

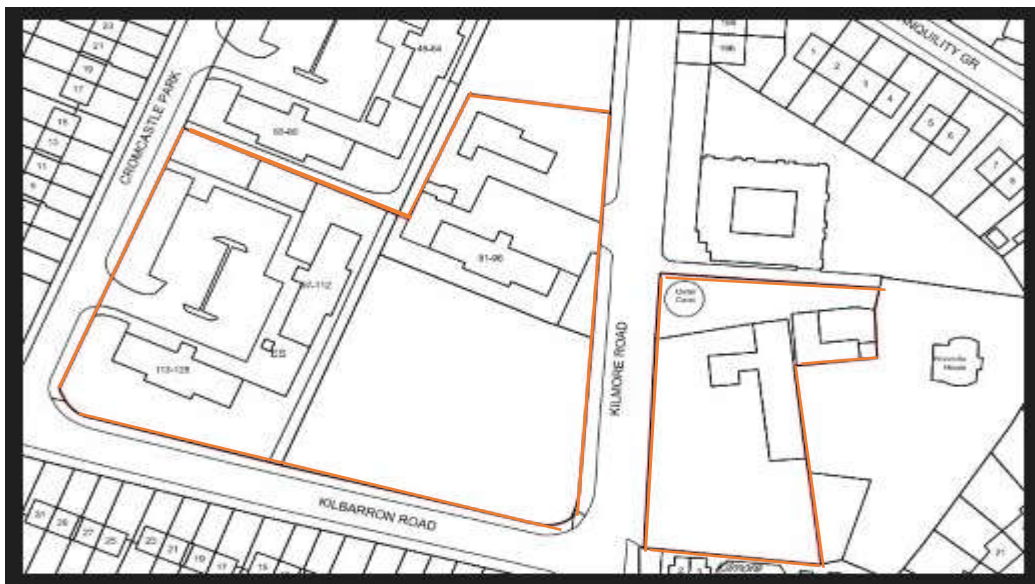
Housing and Community Services,
Block 1, Floor 3
Civic Offices, Wood Quay
Dublin 8
18th November 2024.

To the Chairperson and Members of
the North Central Area Committee

FOR NOTING

Notification of initiation of Pre-Part 8 Circulation of Layout under Part 8 Planning and Development
Regulations 2001

Proposed redevelopment of Cromcastle Court and the Old Coalyard Site, including associated external
works situated at Kilmore Road, Dublin 5.



Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government Planning and Development Regulations 2001 for the development of a site at Cromcastle Court & the Old Coalyard, Kilmore Road, Dublin 5.

Context:

The present Cromcastle Court consists of eight four-storey blocks of 128 flats that are considered substandard in terms of space standards, accessibility and thermal comfort. The current estate suffers from lack of active frontages, useable public realm and lack of secure communal space for residents.

It is proposed that the full regeneration of the site will take place over several years and be completed in distinctive phases. Subsequent phases will be subject to separate planning applications in the future.

Proposed development.

The proposal for Phase 1 of the redevelopment is to demolish Blocks 6, 7 & 8, which currently contain 48 flats. These blocks are vacant. It is proposed to construct 6 separate blocks, providing 118 new homes. The height of the proposed buildings ranges from four to six storeys.

The proposal for the Old Coalyard Site will deliver 34 new homes for older people.

The proposed residential provision is as follows:

Cromcastle Court.

58 no. 1 bed apartments
45 no. 2 bed apartments
15 no. 3 bed duplex houses

This includes:

2 no. 1-bed Universal Design apartments
2 no. 2-bed Universal Design apartments

The Old Coalyard.

34 no.1 bed apartments

32 homes are Universal Design.
2 homes are UD +

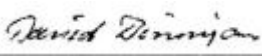
The homes are organised around a set of new landscape spaces including two enclosed communal gardens.

There will be improvements to public realm with landscape improvements to the footways and a new landscaped public open space. There will be car parking and bicycle spaces provided.

All the homes will meet current Department of Housing, Local Government and Heritage's specifications and Dublin City Council's housing standards as expressed through the Dublin City Council Development Plan. The new buildings will be energy efficient and meet current NZEB requirements.

Consultation with residents has been carried out throughout the design process with the circulation of information newsletters and in house consultation meetings led by the Local Area Office.

A presentation with detailed information is part of this meeting



Director of Housing Delivery

Housing and Community Services