



Cromcastle Court and Old Coalyard Site Redevelopment, Coolock, Dublin 5

Presentation to the North Central Area Committee 20th May 2024

Scheme Summary

- Local Amenities
- Two areas:
 - Southern end of the Cromcastle Court and Old Coalyard Site
- Construction of 149 new homes across both sites:
 - 115 homes provided as a general social housing on the Cromcastle Site
 - 34 homes for Older Persons on the Old Coalyard Site

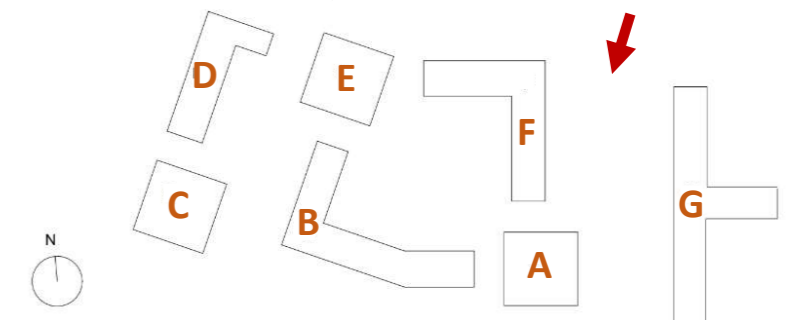


New Development

- 50% of apartments exceed the minimum floor areas
- 25% of all homes are UD homes, including 5% UD+ homes
- The Cromcastle Site will provide:
 - 56no. 1-bed apartments
 - 45no. 2-bed apartments
 - 14no. 3-bed duplexes
- The Older Persons Scheme will provide:
 - 32no. 1-bed apartments
 - 2no. 2-bed apartments

