

Housing and Community Services

Block 1, Floor 3

Civic Offices, Wood Quay

Dublin 8

28th August 2024

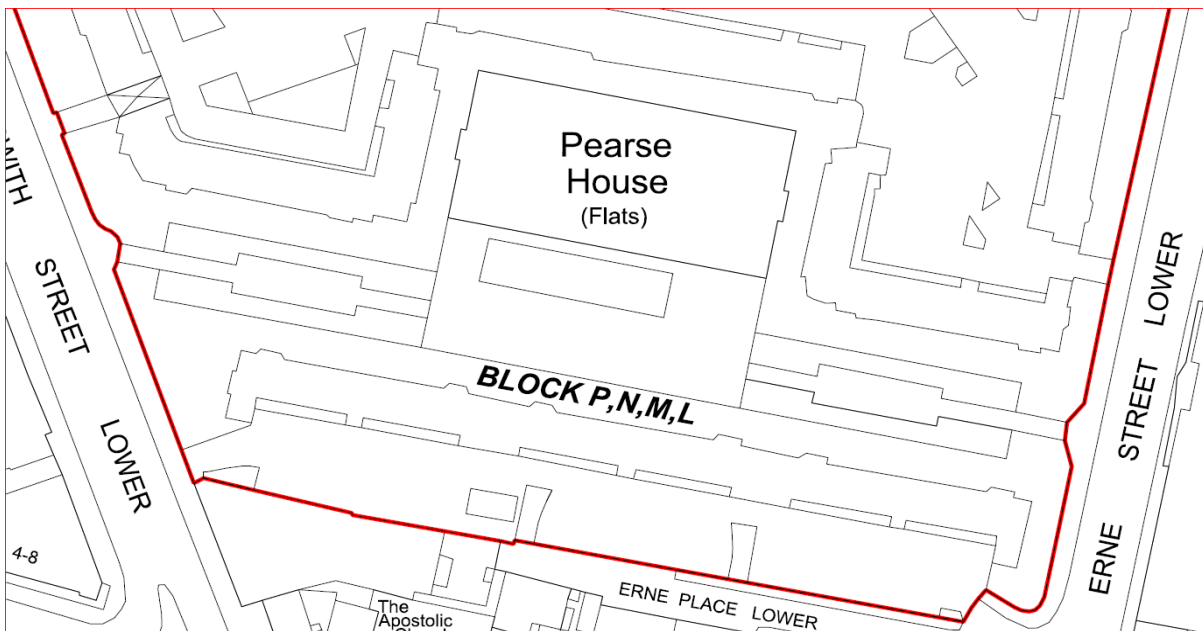
To the Chairperson and Members of the

South East Area Committee

FOR NOTING

Notification of initiation of Pre-Part 8 Circulation of Layout under Part 8 Planning and Development Regulations 2001

Proposed redevelopment of Pearse House, Blocks LMN&P, Dublin 4



Dublin City Council wishes to give notice that it intends to initiate the process leading to an application under Part 8 of the Local Government and Planning and Development Regulations 2021 for the development at the site at Pearse House, Blocks LMN&P, Dublin 4.

Context:

Pearse House flat complex is listed on Dublin City Council Register of Protected Structures. The development was designed by Herbert Simms under the Housing Act of 1932 and sits on a 2.1 hectare site in Dublin 2. There are 345 units over 16 blocks housing over 1,100 tenants.

Due to the size of Pearse House, it is expected that the full regeneration of the site would take place over several years and be completed in distinctive phases.

Proposed Development:

The current proposal is for the regeneration blocks LMN&P (phase 1) which sits on approximately 0.56HA. The proposed development will see deep retrofitting and amalgamating of the existing apartments and a new build of 5 units on the Erne Street Lower side of the complex.

The proposed residential provision is as follows for blocks LMN&P:

Retrofit Build	New Build	Total
10 x 1 bed units	1 x 1 bed	11 x 1 bed
27 x 2 bed units		27x2 beds
2 x3 bed units	4 x 3 beds	6 x 3 beds
		44 Units

With 20 Universal Design units, 4 in each block and 4 of the new build are UD design.

There are two dedicated play spaces to be included in the new development and a secure shared garden for residents. In addition, there will be 2 enclosed bin store units, as well as formalised parking arrangements for cars and bicycle storage for both residents and visitors and including 4 cargo bike spaces.

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

Consultation with residents has been carried out throughout the design process with the circulation of information newsletters, community information sessions and contributions with the local residents group led by the Local Area Office.

A presentation with detailed information is part of this meeting.

David Donaghy

Executive Manager

Housing and Community Services