



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

Housing & Community Services,  
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Seirbhísí Tithíochta agus Pobal  
Bloc 1, Urlár 3

Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8  
8<sup>th</sup> November 2022

To the Chairperson and Members of  
the Central Area Committee

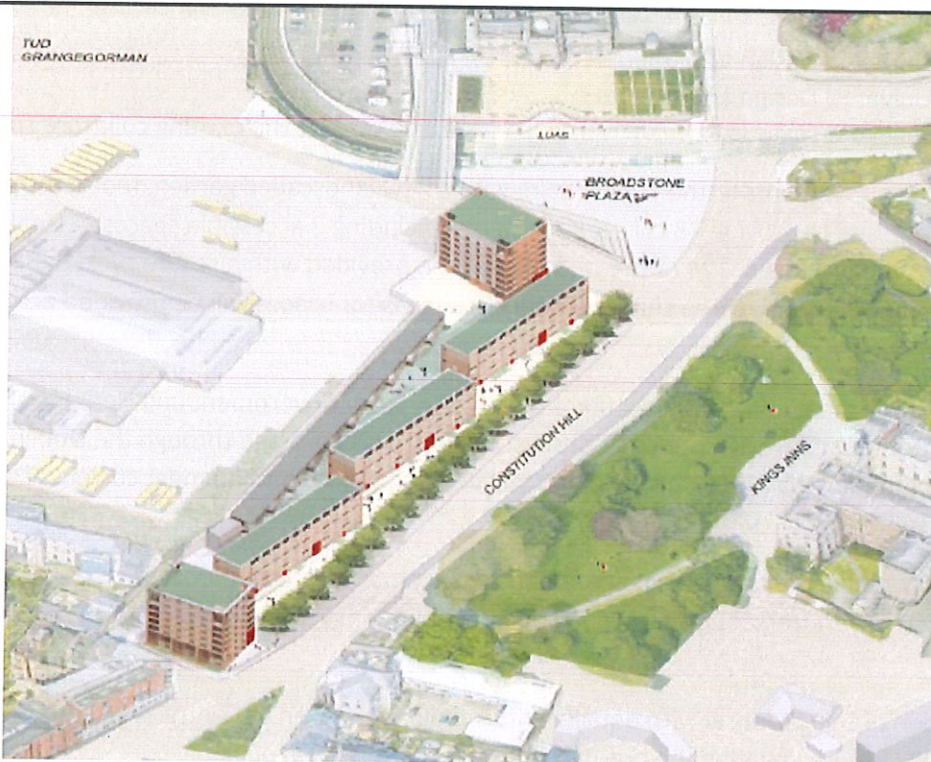
### Notification of initiation under Part 8 Planning and Development Regulations 2001

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#### FOR NOTING

#### Proposed redevelopment of Constitution Hill flats and associated external works situated at Constitution Hill, Dublin 7

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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 Constitution Hill, Dublin 7.

#### Context:

The present Constitution Hill flats (0.928ha) consist of three five-storey blocks of 89 flats (including 30 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 deep retrofit and extend the three existing housing blocks and to construct two new housing blocks and 10 two storey duplex houses, giving a total of 124 homes on the site, and to be completed over two phases. The first phase involves the amalgamation and redevelopment of the northern housing block (block nearest to Broadstone depot), the construction of a new apartment block on the northern end of the site and two duplex houses. This phase will deliver circa 49 homes. The second phase will provide for the redevelopment of the two other existing housing blocks, along with the construction of a new apartment block to the south of the site and 8 duplex houses at the rear of the site. Phase 2 will deliver the remaining 75 homes.

The height of the proposed buildings range from two to seven storeys.

The proposed residential provision is as follows:

42 no. 1 bed apartments  
54 no. 2 bed apartments  
18 no. 3 bed apartments  
10 no. 2 bed duplex houses

This includes:

7 no. 1-bed Universal Design apartments  
8 no. 2-bed Universal Design apartments  
A multi-use childcare space is to be delivered in Phase 1 to replace the existing childcare space.

There will be improvements to the public realm with a new landscaped garden, footpaths and planted areas. It is proposed to provide 23 car parking spaces, including 2 accessible spaces. A total of 150 bicycle spaces are proposed. 124 of these spaces will be provided within secure cycle parking facilities in each housing block while three clusters of short-term visitor spaces will be provided across the site in public areas.

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, a zoom meeting and in house consultation meetings led by the Local Area Office.

A presentation of this proposal with detailed information was given at Central Area Committee on the 14<sup>th</sup> June 2022 before initiating the pre-Part 8 process.

A project summary has been included in the agenda pack and 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**