

**Housing & Residential  
Services**

Block 1, Floor 3  
Civic Offices, Wood Quay  
Dublin 8

**13th April 2021**

**To the Chairperson and Members of  
the Central Area Committee**

**Pre-Part 8 Circulation of Layout**

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

**Proposed redevelopment of Dorset St-St Mary's Place Flats and Associated External Works  
situated at  
Dorset Street Upper, Dominick St Upper and St Mary's Place North, Dublin 1**



**SITE LOCATION & LAYOUT**

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 Planning & Development Regulations 2001 for the redevelopment of on an urban block bounded by Dorset Street, Upper Dominick Street and St Mary's Place and which is the site of the existing Dorset Street & Mary's Place social housing scheme in Dublin 1

The current apartments occupy an area of 1.2 hectares

The proposal consists of the construction of 151 no. apartments 5 maisonettes and 7 no. houses in four no. blocks (A1, A2, B and C Blocks), a terrace of 7 no. houses, in two no. phases.

The proposal includes the phased demolition of the existing 4 no. flat blocks in two no. phases.

The **existing** residential provision is as follows:

6 no. bedsits  
22 no. 1 bed apartments  
77 no. 2 bed apartments  
6 no. 3 bed apartments  
2 no. 4 bed apartments  
202 bedspaces

Lily's Adventures Playschool now closed is located in the grounds of this estate.

There are currently 52 no. of vacant apartments

The **proposed** residential provision is as follows:

61 no. 1 bed apartments  
83 no. 2 bed apartments  
7 no. 3 bed apartments  
5 no. 3-bed maisonettes  
7 no. 3 bed houses  
This includes:  
4 no. 2-bed UD apartments  
4 no. 1-bed UD apartments  
284 no. bedspaces

The community facilities provision is as follows:

1 no. Multi-use Community Facility (205 sqm) which will provide a facility for the Karate Club currently in the existing Dorset St Fire Station and a Creche facility that will cater for approximately 28 no. children.  
1 no. Boxing Club (350 sqm) which will re-house the existing St Saviours Boxing Club currently in the Fire Station.  
1 no. Local Retail/Commercial Space (95 sqm)  
1 no. Café Space (160 sqm) to be an ancillary space to the future Fire Museum.

The redevelopment relocates the existing St Mary's Terrace road. This road will provide 16 no. parking spaces (2 no. to UD standard, 6 no accessible) and is flanked by a new terrace of houses with an apartment block at each end (A1 and A2) and the new courtyard block (Block B) with the existing Fire Station in the corner facing Dorset St.

Works to the existing Fire Station will be subject of a separate planning application.

The rest of the redevelopment consists of two no. courtyard apartment blocks which have amenities that include, playgrounds, seating areas, planting areas and landscaped planted areas, bicycle stores and bin stores.

The height of the proposed buildings range from 3 no. storeys to 7 no. storeys.

All the new homes will meet the current Department of Housing, Planning Community and Local Government & Dublin City Council housing standards, as expressed through the current Dublin City Council Development Plan 2016-2022, the new building will be energy efficient and meet the current NZEB requirements.

**The works are to be carried out on a phased basis when units are vacant, there is currently a decanting programme. The programmed works are co-ordinated by the Area Housing Officer who is liaising with the existing residents.**

A presentation with detailed information is part of this meeting and a copy of it will be issued after the meeting.

The agreement of the Committee is requested to commence the pre-part 8 circulation of layout process.

**David Dinnigan**

**Director of Housing Delivery, Housing & Residential Services**