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City Architects Division
Housing and Residential Services
Dublin City Council
Floor 1 Block 4, Civic Offices
Wood Quay
Dublin 8

Date: 7th July 2020

To the Chairman and Members of
South East Area Office

Notification of initiation under Part 8 Planning and Development
Regulations 2001 (as amended)

St Andrews Court Block 1 Demolition, at the intersection of Sandwith Street Upper
and Fenian Street, Dublin 2

Please see details of the proposal in the attached report.



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1.0 Site Location

The site is located at Block 1 St. Andrews Court senior citizen flat complex at the intersection of Sandwith Street Upper and Fenian Street, Dublin 2 which is in the Dublin City Council South East Area. The St Andrew's Court complex was constructed in the 1970's comprising 3 blocks. The proposed site regeneration requires the demolition of Block 1 as shown on Figure 1 below. The block contains 14 units comprising a mixture of bedsits (4 no.), 1 bed units (2 no.) and duplex units (8 no.). Two external pram sheds are also proposed for demolition. The demolition works are required to facilitate the progression of site redevelopment works.

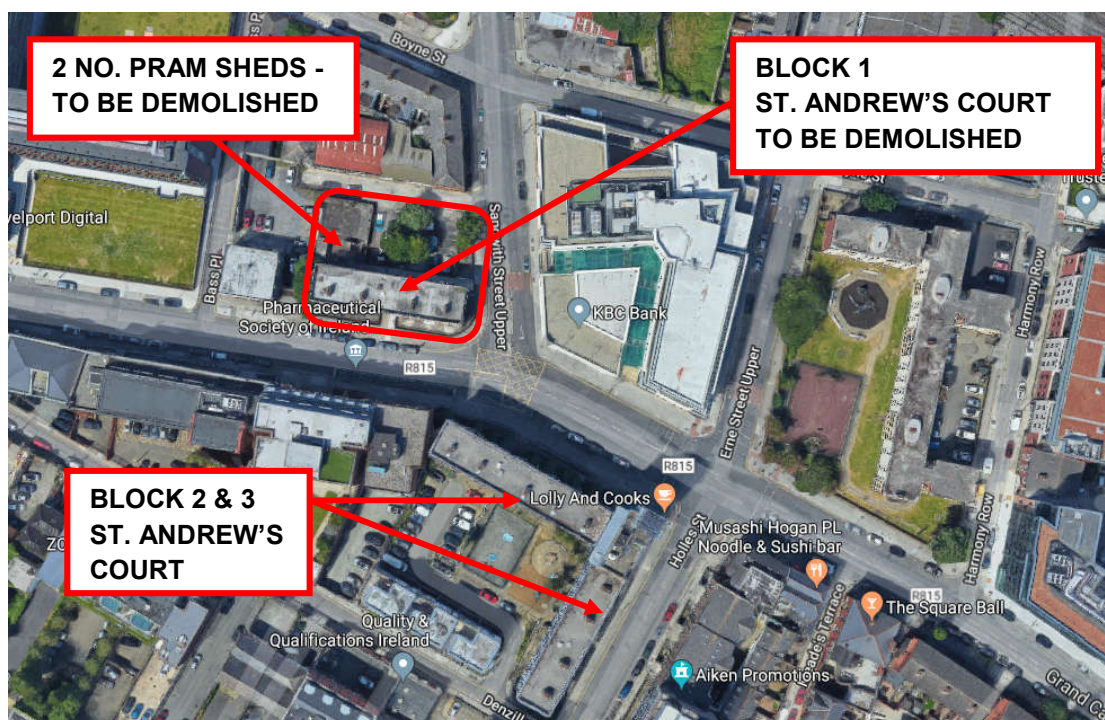


Figure 1: Aerial View of St. Andrew's Court Block 1 and pram sheds to be demolished

2.0 Dublin City Council Development Plan

The site is listed under Land-Use Zoning Objective Z1 in the Dublin City Development Plan 2016-2022 which states; *"To protect, provide and improve residential amenities"*. The site is fully serviced, with water supply, foul and surface water drainage and all utility services.



3.0 Proposed Development

This Part 8 planning application is for the demolition of Block 1 St. Andrew's Court which is a 3 storey partially occupied block of Senior Citizen flats/apartments.

