

# 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:**

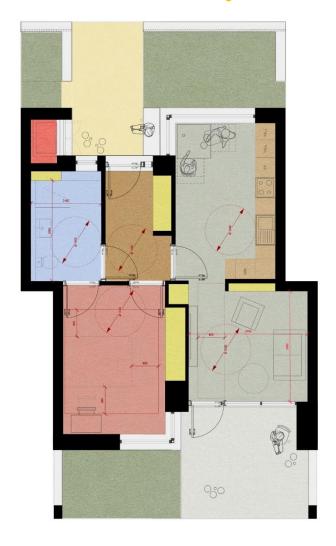
- 100% of all homes will have dual aspect to maximise daylight and sunlight
- All homes will have a private balcony amenity space
- All windows will be triple glazed





### Indicative 1 Bedroom Home Layout









### St Anne's Court Proposed Development





