

Dublin City Council

South Central Area Committee Meeting

17th February 2021

Proposed Strategic Housing Development (SHD)
Glebe House and former Coruba House Site, Crumlin D12

Strategic Housing Development Application

DCC ref:SHD0002/21, **ABP ref:** PL29S.309317

Applicant: Seabren Developments Ltd and Circle VHA CLG

Location: Glebe House and Industrial Estate and former site of Coruba House, Saint Agnes Road, Crumlin, Dublin 12

Proposal: Demolition of existing workshops etc, refurbishment of Glebe House (Protected Structure) and construction of two blocks of 4-5 storeys and two pavilion buildings of three storeys to provide 152no. apartments and a café (55sqm) together with open spaces, parking, access and a new public route to St Agnes Road

Website: <http://www.glebeshd.ie>

What has happened to date?

Pre-planning stage

- Meetings between applicant and DCC held on the 27/1/2020 & 8/5/2020.
- Tripartite meeting between applicant, DCC and An Bord Pleanala held on the 07/10/2020
- An Bord Pleanala issued 'Pre-Application Opinion' on 05/11/2020

Application stage

- Application lodged 29/01/2021
- Closing date for submissions 04/03/21
- Chief Executive report due 25/03/21
- ABP decision due 20/05/21

ABP Opinion – points to be addressed

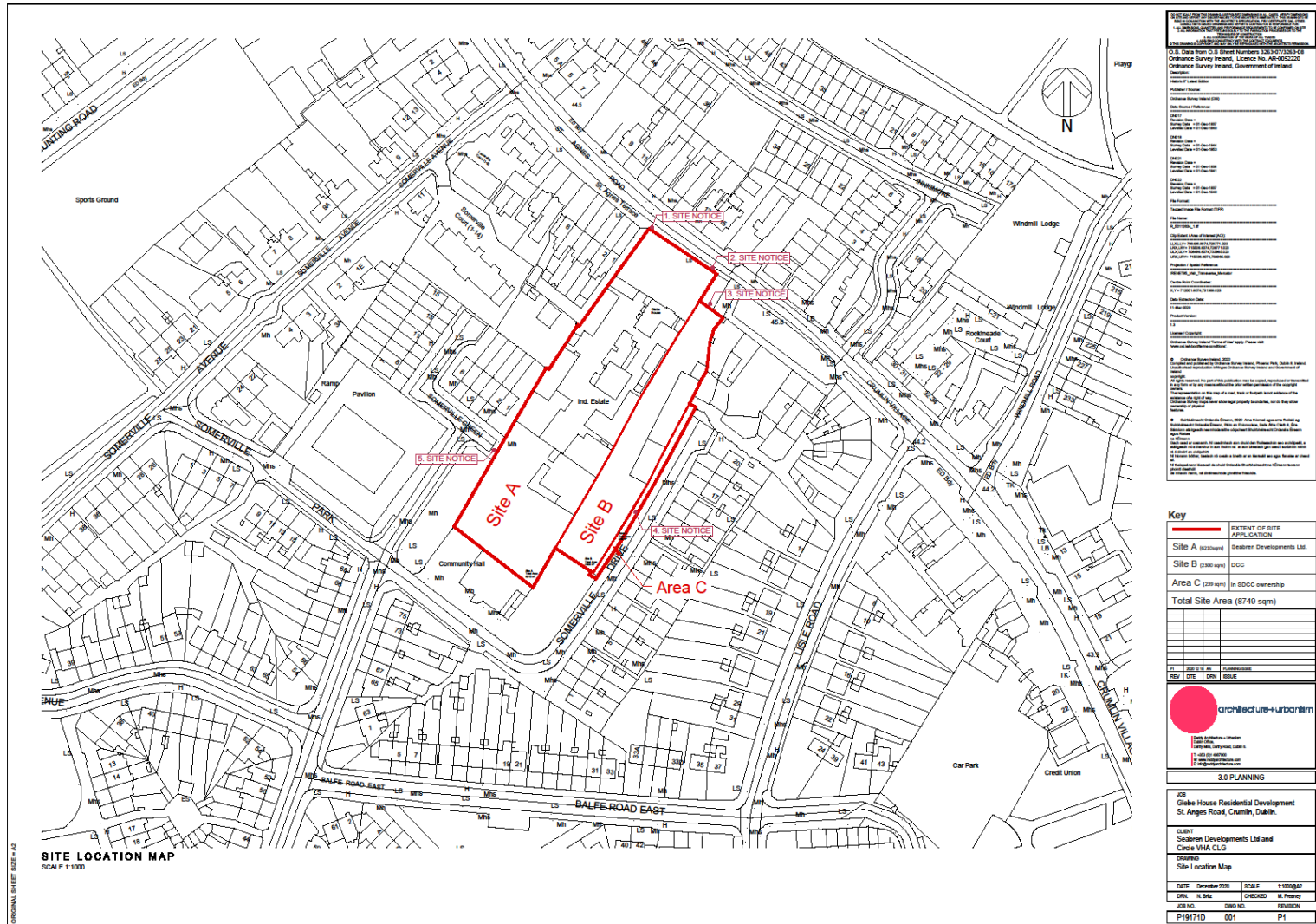
An Bord Pleanála Notice of Pre-Application Consultation Opinion

