

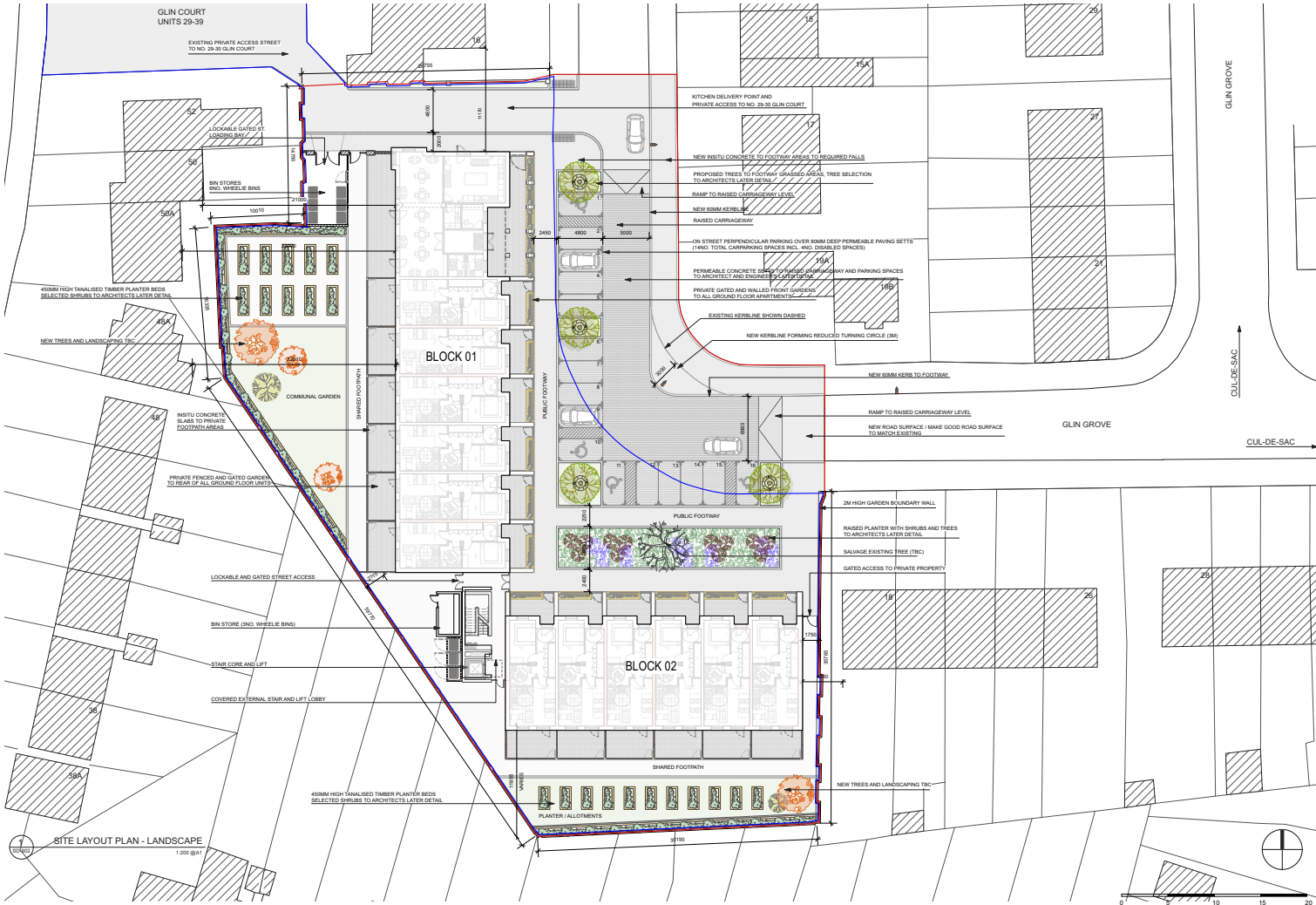
Glin Court, Glin Grove, Coolock, Dublin 17.

Dublin City Council Part 8 Development  
Planning & Development Acts 2000 (as amended)  
Planning and Development Regulations 2001 (as amended)  
Part 8 Development

In accordance with Part XI of the Planning and Development Acts, 2000 (as amended) and Part 8, Article 81 of the Planning and Developemtn regulations 2001 (as amended),  
Dublin City Council proposes to carry out the development described hereunder at Glin Court, Glin Grove, Coolock, Dublin 17.

