



To the Chairperson and Members of  
the Central Area Committee

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**FOR INFORMATION ONLY**

Report under Planning and Development (section 179A) Regulations 2023  
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 in order to progress the redevelopment of Matt Talbot Court, it will follow Planning and Development (Section 179A) Regulations 2023 of the Planning and Development Act 2000, as amended. This is to allow for the accelerated delivery of social housing by way of exemption from the Part 8 process.

The present Matt Talbot Court flats (0.5445ha) 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. 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 existing three housing blocks and to construct two new housing blocks, providing 92 new homes on the site. It is proposed to complete the project over two phases. The first phase involves the demolition of two housing blocks and the construction of one new apartment block, Block B, to deliver 54 homes. The second phase will provide for the demolition of the remaining housing block and the construction of Block A, which will deliver the remaining 38 homes.

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

The proposed residential provision is as follows:

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

This includes:

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

There will be improvements to the public realm with two new landscaped courtyards for the residents, planted areas and a new public pedestrian route linking Charles Street Great to Summer Place. It is proposed to provide 9 car parking spaces, including 1 accessible space. A total of 144 bicycle spaces are proposed. 108 of these spaces will be provided within secure cycle parking facilities in the housing blocks while 36 short-term visitor spaces will be provided across the site in public areas. The new buildings will be energy efficient and meet current NZEB requirements.

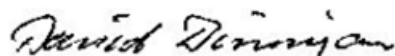
Consultation with residents has been carried out throughout the design process with the regular circulation of information newsletters, zoom meetings and in-house consultation meetings led by the Local Area Office.

**The conclusion of the Planner's Section 179A planning report:**

*The proposed development replaces existing social housing units at Matt Talbot Court and will provide 92 modern apartments across 2 no. blocks ranging in height up to 6 storeys. The blocks will be arranged around a communal courtyard which will be maintained by Dublin City Council. The proposed residential mix and dwelling typology is likely to provide a balance of homes across the subject site and create an integrated, mixed income and sustainable new community and overall would be consistent with the proper planning and sustainable development of the area.*

*The proposed development: does not materially contravene the Dublin City Development Plan 2022-2028; is in accordance with the Housing Strategy; is not subject to a requirement for an Appropriate Assessment or an Environmental Impact Assessment; and is located on lands that are zoned for residential use. It is considered that the proposed development is consistent with the relevant requirements of S.179A of the Planning and Development Act 2000 (as amended). The proposed development shall comply with outstanding requirements of S.179A including the need to inform elected members and for the development to be commenced on or before 31<sup>st</sup> December 2024.*

It is our intention to bring the proposal to the July 2023 Council Meeting for formal notification of the proposed housing development to the elected members.



David Dinnigan

**Director of Housing Delivery**

**Housing and Community Services**