1) Further consideration and/or justification of the documents as they relate to **impact of Block A on the neighbouring dwellings along Sommerville Green**. Additional CGIs and possibly amended drawings required.

2) Information to be submitted in relation to:

- Community and Social Infrastructure Audit
- Analysis of childcare provision and justification for non-provision
- Operational Waste Management Plan
- Proposed boundary treatment, inc. integration of pedestrian and vehicular access
- Updated Construction and Waste Management Plan
- Inclusion of all works necessary for the proposed development within red line
- Details of balcony screening
- Coordination of documentation relating to protected structure and ACA. Details of works to historic boundary wall on St Agnes and proposals for retention

Site Location



Site Context



View from West



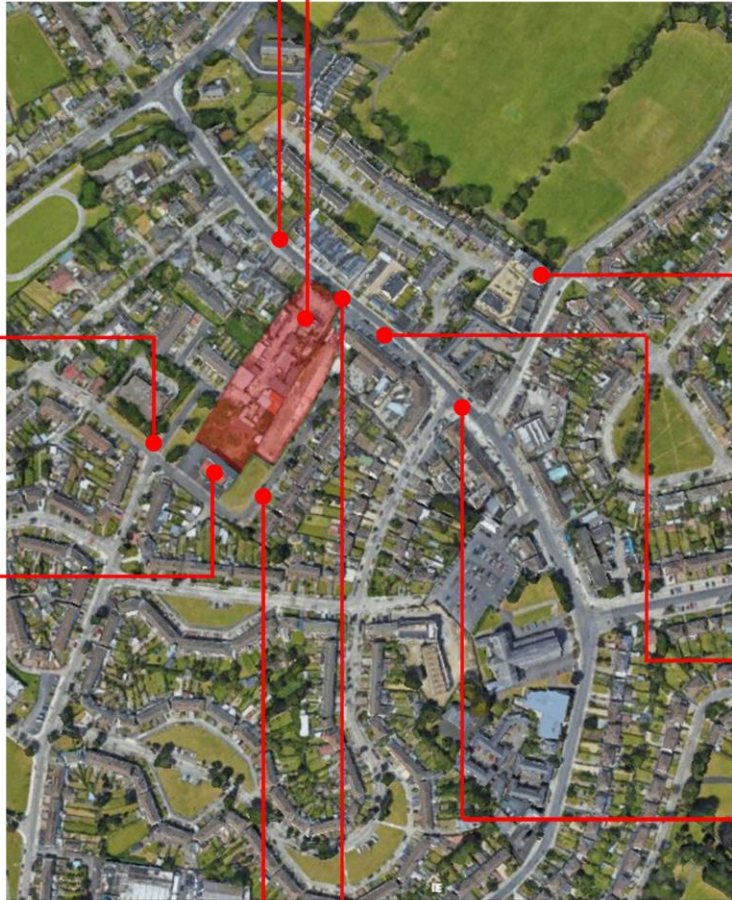
