

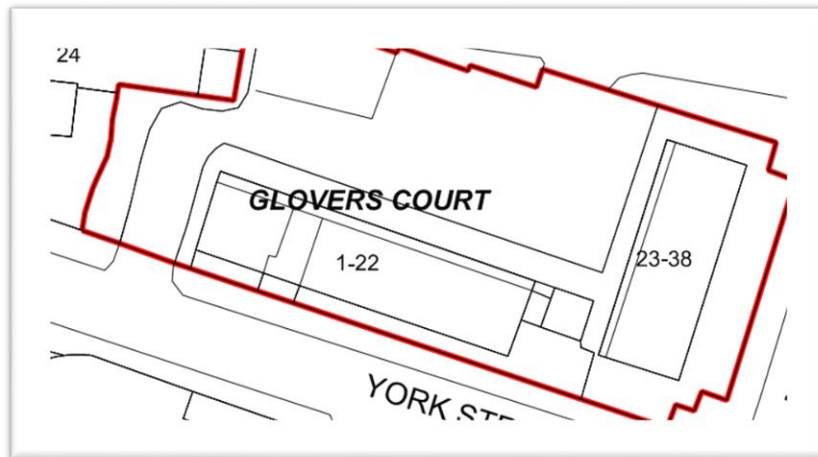
Housing and Community Services
Block 1, Floor 3
Civic Offices, Wood Quay
Dublin 8
28th August 2024

To the Chairperson and Members of the
South East Area Committee

FOR NOTIING

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

Proposed redevelopment of Glover Court, Dublin 2



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 20021 for the development at the site at Glover Court, Dublin 2.

Context:

The present Glover Court flat complex (0.22ha) consists of a two 5 storey block of 38 flats (including 2 bedsits) that are considered substandard in terms of space standards, accessibility and thermal comfort. The current estate has no interaction onto the public facing street side. The building blocks are set back from the public footpath behind a low brick wall with a railing above.

Proposed Development:

It is proposed to carry out a deep retrofit of the whole complex of Glover Court which will see the provision of 53 new homes. The York Street block, will consists of a 5 and 6 storey block, stepping

down in height (5-storey part) in respect of the western boundary (ie the Protected Structures to Aungier Street, including the Swan Bar). To Mercer Street and York Street corner, a 7 storey block, addresses the greater height associated with its immediate surrounding while providing linkages to the city context and aspect to St Stephen Green.

This new developments will see the site access moving from its current entrance to the Mercer Street side of the housing scheme.

The proposed residential provision is as follows:

15 x 1 bed units

30 x 2 bed units

8 x 3 bed units

This includes:

1 x 1 bed unit Universal Design

4 x 2 bed units Universal Design

1 x 2 bed unit Universal Design Plus

The communal gardens will be refurbished to create an enclosed children's play area. Also included in the new proposal is the addition of an enclosed bin store to the rear, as well as formalised parking arrangements for cars and bicycles.

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 Tennison

Executive Manager

Housing and Community Services