

Housing and Community Services,  
Block 1, Floor 3  
Civic Offices, Wood Quay  
Dublin 8

10<sup>th</sup> November, 2020

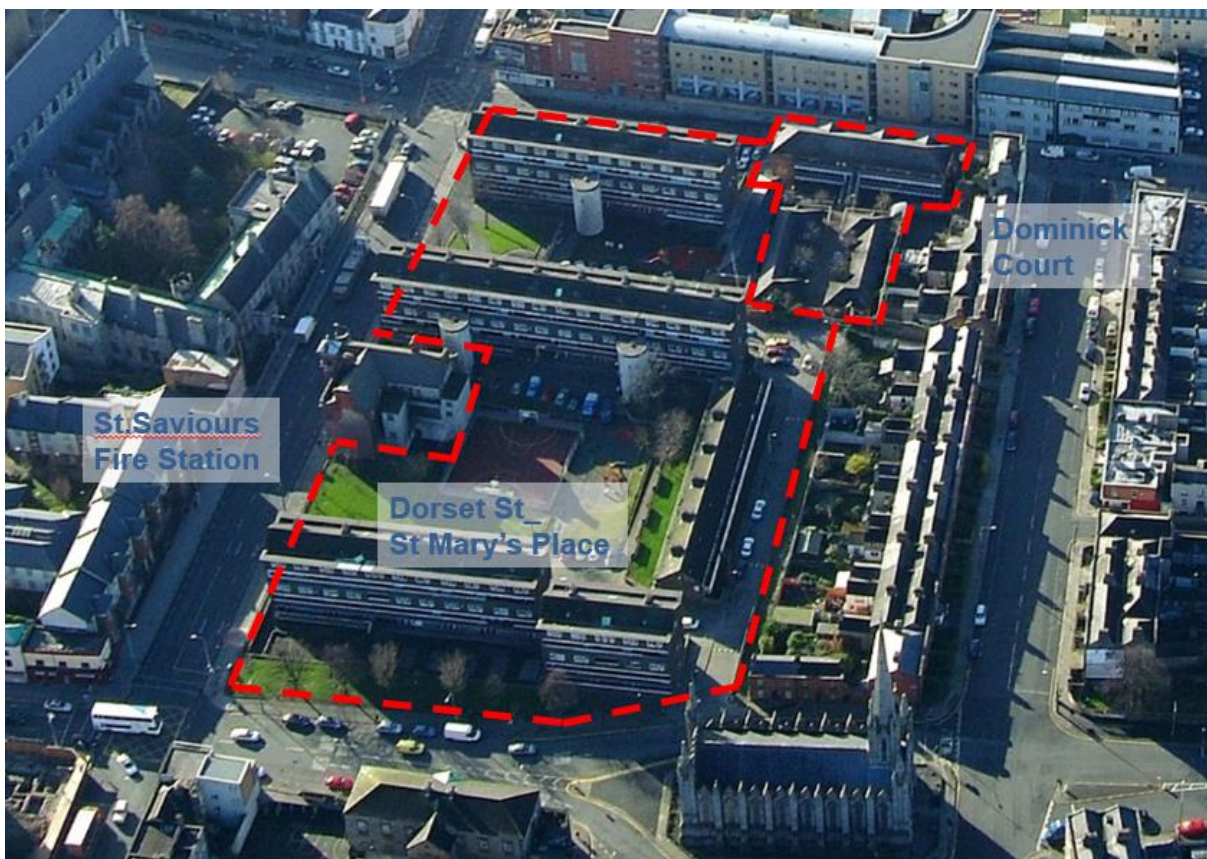
To the Chairperson and Members of  
the Central Area Committee

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For Information only:  
Initiation of the Consultation Process with Residents  
for the Estate Renewal proposals of Dorset Street and St Mary's Place Flat Complex, Dublin 1

