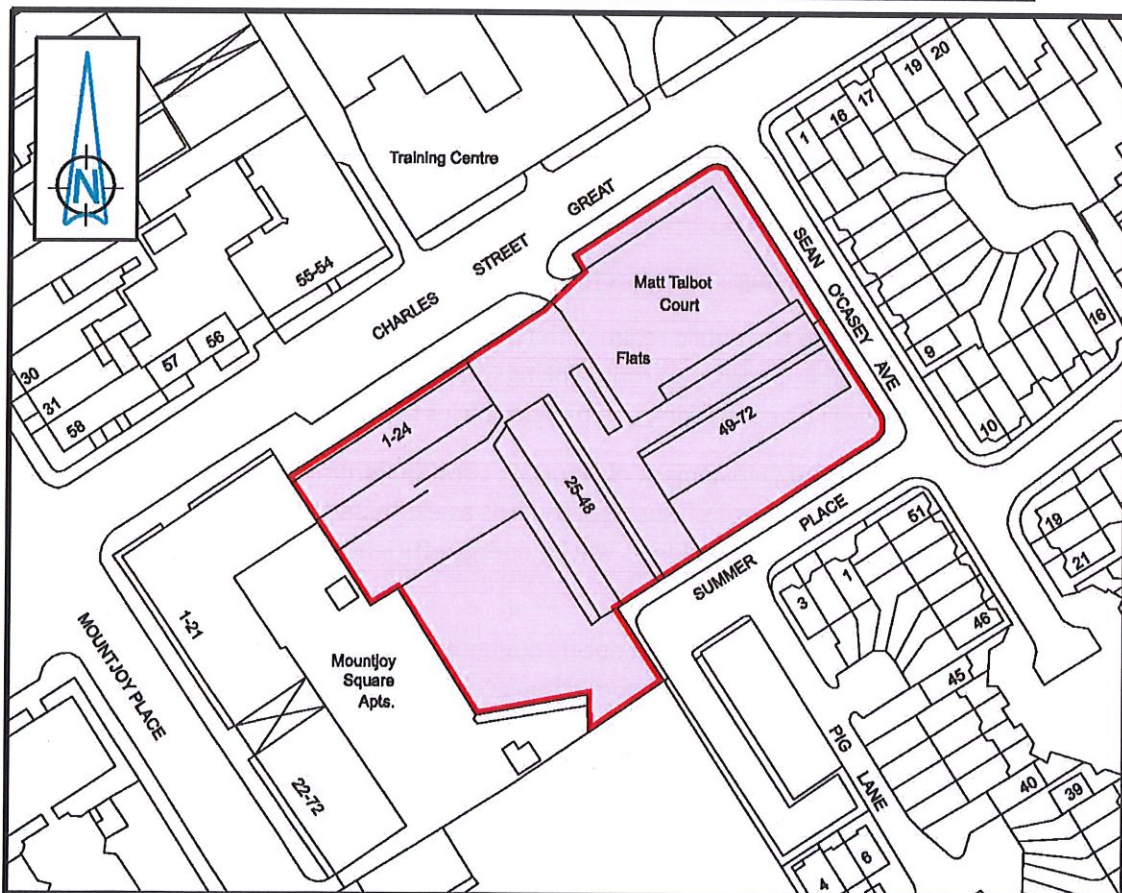


To the Chairperson and Members of
the Central Area Committee

FOR NOTING

Notification of initiation of Pre-Part 8 Circulation of Layout under Part 8 Planning and Development
Regulations 2001

Proposed redevelopment of Matt Talbot Court and associated external works situated at
Charles Street Great, 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 Matt Talbot Court, Charles Street Great, Dublin 1.

Context:

The present Matt Talbot Court flats (0.5445 ha) consist of three five-storey blocks of 72 flats (including 24 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.

Proposed development

It is proposed to demolish the existing housing blocks and to construct two new housing blocks, which will provide 92 new homes on the site. It is currently proposed to complete the project over two phases. The first phase involves the construction of one new apartment block to deliver circa 54 homes. Phase 2 will provide a second housing block to the West of the site and will deliver the remaining 38 homes.

The proposed residential provision is as follows:

30 no. 1 bed apartments
31 no. 2 bed apartments
10 no. 2 bed duplex houses
21 no. 3 bed duplex houses

This includes:

13 no. 1-bed Universal Design apartments
12 no. 2-bed Universal Design apartments
3 no. UD+ apartments

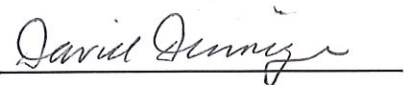
The height of the proposed buildings ranges from one to six storeys.

There will be improvements to the public realm with two new landscaped gardens for the residents, planted areas and a new public pedestrian route linking Charles Street great to Summerplace and Pentecost Church. There will be car parking and bicycle spaces provided.

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

Consultation with residents has been carried out throughout the design process with the circulation of information newsletters, zoom meetings and in house consultation meetings led by the Local Area Office.

A presentation with detailed information is part of this meeting



Executive Manager

Housing and Community Services