

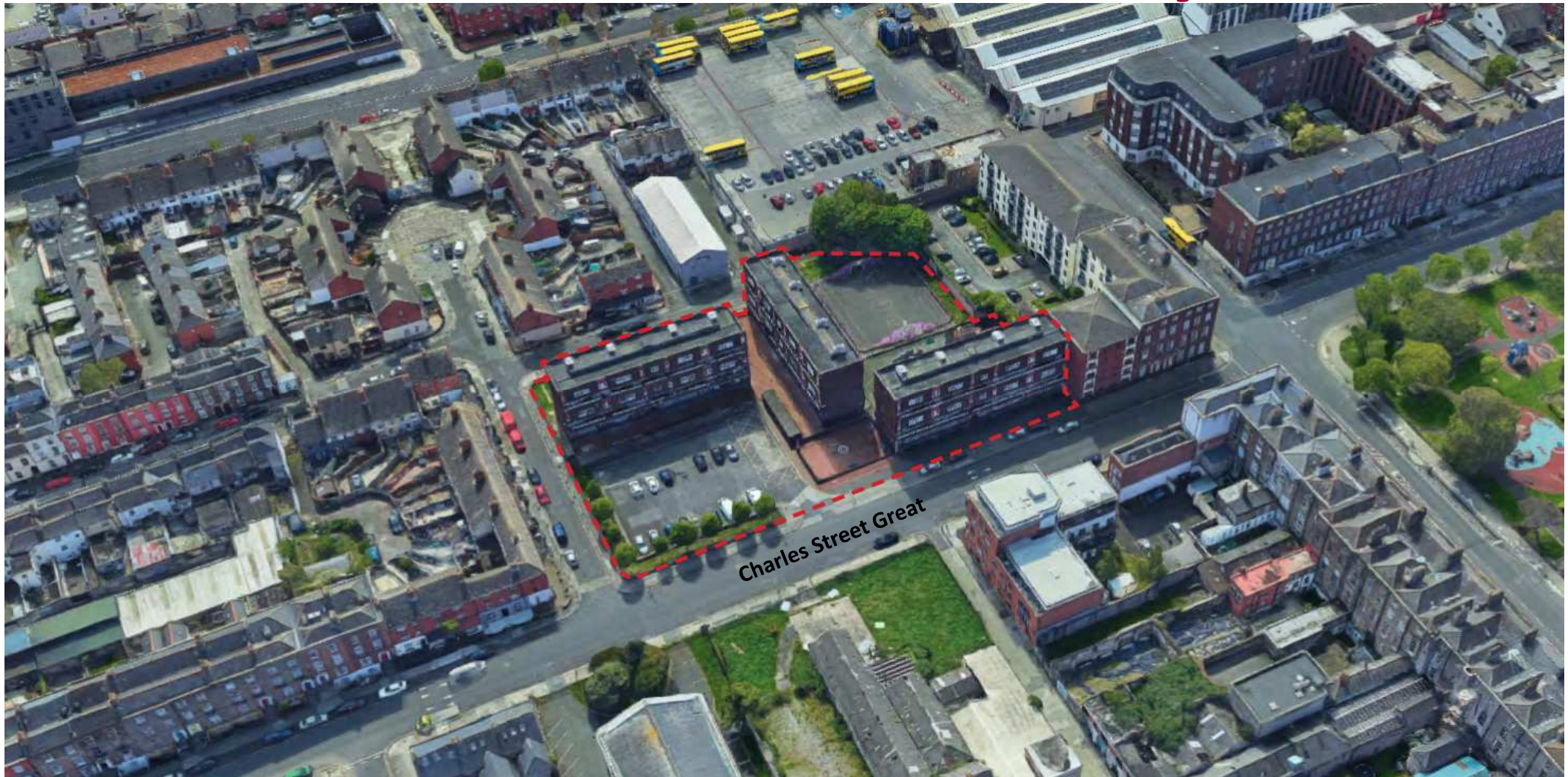
MATT TALBOT COURT REGENERATION

Project Summary *(For Information Only)*

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

**Notification of initiation under Part 8 Planning and Development Regulations 2001
Central Area Committee 13th December 2022**