Somerville Garden



Community Hall



Somerville Drive



Glebe House



Windmill Lodge



View from East



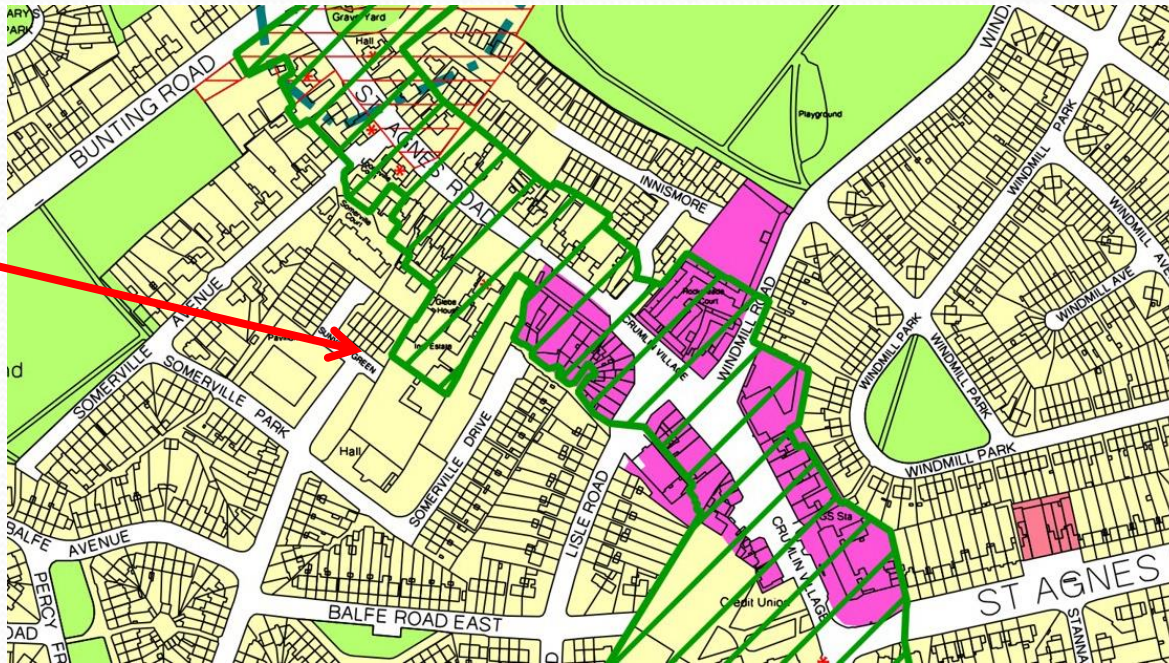
Gate Post



Crumlin Village

Development Plan – Zoning Objective

Site



- **Zoned Z1** – Sustainable Residential District Centres, with the stated zoning objective '*To provide for and improve mixed-services facilities*'.
- Former Glebe House is a **Protected Structure** (ref no. 7560).
- Site is partially located within the **Crumlin Architectural Conservation Area**

Development Parameters

Development Parameters	Proposal
Site area	0.88ha
Gross floor area	15,144sqm
Apartments	152
Mix	75 x 1bed, 73x2bed & 4x3bed
Other uses	Café (55sqm)
Site coverage & Plot ratio	41%/1.81
Scale	3-5 storeys
Dual aspect apartments	58%
Public open space	920sqm
Communal open space	1,600sqm
Car parking	58no
Cycle parking	274no

