



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

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

Planning Department  
Dublin City Council  
Civic Offices  
Wood Quay  
Dublin 8 D08RF3F

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 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.

### **Proposed Development**

The development will consist of a residential scheme of 150 no. Apartments, 74 one beds, 72 two beds and 4 three bed residential units together with a creche and cafe. The proposed development has an overall Gross Floor Area of 15,767 sq.m. Two apartment buildings are proposed ranging in height from 4 – 6 storeys and

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linked by a pedestrian walkway at first floor level, two no. three storey pavilion buildings are proposed either side of Glebe House above a ground floor café, in the south east pavilion. The development includes the refurbishment of Glebe House, a protected structure, into two apartments. Demolition of all workshops, offices and sheds to the rear and sides of Glebe House. Provision of Public Open Space in front of Glebe House, and to the south east, together with Communal Open Space at podium level and to the rear of Block A. new pedestrian path is proposed between Somerville Drive and St Agnes Road and the application includes all other works to facilitate the proposed development.

## **Strategic Housing Development**

The application is made under Section 4 of the Planning and Development (Housing) and Residential Tenancies Act 2016 ('the SHD Act') and complies with the requirements of the Planning and Development (Strategic Housing Development) Regulations 2017.

## **Pre- Application Consultation**

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).

## **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.

## **Copies of Application**

Please note that 1 no digital copy (including a .dwg ITM file) and 6 printed copies are enclosed and that 3 no. digital copies (CD, including a .dwg ITM file) and 2 no. printed copies of the documents enclosed with this application have been submitted to An Bord Pleanála, while one copy have been prepared for each of the 7 Statutory consultees in accordance with Section 8 (1) (b) of the SHD Act and the notice of Pre- application Consultation Opinion (Reference ABP- 311973-21). The 7 no. prescribed authorities as noted in the Board's Opinion are as follows:

- Irish Water
- Transport Infrastructure Ireland
- National Transport Authority
- Minister for Housing, Local Government and Heritage
- Heritage Council
- An Taisce (built heritage)

- Dublin City Childcare Committee

The application may also be inspected online at the following website set up by the applicant:  
[www.glebe2shd.ie](http://www.glebe2shd.ie)

A full schedule of the application documents are outlined in the table in Appendix 1 below, a schedule of drawings and plans is also provided.

We trust that the above is in order. Should you have any queries in relation to the above, please do not hesitate to contact the undersigned.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Karl Kent', is written over a light blue rectangular background.

Karl Kent Director DKPP Ltd

[info@doylekent.com](mailto:info@doylekent.com) [karl@doylekent.com](mailto: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 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 Creche Demand & Needs Assessment 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
<i>Landscape Report</i>	Áit Urbanism and Landscape

<i>Landscape and Visual Impact Assessment Report</i>	
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 Response ABP	Cora Consulting Engineers
Transport Impact Assessment	NRB Consulting Engineers
Daylight & Sunlight & Overshadowing Study Technical Note 10 <sup>th</sup> 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 Carparking metrics letter	Circle VHA CLG

## RA+U Drawing Register

DRAWING REGISTER - GLEBE HOUSE		19-171																	
Job No:																			
Job Name:	Glebe House Residential Development, St Agnes Road, Crumlin, Dublin																		
Client:	Seabreen 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 Boundary 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															
140 PARKING PLANS																			
P19171D 140	P19171D-3.0-140 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															

[illegible]

### Ait Drawing Register

<b>Ait Landscape</b>		
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

<b>Arborist CMK</b>		
101	Arboricultural Assessment	A1
102	Arboricultural Impact	A1
102	Arboricultural Impact- tree protection	A1

### Dynamic Design Drawing Register

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