The block comprises 14 no. units (2 no. 1 bed apartments, 4 no. bedsits, 8 no. duplex units). The existing flat block does not meet current Building Regulation and Housing Standards and is predominantly vacant as residents have been moved to new homes. Refurbishment to bring the existing units into compliance with current standards would significantly reduce the number of units. Additional works would also be required to alleviate safety and health issues at the site. An increased level of enhancement is achieved by demolition and redevelopment to current Building Regulation and housing standards achieving an increased density per Ha.

No new construction works are proposed as part of this planning application other than those necessary to secure the site or divert services. The redevelopment of the site will be the subject of separate planning application.

It is proposed to demolish the block and two associated pram sheds entirely, together with grubbing up the existing surfaces (carpark, footpaths, hardstanding, raised amenity area, various walls and stairs) and remove existing trees, plants and lighting poles. The foundations of the buildings and structures will be removed, and all services will be removed insofar as this is practicable. The site will be regraded to match existing ground levels of public footpaths and adjoining site. The site will then be resurfaced with a permeable asphalt finish and surrounded by a palisade fence to secure the perimeter. An access gate will be provided for general maintenance

The future development plans for the site have not been finalised to date but the demolition of the flat block will facilitate future development plans for the site.

4.0 Consultation to date

The proposal was circulated to Dublin City Council Technical Departments, and no objections to the proposed works were received. A number of observations and comments were submitted by a number of the internal DCC departments and they will be addressed as part of the Part 8 submission and also during the demolition stage of the project. These observations have been included in the Appendix of this report.



5.0 Appropriate Assessment

A screening for Appropriate Assessment has been carried out by an external consultant Enviroguide Consulting and they concluded the following:

[...] upon the examination, analysis and evaluation of the relevant information including, in particular, the nature of the Proposed Development and the likelihood of significant effects on any Natura 2000 site, in addition to considering possible in-combination effects, and applying the precautionary principles, it is concluded by the authors of this report that, on the basis of objective information, the possibility may be excluded that the Proposed Development will have a significant effect on any of the Natura 2000 sites below [...]. These complete, precise and definite findings, based on the best available scientific evidence, remove all reasonable scientific doubt that the Proposed Development will have any significant impacts on the Natura 2000 sites detailed above; and it is therefore concluded that there will be no likely significant negative impacts caused to any Natura 2000 sites as a result of the Proposed Development.

The full screening for Appropriate Assessment is included in Appendix C of this report.

6.0 Environmental Impact Assessment Screening

A screening for Environmental Impact Assessment was deemed by the Senior Planner not to be necessary for the site.

7.0 Conclusion

The demolition of Block 1 St. Andrew's Court will allow for the future redevelopment of the cleared site. The redevelopment of the site, zoned Z1, is in accordance with the Development Plan 2016-2022. The units are no longer fit for purpose and redevelopment of the site will provide higher densities which is consistent with policy QH23. The proposed development is considered to be in accordance with the proper planning and sustainable development of the area.

8.0 Local Area Committee

City Architects Division wish to notify the South East Area Committee of their intentions to submit a Part 8 in the near future. This report is submitted for information purposes only. The agreement of the Committee is requested to this proposal.

Appendix A - Photos



Photo 1: Southern side of the flat block along Fenian Street



Photo 2: Southern side of the flat block and adjacent site



Photo 3: Northern side of flat block



Photo 4: Eastern side of flat block along Sandwith Street Upper



Photo 5: Pram Sheds in poor state of repair



Photo 6: Raised Amenity Area



Photo 7: Carpark and brick walls



Photo 8: Vehicular access to the site off Kandae Lane



Photo 9: Walls, railings and trees along site boundary to Sandwith Street Upper



Photo 10: Pedestrian Access to Block 1 off Fenian Street

Appendix B - Accompanying Drawings

List of Drawings included in the Part VIII Application:

SAC-DCCA-XX-XX-DR-CS-1001 Location map

SAC-DCCA-XX-XX-DR-CS-1002 Demolition Site Plan

SAC-DCCA-XX-XX-DR-CS-1003 Proposed Site Layout

SAC-DCCA-XX-XX-DR-CS-1004 Existing Plans

SAC-DCCA-XX-XX-DR-CS-1005 Existing Elevations, Sections

Appendix C - Accompanying Reports

List of Reports included in the Pre-Part VIII Application

AA Screening Report

Appendix D –

Pre-Part 8 Comments/Observations received from DCC Technical Departments