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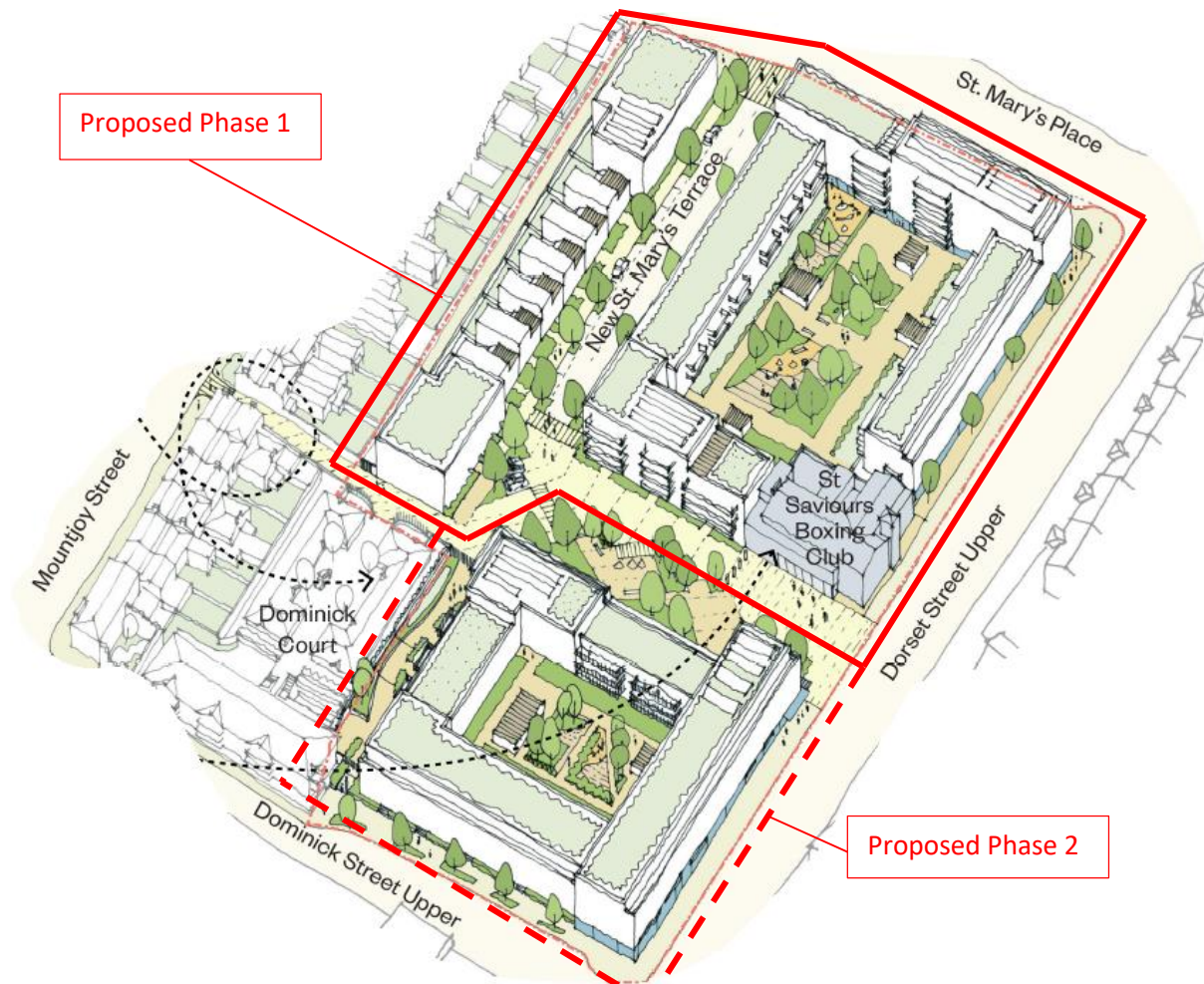
**SITE LOCATION**



Dublin City Council wishes to communicate the initiation of the consultation process with the residents of Dorset St\_ St Mary's Place. This process will lead to an application under Part 8 of the Local Government Planning and Development Regulations 2001 for the redevelopment The Dorset Street and St Mary's Place Flat Complex, Dublin 1.

In April 2020, Dublin City Council received Stage 1 approval from the DHPLG to proceed with the redevelopment of this housing complex. An integrated design team lead by Scott Tallon Walker Levitt & Bernstein has been appointed. The feasibility review proposes a redevelopment consisting of a terrace of approximately 6 no. houses flanked by four-storey apartment blocks facing what is currently being referred to as New St Mary's Terrace. Two courtyard apartment blocks are proposed, each with approximately 70 no. apartments. Included in the proposal is the provision of a neighbourhood square.

### DRAFT PROPOSAL



It is proposed that the first phase will re-house all the residents of the existing complex. It is proposed that the redevelopment will re-house some of the existing community uses located in the Dublin Fire Brigade building. These community uses are intended to be relocated on the ground floor of the courtyard apartment block to be built on the proposed first phase.

The proposed development will comprise the demolition of the existing apartment blocks and the construction of three storey houses, four, five and seven storey apartment blocks. More details will be provided after the initial consultation is concluded, comments are incorporated into the proposal, and the design package is prepared to initiate the pre-part 8 process.

David Dinnigan  
Executive Manager,  
Housing and Community Services