

Housing, Community & Emergency Services Department

To the Chairperson and Members of the
South East Area Committee

Re Proposed development works at St. Andrew's Court, Block 1 at the intersection of Fenian Street and Sandwith Street Upper, Dublin 2

(a) Planning and Development Act 2000 (as amended) & Planning and Development Regulations 2001 (as amended) (Part 8)
(b) Local Government Act 2001

In compliance with the provisions of Section 179 of the Planning and Development Act 2000 (as amended) and Part 8 of the Planning and Development Regulations 2001 (as amended) and in compliance with the provisions of the Local Government Act 2001, I hereby notify you that it is proposed to carry out development works at St. Andrews Court, Block 1, at the intersection of Fenian Street and Sandwith Street Upper, Dublin 2 and notice is hereby given of Dublin City Council's intention to carry out the following development works at this location;

The proposed development is for the amalgamation of the existing 8 no. bedsit units at St. Andrews Court, Block 1 known as numbers 1-8 St. Andrew's Court into 4 no. 1-bed apartments.

Attached to this report are a site location map and a number of drawings illustrating the proposed development.

Site Description

St. Andrew's Court is a residential City Council development built in 1973 of 3 no. blocks. The existing buildings are 3 storeys in height. The subject application refers to Block 1 (Apartments 1-8) at ground floor level.

Area Committee

The South East Area Committee was informed of the initiation of the Part 8 planning process for the proposed development at the above location at its meeting on the 13th June 2016.

Submissions/ Observations

2 no. submissions/observations received from prescribed bodies:

Transport Infrastructure Ireland, Parkgate Business Centre, Parkgate Street, Dublin 8: No objections

DART Underground Office, Iarnrod Eireann, Inchicore, Dublin 8: No objections

No third party submissions/observations received.

Site Planning History

No relevant history.

Interdepartmental Reports
Drainage Division:

The Drainage Division has no objection to the proposed development subject to the following requirements:

- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
- b) The drainage for the proposed development shall be designed on a completely separate system with a combined final connection discharging into the public combined sewer system.
- c) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

Reason: To ensure a satisfactory standard of development.

Planning Assessment

The application site is zoned “Z1: To protect, provide and improve residential amenities”

It is proposed to amalgamate 2 no. bedsits into one unit over 8 units providing 4 no. 1 bed/2 person units. The size of each of the units will be 60 sq. m. The new layout will provide a combined living/kitchen/dining area c. 25 sq. m leading out to a balcony/winter garden. A separate bedroom 15.5 sq. m and large bathroom will be provided. All units will be wheelchair accessible and will have storage areas.

External changes include new render and brick cladding, new windows and a new door arrangement.

It is also proposed to internally insulate the external walls and improve energy efficiency within the building. The enclosed report notes that the current BER ratings have been assessed at an average E1 to D2 rating. The improvements proposed at a minimum would bring the ratings up to C1.

Sustainable Urban Housing: Design Standards for New Apartments (December 2015)

National guidelines relating to apartment design and layout were issued by the Department of the Environment, Community and Local Government in December 2015. The requirements contained within this document in relation to apartment standards take precedence over policies and objectives of Development Plans, Local Area Plans or Strategic Development Zone Planning Schemes.

Under these guidelines an ‘apartment’ is defined as ‘a residential unit in a multi-unit building with grouped or common access’.

The following standards are contained within the Guidelines;

	Min Floor Area	Storage	Private Open Space	Min Agg. Floor Area, Kitchen/Dining/Living *	Min area Communal Open Space
1 bed	45m ²	3m ²	5m ²	23	5m ²
2 bed	73m ²	6m ²	7m ²	30	7m ²
3 bed	90m ²	9m ²	9m ²	34	9m ²

*An enclosed (separate) kitchen should have a minimum floor area of 6.5m². In most cases the kitchen should have an external window.

The proposed amalgamated units providing 4 no. 1 bed units at 60 sq. m exceed the minimum floor area for a 1 bed unit as set out in the DOE Guidelines. The units would appear to fall slightly short on storage area and private open space provision however given the current bedsit arrangement and the overall improvements proposed these would outweigh these concerns.

It is considered therefore that the proposal is acceptable for this site.

Recommendation:

In view of the above Land Use Zoning Objective (Z1) pertaining to the site and Development Plan Policies and Objectives as set out above, I am satisfied that the proposed development would be consistent with the provisions of the Dublin City Development Plan 2011-2017 and would be in accordance with the proper planning and sustainable development of the area. Accordingly it is recommended that a decision be made by the elected members of the Council to proceed with the proposed development without modification, subject to the requirements of the respective Division of the City Council provided below.

1. The development shall comply with the following requirements of the Drainage Division:

- a) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).

Reason: To ensure a satisfactory standard of development.

Reason: In the interest of orderly development.

Owen Keegan
Chief Executive