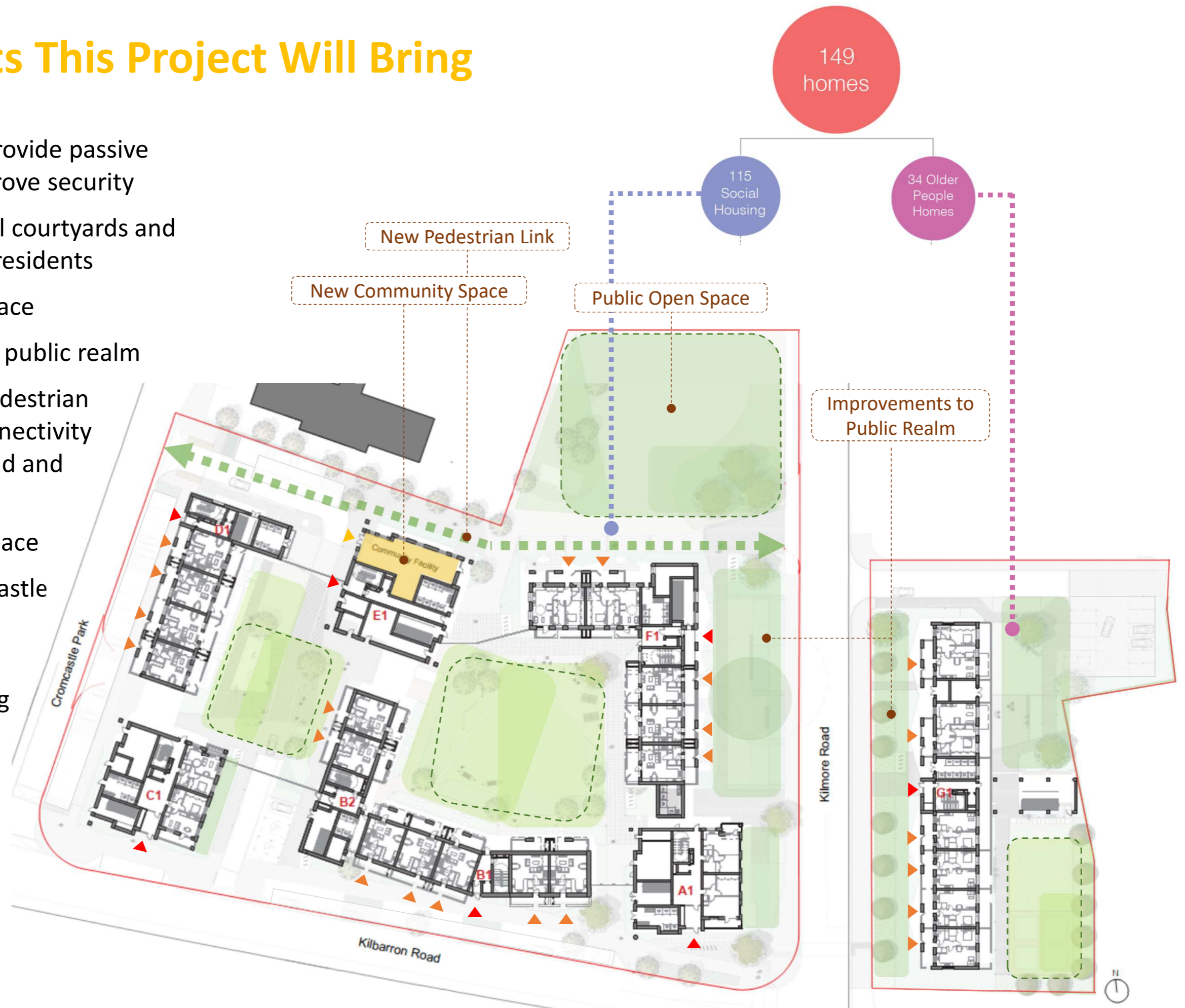


CGI - View From Kilmore Road towards Block A and F



Other Benefits This Project Will Bring

- Active frontages to provide passive surveillance and improve security
- Three new communal courtyards and child play spaces for residents
- A new community space
- Improvements to the public realm
- A new landscaped pedestrian route to improve connectivity between Kilmore Road and Cromcastle Park
- A new public open space
- Car parking to Cromcastle Park, Kilbarron Road, and on-site
- Secure bicycle parking

