



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
Block 1, Floor 3,
Civic Offices, Wood Quay, Dublin 8
Seirbhísí Tithíochta agus Pobal
Bloc 1, Urlár 3

Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8
9th September 2024

To the Chairperson and Members of
the South East Area Committee

Notification of initiation under Part 8 Planning and Development Regulations 2001

FOR NOTING

Proposed redevelopment of St Andrew's Court Flats and Associated External Works
situated at the corner of Fenian Street and Sandwith Street, Dublin 2



Dublin City Council wishes to give notice that it intends to initiate the process of leading to an application under Part 8 of the Local Government Planning and Development Regulations 2001 for the development of a site at Fenian Street and Sandwith Street, Dublin 2, which is the former St Andrews Court housing scheme.

Context:

The former St Andrews Court housing scheme (0.120) consists of 14 flats that are considered substandard in terms of space standards, accessibility and thermal comfort. The current estate suffers from lack of active frontages, useable public realm and hard standing areas dominated by car parking. The flats have been decanted and are currently vacant.

Proposed development:

It is proposed to demolish the existing block and to construct 33 new apartments, which will provide;

- 12 no. 1 bed apartments
- 16 no. 2 bed apartments
- 5 no. 3 bed apartments

This includes:

- 2 no. 1 bed UD+ apartment
- 1 no. 2 bed UD+ apartment
- 5 no. 3 bed UD apartment
- 110 no. bedspaces

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


All the new homes will meet current Department of Housing, Local Government and Heritage's specifications and Dublin City Council's housing standards as expressed through the current Dublin City Council Development Plan. The new buildings will be energy efficient and meet current NZEB requirements.

The intention is to propose a liveable neighbourhood, which celebrates its special location in the city and connects to existing residential areas. There will be improvements to the public realm and a new landscaped courtyard for the residents. There are 59 long term bicycle spaces to be provided, including space for cargo bikes.

Consultation with former tenants and neighbours has taken place during the design process with the circulation of project newsletters and an in house consultation meeting led by the Area Housing Officer and the Design Team.

A presentation with detailed information is part of this meeting.

The committee is requested only to note this proposal



David Dinnigan

Director of Housing Delivery

Housing and Community Services