Site layout



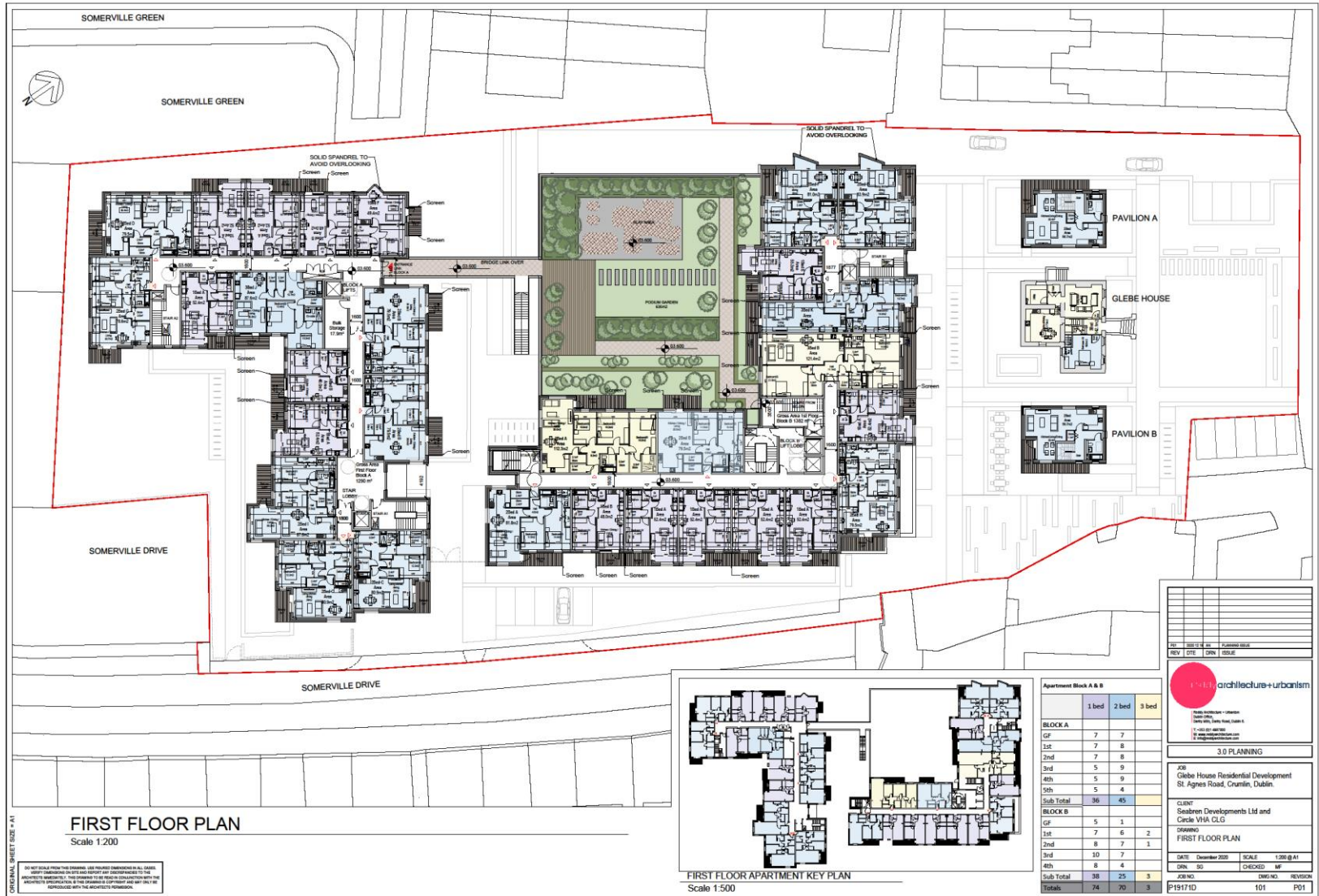
Proposed Massing



Site Layout/Ground Floor Plan



First Floor Plan



Elevations



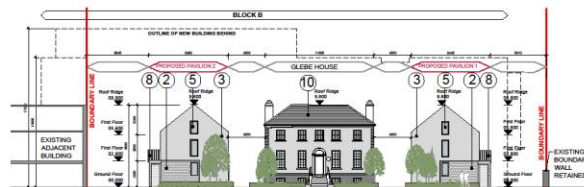
Elevation A - Block A, Block B and Pavilion 2.



