

# St Anne's Court Redevelopment Project Summary

(For Information Only)

Proposed redevelopment of St Anne's Court Senior Citizens and associated external works situated at All Saints Park , Raheny, Dublin 5

Notification of initiation under Part 8 Planning and Development Regulations 2001  
North Central Area Committee 15<sup>th</sup> January 2024

# St Anne's Court Today



# St Anne's Court Proposed Development



## St Anne's Court

### 102Homes

- 102 - 1 bed apartments
- 96 - UD
- 6 - UD
- 1Community Room



# Proposed Landscaped Courtyard



# Design Strategies

## Sustainability Strategy:

- All homes to achieve Home Performance Index (HPI) certification, meeting high sustainability credentials
- The proposed housing scheme is being evaluated by a full Life Cycle Analysis that informs a low environmental impact design

## Energy Strategy:

- The proposed development is fossil fuel free
- All heating will be by renewable energy using air to air heat pumps to provide heating and hot water
- All homes will meet a minimum A2 BER rating

## Sustainable Urban Drainage (SuDS):

- The proposal implements SuDS to reduce the need for an attenuation tank leaving more area for amenity space
- SuDS features include green and blue roofs, as well as rain gardens and planter boxes
- For open areas, a mix of swales and dry detention basins will be provided, along with reinforced grass and porous paving

## 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 triple glazed

# Indicative 1 Bedroom Home Layout



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