

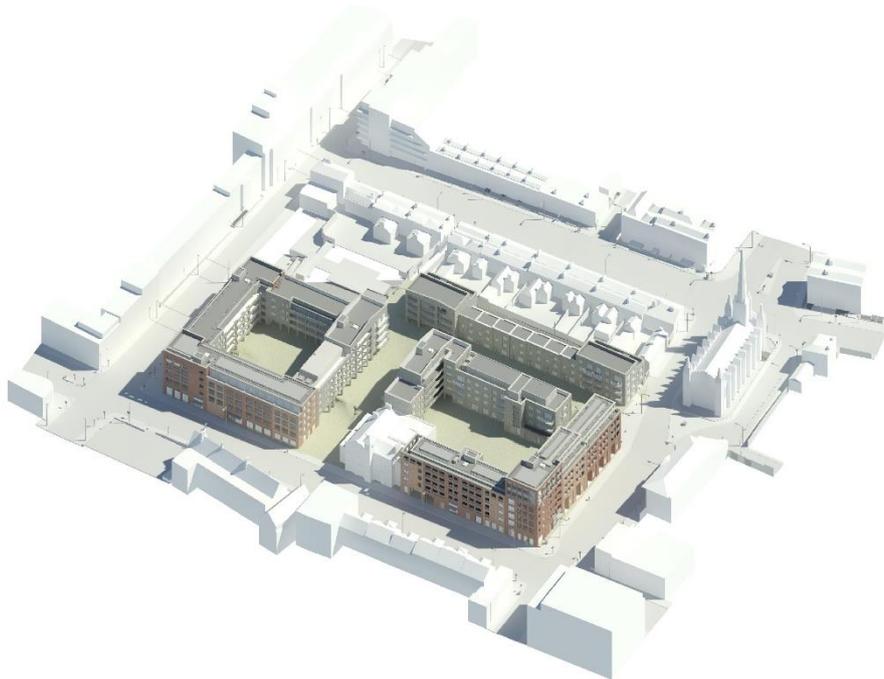
Housing and Community Services,
Block 1, Floor 3
Civic Offices, Wood Quay
Dublin 8
13th July 2021

To the Chairperson and Members of
the Central Area Committee

Notification of initiation under Part 8 Planning and Development Regulations 2001

FOR NOTING

**Proposed redevelopment of Dorset St Mary's Place Flats and associated external works
situated at Dorset Street Upper, Dominick St Upper and St Mary's Place North, Dublin 1**



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 Dorset St Upper and St Mary's Place North, Dublin 1.

Context:

The present Dorset St Mary's Place flats (1.2 ha) consist of four blocks of 107 flats and 6 bedsits 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 hard standing areas dominated by car parking. There is currently a decanting programme co-ordinated by the Area Housing Officer who is liaising with residents in order to facilitate this redevelopment.

Proposed development:

It is proposed to demolish the four existing blocks and to construct 163 new homes. The proposal is to construct 145 no. apartments, 11 no. duplexes and a terrace of 7 no. houses in four no. blocks (A1, A1, B and C Blocks). The height of the proposed buildings range from three to seven storeys.

The community provisions consist of a multi-use Community Facility (Creche/Karate Club/Community Centre), re-housing the existing St Saviours Boxing Club, a local retail/commercial space and a café space connected to the future Fire Museum (subject of a separate Part 8 of the former Dorset St Fire Station).

All the new homes will meet current Department of Housing, Local Government and Heritage's specifications and Dublin City Council's housing standards as expressed through the current Dublin City Council Development Plan 2016-2022. The new buildings will be energy efficient and meet current NZEB requirements.

A presentation of this proposal with detailed information was given on the 13th April 2021 to the Central Area Committee before initiating the pre-part 8 process.

Consultation with residents has been carried out throughout the design process with newsletters, a webinar, and phone calls led by the Local Area Office (due to Covid-19 restrictions).

Online consultation for the general public has been available from the 30th of June 2021 and will be closed on the 14th of July 2021.

A detailed report by the consultant design team on all aspects of the development will form part of the planning submission.

The committee is requested *only* to note this proposal.

David Dinnigan

Executive Manager

Housing and Community Services