The development will consist of:

- a) The demolition of the two existing housing blocks, the existing single storey community facility building and the boundary wall that fronts Glin Grove.
- b) Construction of 32no. 1Bed (2Person) dwelling units across two 3storey blocks comprising: 12no. Unit Type 'A' (narrow frontage) to the ground floor; 9no. Unit Type 'B' (wide frontage) to the first floor; 9no. Unit Type 'C' (wide frontage) to the second floor; 2no. Unit Type 'D' (narrow frontage) to the first and second floor end units to the north of Block 1.
- c) The construction of a community facility building at ground floor level at the north end of Block 1. This building comprises a community kitchen facility, community seating room / dining space and all associated facilities and ancillary spaces.
- e) The construction of a new public realm to the Glin Grove street front that meets the new development.  
The revised street layout shall provide a total of 16no. perpendicular parking spaces which include 4no. accessible parking spaces, new hard and soft landscaped surfaces, new trees and planter areas, new surfacing to roads and footways, a raised carriageway, a new kerb line and new surfacing to the private access road which serves no. 29-39 Glin Court.
- f) New private garden spaces. All ground floor units are accommodated with gated front gardens and private back gardens. All upper floor units are provided with generous balcony spaces. The proposed landscape design of the private communal gardens includes green spaces, allotments and planter beds as well as footways and seating areas.
- g) All associated site works, waste facilities, services and drainage.



Glin Court, Senior Citizen Housing; Site Layout and Landscaping Plan.



Glin Court, Senior Citizen Housing; Birdseye view of scheme design.





Glin Court, Senior Citizen Housing; Ground Floor Plan.



Glin Court, Senior Citizen Housing; Upper Floor Plan.



Glin Court, Senior Citizen Housing; North gable and Community building entry at ground level.

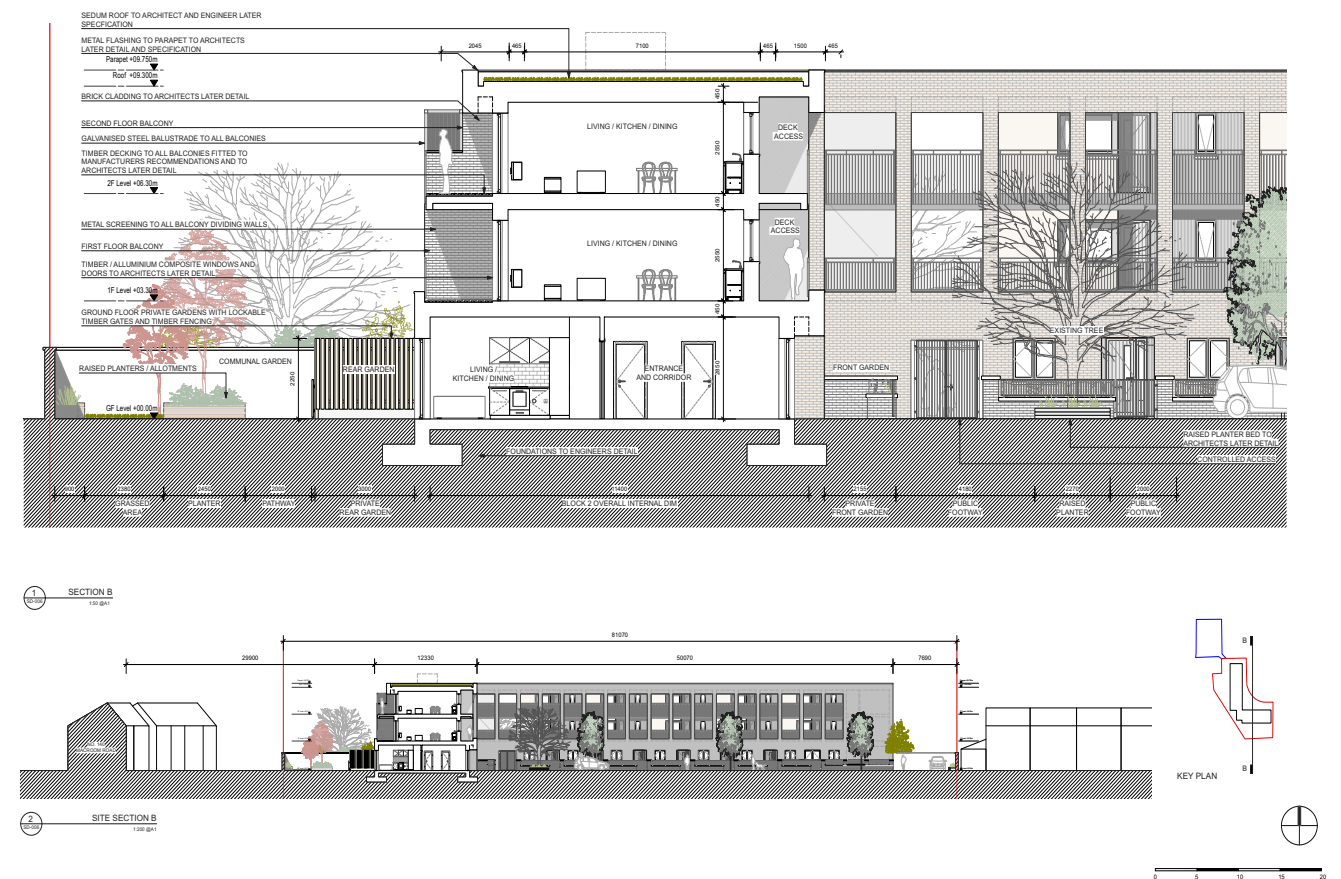


Glin Court, Senior Citizen Housing; Birdseye view looking south.