Matt Talbot Court Today



Matt Talbot Court Regeneration Timeline



Proposed New Matt Talbot Court

92 New Homes

29 no. 1 Bed Apartments

32 no. 2 Bed Apartments

11 no. 2 Bed Duplex Houses

1 no. 3 Bed Apartment

19 no. 3 Bed Duplex Houses

*All ground floor Duplex Homes
will have own door access*



Private Residential Courtyards



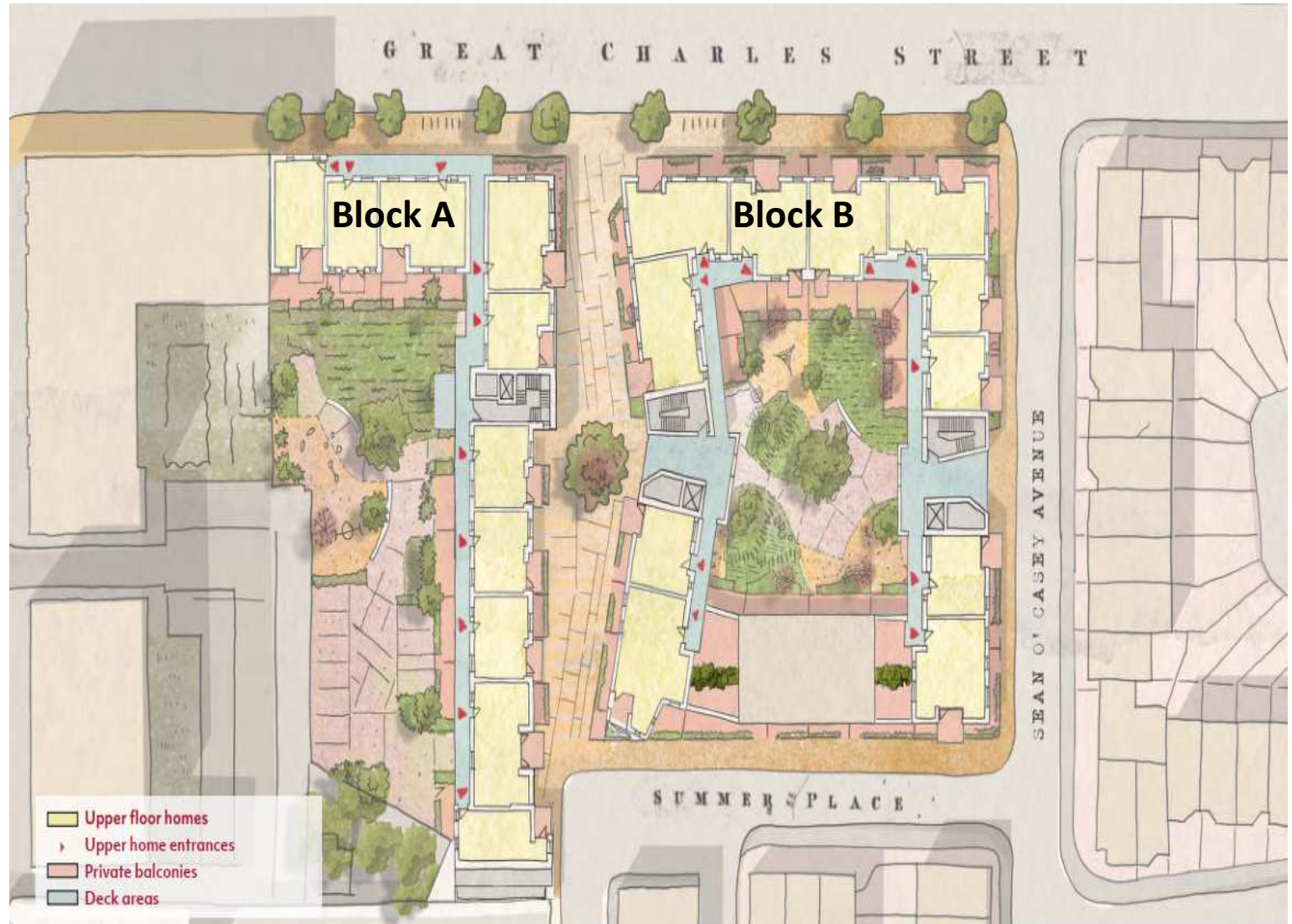
Block A



Block B

Public Realm and Private Amenity Spaces

- *New residents courtyards*
- *Planted areas*
- *Secure fob access*
- *Secure bicycle & car parking*
- *New pedestrian route*
- *Private balconies*
- *Deck access*



Matt Talbot Court Proposed Scheme Heights

Heights vary from one storey to six storeys throughout the proposed new housing scheme



