

Notification of initiation under Part 8
Planning and Development Regulations 2001
(as amended)

Proposed demolition of
Block 1 St. Andrew's Court
intersection of Fenian Street and Sandwith Street Upper, D2

Presentation to South East Area Committee

13th July 2020

By Elaine Johnson, Executive Engineer, Dublin City Council



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Proposal

- Demolition of the existing senior citizen flat block (14 units) known as St. Andrews Court Block 1 and two associated pram sheds.
- Works include demolition of the buildings, grubbing up existing surfaces (carpark, footpaths, hardstanding, raised amenity area, various walls and stairs) and removal of existing trees, plants and lighting poles.
- Site to be regraded to match existing ground levels of public footpaths and adjoining site.
- Site to be resurfaced with a permeable asphalt finish surrounded by a palisade fence to secure the perimeter. An access gate to be provided for general maintenance.
- No new construction works proposed. Re-development proposals will be subject to a separate planning application.

Proposed Development

- Existing building is not fit for use, does not meet current Building Regulation or Housing Standards and is almost entirely vacant.
- Redevelopment of the site to comply with current Building Regulation and Housing Standards will provide greater densities.
- The future development plans have not yet been finalised. Design Team in process of being appointed.
- Public lighting of public areas will be retained

Pre-Part 8

- Proposal was circulated internally to various Dublin City Council Technical Departments
- Observations and comments were submitted by a number of the internal DCC departments - will be addressed as part of the Part 8 process and during the demolition stage of the project.

Part 8 - Notification of Initiation

- The agreement of the Committee is requested to this proposal.

Thank you.