning Partnership Ltd
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)	
ABP 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	
Design Report	Reddy A+U
Housing Quality Assessment	
Materials & Finishes Report	
Part V Report (A4 Booklet)	
Lifecycle Report	
Shapefile / CAD file	
Heritage Impact Assessment Report	Mullarkey Pedersen Conservation Architects
Landscape Report	Ait Urbanism and Landscape
Landscape and Visual Impact Assessment Report	
Tree Protection Strategy and Method Statement	CMK Hort+ ARB Ltd
Arboriculture Assessment and Impact Report	
Verified Views	James Horan
CGI's	Third Eye
Water Services and Flood Risk Assessment.	Cora Consulting Engineers
Preliminary Construction Management Plan	
Site Specific Flood Risk Assessment	
Transport Impact Assessment	NRB Consulting Engineers
Daylight & Sunlight & Overshadowing Study	Integrated Environmental Solutions
Technical Note 10 <sup>th</sup> June 2022	
Screening Report for Appropriate Assessment	Openfield Ecology Services
Ecological Impact Assessment Report	
Bat Assessment Report	Altemar
Energy Statement	Dynamic Design Consultants
Electrical Infrastructure Statement	Dynamic Design Consultants
EIA Screening Report	AWN
S299B Statement	
Operational Waste Management Plan	
Microclimate Assessment (Wind)	
Noise and Vibration Impact Assessment	
Archaeological Assessment Report	IAC
Telecommunications Report	Ism Ireland
Circle Travel correspondence	Circle VHA CLG

# Circle Carparking correspondence

# **RA+U** Drawing Register

DRAWING REGISTER - GLEBE HOUSE Job No:	  19-171													
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	Glebe House Residential Development, St Agnes Road, Crumlin,													
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P19171D 002	Existing & Proposed Site Plan	1:500	A1	P1	$\neg$	+		-		-	+	-	$\pm$	1
P19171D 003	Land Ownership Map	1:1000		P1	-	+	-	-	+	+	+	-	+	+
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# **Cora Consulting Engineers Drawing Register**

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41	C.006	Drainage Long Sections - Sheet 1				P4											$\Box$	
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43	S.101	Fire Damage - Extents	_	$\vdash$	-	$\vdash$	02	$\vdash$				_	⊢	$\vdash$	$\vdash$		-	
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# **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	A1
	protection	

# **Dynamic Design Drawing Register**

<b>Dynamic Design Consultants</b>		
EOOD	External Lighting	