



St. Anne's Court, Raheny, Dublin 5

Part 8 Planning Application Planning and Development Regulations 2001

North Central Area Committee 15th April 2024

Part 8

Planning Ref 3118/24

- Demolition of existing blocks and Construction of new housing block
- Provision of public and private open spaces, landscaping
- Building heights 4 storeys
- Single Phase Project
- 102 Homes for Older Persons
- 96 no. 1 bed Universal Design apartments
- 6 no. 1 bed Universal Design + apartments
- Community Room
- Secure bicycle parking will be provided in the courtyard with 26 long-term resident spaces, 13 short-term visitor spaces, 1 staff space and 5% will be provided for tandem/adapted bikes

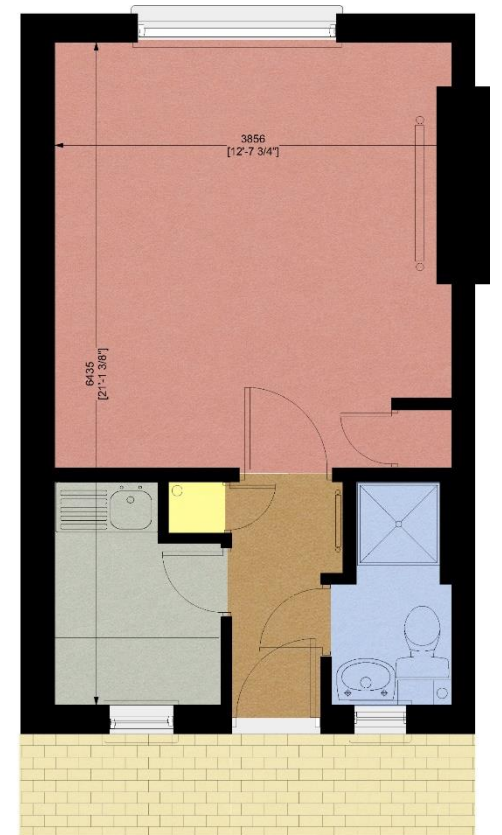
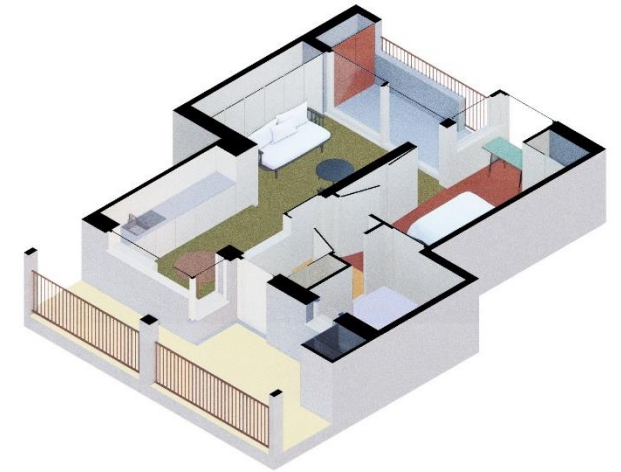


Scheme Strategy

- Triple Glazed Windows
- 100% Dual Aspect Units
- Universal Design & Universal Design + Units
- Private amenity – Balconies
- Street entrance to ground Floor units
- Deck access to upper floor units
- A2 BER Energy Rating
- Renewable Energy
- Fossil Fuel Free
- HPI Certification
- Secure Courtyard
- Fob access to secure bike spaces
- Retaining as many mature trees as possible



Proposed Ground Floor Unit



Existing Bedsit Unit

Sustainability

Sunlight & Daylight Report:

- Statutory Daylight and Sunlight Report using New Development Plan Standards.
- 100% of all homes will have dual aspect living to maximise daylight and sunlight
- All homes will have a private balcony amenity space
- All windows will be triple glazed
- Dual aspect amenity space
- Central space providing Sustainable urban drainage in line with our new Drainage policies
- Green roofs & Blue roofs are provided to the new apartment blocks improving the biodiversity.
- EIA Assessment and Screening – no significant impacts on the environment.



Planner's Report

- Consultations
- Submissions related to
 - Scale, Appearance & Height
 - Impact on Daylight
 - Tenancy Concerns
 - Parking & Access
- Public Realm Improvements
- Greatly improved residential amenity
- Preliminary EIA Screening
- High standard in form and materials
- Greater level of communal open space
- Apartments exceed minimum floor standards with Universal Design & Universal Design +
- Greater density
- Daylight & Sunlight Report
 - Minimum impact to adjoining developments
- Serviced Urban site close to both public transport & Local Amenities



Timeline



Q1 2024

**PART 8 PLANNING
LODGED**

Q2 2025

START ON SITE

Q3 2027

Project Completion

Project Milestones

PLANNING

North Central Area Committee	15.04.2024
City Council Meeting	13.05.2024

FUNDING

DHLGH Stage 2 Approval	Q4 2023
DHLGH Stage 3 Approval	Q3 2024
DHLGH Stage 4 Approval	Q1 2025

SITE WORKS

Decanting	Q2 2023 – Q3 2024
Commencement	Q2 2025