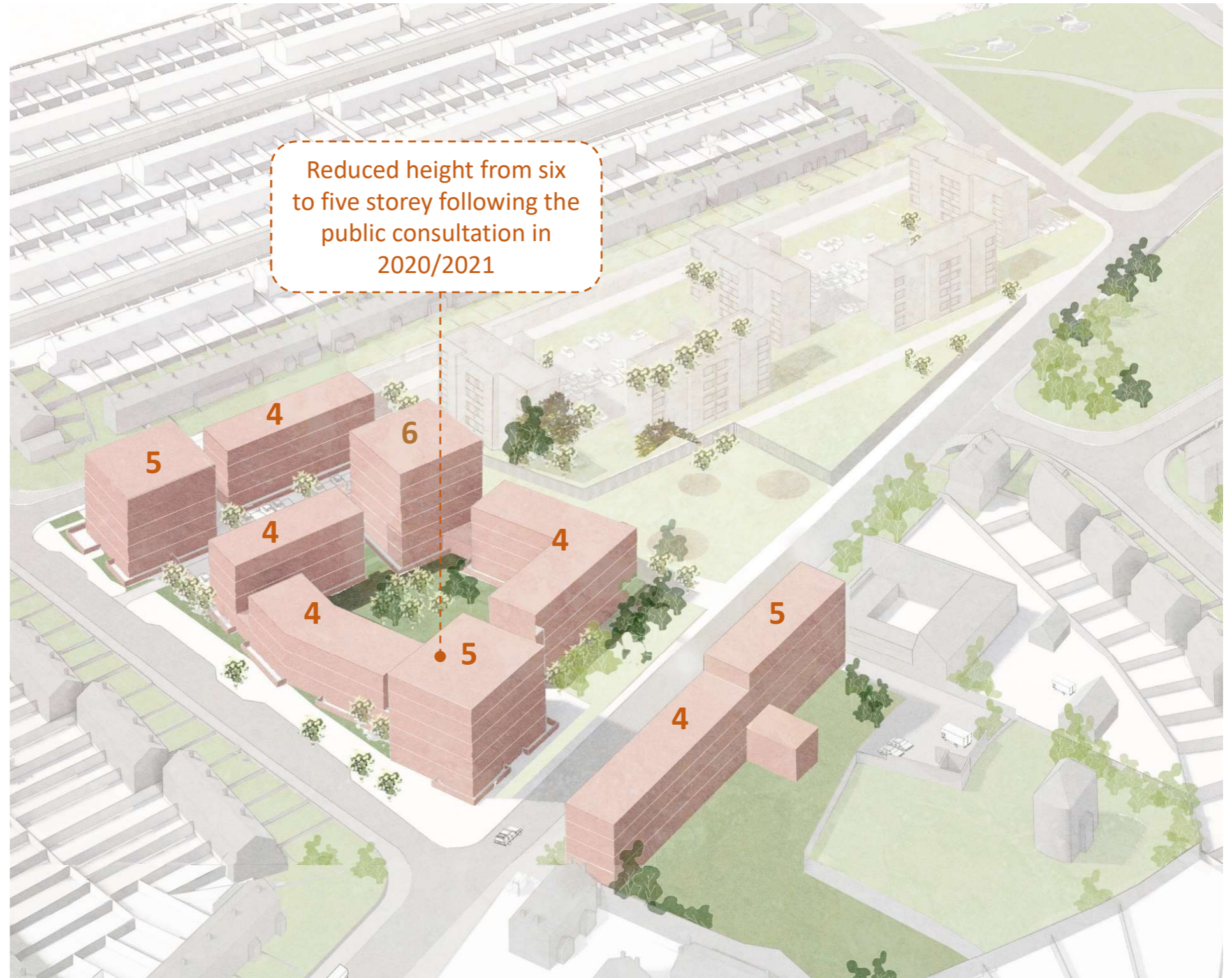


Building Heights

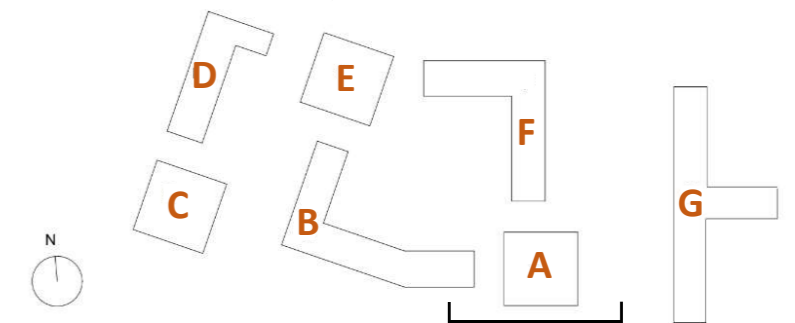
- Predominantly four-storey development
- Three five-storey blocks to mark corners
- A six-storey block in the centre of the site
- Block A was reduced from six to five storeys following the public consultation in 2020/2021.