Elevation B - Pavilion 1, Block B and Block A



Elevation C - Block B



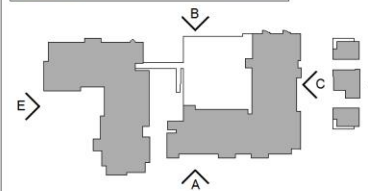
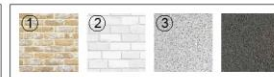
Elevation D - Pavilion 2, Glebe House, Pavilion 1 Front Elevation



Elevation E - Block A

External Finishes

- 1 Light buff brick with recessed mortar.
- 2 Light grey brick with recessed mortar
- 3 Light grey nap render finish.
- 4 Dark grey nap render finish.
- 5 PPC aluminium window system.
- 6 PPC aluminium curtain wall system.
- 7 Polyester Powder Coating aluminium cladding.
- 8 Painted steel balcony system.
- 9 Painted steel colour panel fixed to balcony system.
- 10 Natural slate roof to conservation architect specifications
- 11 Privacy screen between apartment balconies
- 12 Solid Spandrel to avoid overlooking

[illegible]

ES&J architecture+urbanism

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W: www.esandjarchitecture.com
E: info@esandjarchitecture.com

3.0 PLANNING

JOB
Glebe House Residential Development,
St Agnes Road, Crumlin, Dublin

CLIENT	Seabren Developments Ltd and Circle VHA CLG
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DRAWING
ELEVATIONS - SHEET 01

DATE	December 2000	SCALE	1:250 @ A
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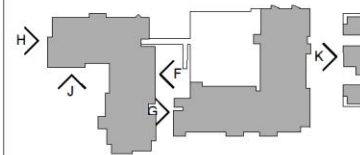
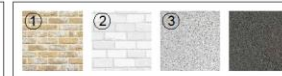
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Elevations



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DO NOT SCALE FROM THIS DRAWING. USE PROVIDED DIMENSIONS IN ALL CASES. REPORT DIMENSIONS IN METERS AND MILLIMETERS. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.			
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3.0 PLANNING			
JRM Glebe House Residential Development St Agnes Road, Crumlin, Dublin.			
CLIENT Southern Developments Ltd and Circle VHS CLS			
DRAWING ELEVATIONS - SHEET 02			
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APP'D		ISSUED BY	DRN
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Boundary Wall Elevations



Open Space Layout



- INFORMAL SUPERVISION OF OPEN SPACE
- EXISTING OPEN SPACE ADJOINING SITE
- PUBLIC OPEN SPACE: PROPOSED
- COMMUNAL OPEN SPACE: PROPOSED

Public Open Space - Landscape Plan

Existing Category C tree to be removed and be replaced with large specimen Horse Chestnut tree

Existing category B trees to be retained

Formal Lawn



Scale 1:200

Glebe House – St Agnes Road



Glebe House – Crumlin Village



Block B (Behind Glebe House)



Somerville Drive



Somerville Green



Next Steps

- Last day for observations 4th March 2021
- Members comments at meeting will be summarised and sent to ABP with CE report
- Further details of the application can be viewed at: <https://www.glebeshd.ie>
- Guidance on SHD procedure on ABP website <http://www.pleanala.ie/>
- Chief Executive Report due by 25th March 2021
- An Bord Pleanála due to decide case by 20th May 2021



Thank You