Glin Court, Senior Citizen Housing; East Elevation.



Glin Court, Senior Citizen Housing; Section of Block 2.

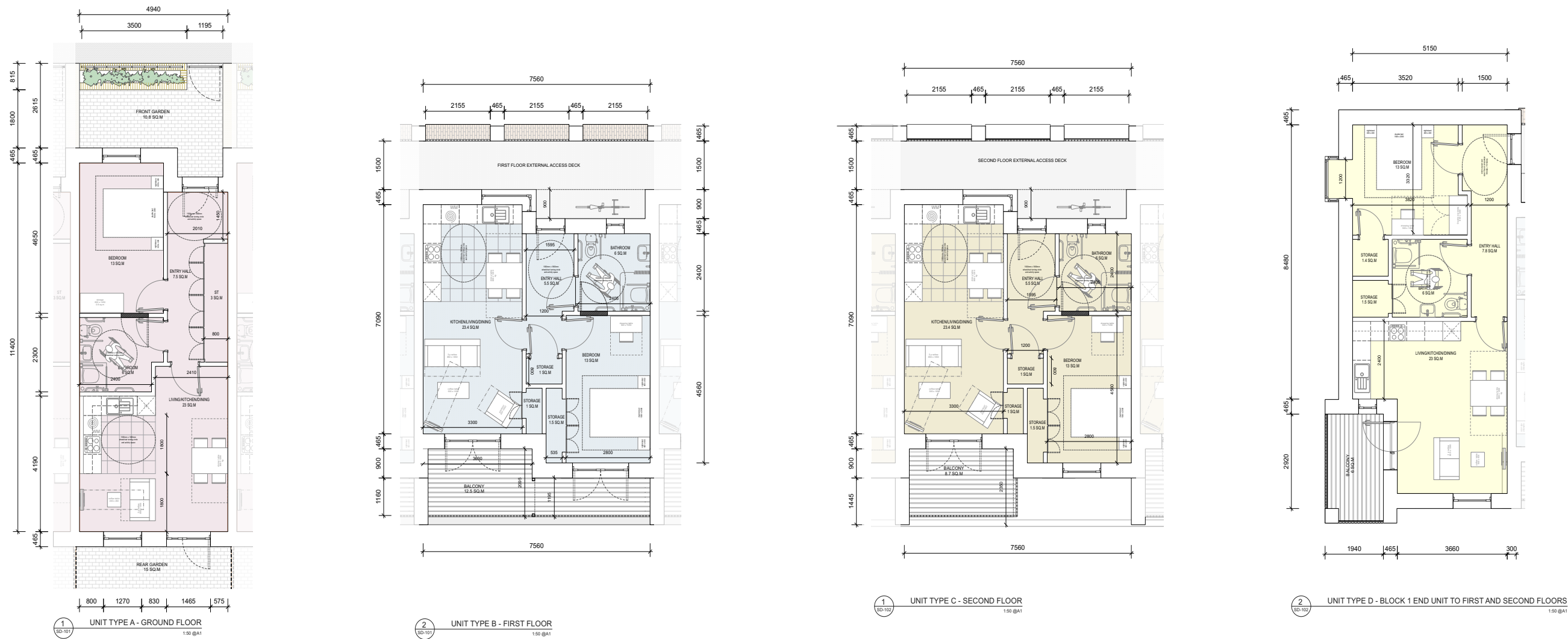


Glin Court, Senior Citizen Housing; View from first floor access deck.



Glin Court, Senior Citizen Housing; Block 1 birdseye view.

Unit Type Plans.



UNIT TYPE SCHEDULE

[1] INDICATES DEPT OF HOUSING, PLANNING AND LOCAL GOVERNMENT SPACE PROVISION STANDARDS AS SET OUT IN QUALITY HOUSING FOR SUSTAINABLE COMMUNITIES, 2007.

UNIT TYPE	BEDS / PERSONS	GROSS FLOOR AREA	AGGREGATE LIVING	AGGREGATE BEDROOM	STORAGE AREA	PRIVATE AMENITY
UNIT TYPE A	1 BED / 2 PERSON	54.4 SQ.M [45]	23 SQ.M [23]	13 SQ.M [13]	3 SQ.M [3]	25.8 SQ.M [5]
UNIT TYPE B	1 BED / 2 PERSON	52.9 SQ.M [45]	23.4 SQ.M [23]	13 SQ.M [13]	3.5 SQ.M [3]	12.5 SQ.M [5]
UNIT TYPE C	1 BED / 2 PERSON	52.9 SQ.M [45]	23.4 SQ.M [23]	13 SQ.M [13]	3.5 SQ.M [3]	8.7 SQ.M [5]
UNIT TYPE D	1 BED / 2 PERSON	55.3 SQ.M [45]	23.0 SQ.M [23]	13 SQ.M [13]	3 SQ.M [3]	6 SQ.M [5]