Elevation Study of Block A

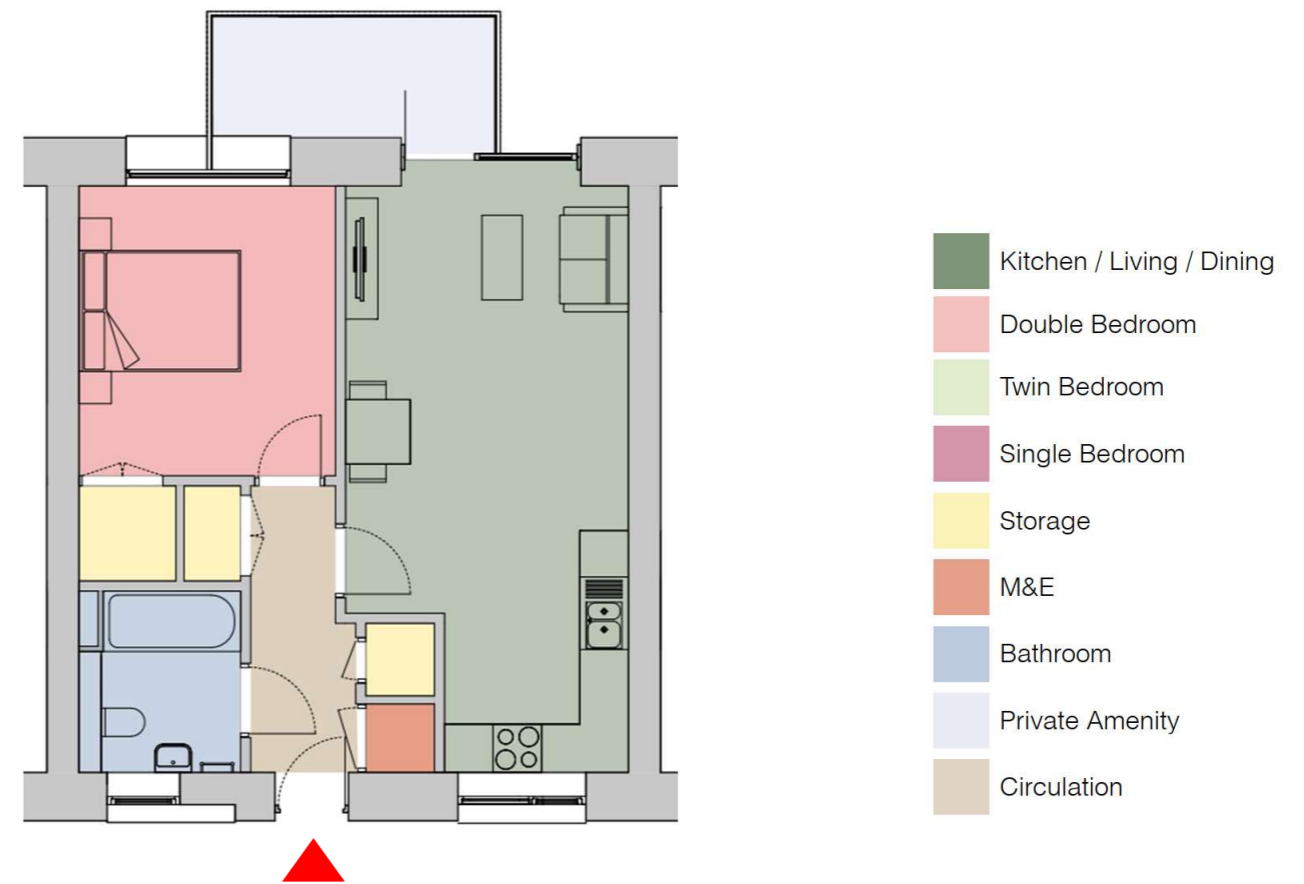


Massing Diagram



Bigger, Brighter, Warmer Homes

- 100% Dual Aspect homes to maximise daylight and sunlight
- Front gardens and planting areas to ground floor homes to increase sense of privacy
- Street entrance to ground floor units
- Deck access to upper floor units
- Generous storage provisions within homes
- Private amenity – Balconies and terraces



Typical 1-bed apartment



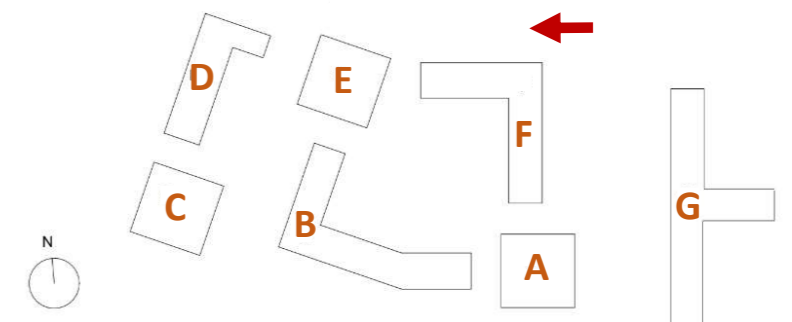
Typical 2-bed apartment

Sustainability

- Sustainably designed energy efficient apartments that achieve a minimum A2 BER rating
- All windows will be triple glazed
- High thermal performance and ventilation to avoid condensation risk and heat loss
- Heating and ventilation in the apartments provided by individual heat pumps
- Rain Gardens, Green and Blue roofs are provided improving the biodiversity



CGI - View From Kilmore Road towards Block F and E



Timeline



Summer 2024

**PUBLIC CONSULTATION
&
PRE-PART 8
COMMENCEMENT**



Autumn 2024

**PART 8 PLANNING
LODGEMENT**



Autumn 2025

START ON SITE