Proposed Matt Talbot Court Design Strategies

Sustainability Strategy:

- All homes comply with NZEB standards and Building Regulations Part L, meeting high sustainability credentials
- All homes achieve Home Performance Index (HPI) certification

Energy Strategy:

- The proposed development is fossil fuel free
- All heating will be by renewable energy using air to water heat pumps to provide heating and hot water
- All homes will meet a minimum A3 BER rating
- PV panels will be installed on the roofs of both housing blocks

Sustainable Urban Drainage (SuDS):

- 70% of all non-sloped roofs are extensive green roofs
- Each courtyard has an attenuation tank

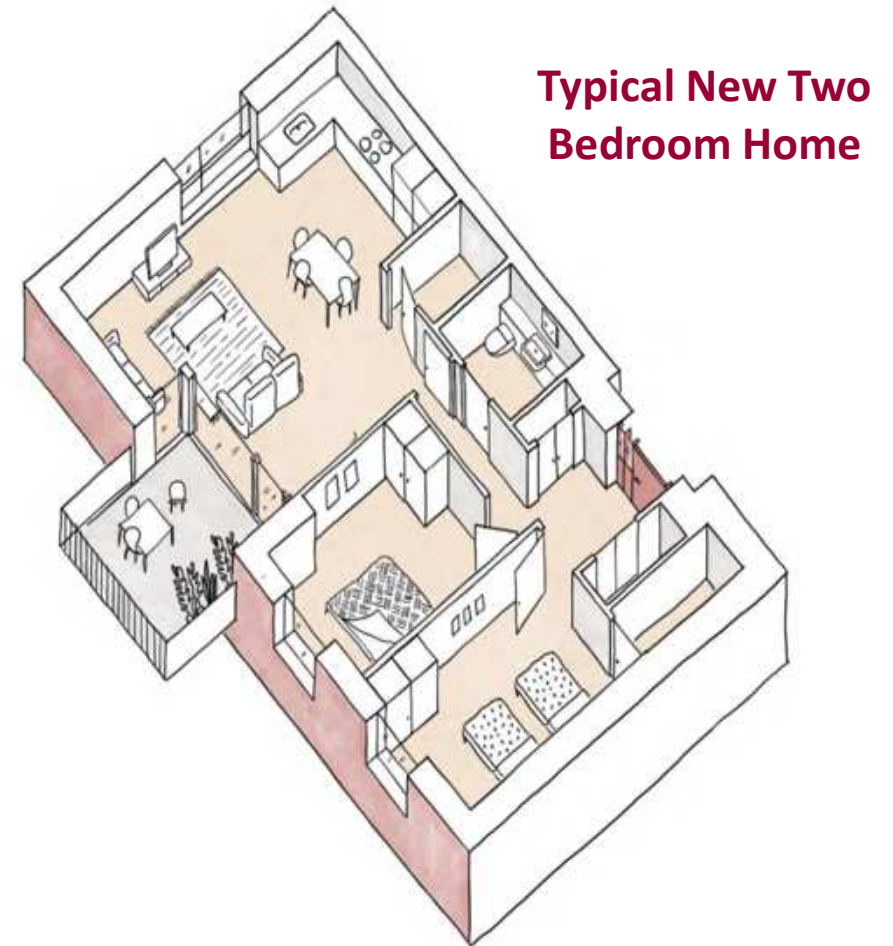
Daylight & Sunlight:

- 100% of all homes will have dual aspect to maximise daylight and sunlight
- All homes will have a private balcony amenity space
- All windows will be double glazed

Proposed Matt Talbot Court New Homes

- Existing Bedsits Area = 25sqm approx.
- New One Bedroom Apartment Area = 45sqm minimum
- Existing Two Bedroom Flat Area = 50sqm approx.
- New Two Bedroom Home Area = 73sqm minimum
- Existing Three Bedroom Flat Area = 73sqm approx.
- New Three Bedroom Home Area = 90sqm minimum

- Bigger & Brighter Homes
- Larger Kitchens
- Warmer Homes
- Low Energy Cost
- More Energy Efficient
- More Storage Space
- Private Balconies



Proposed Matt Talbot Court Part 8 Timeline

- ***Lodgement of Part 8 Planning Application – January 2023***
- ***Area Committee for Approval to go on the City Council meeting agenda April 2023***
- ***City Council for Part 8 Approval June 2023***

