

Date: 15<sup>th</sup> November 2021

To the Chairman and Members of  
the Central Area Committee

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**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**

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**SITE LOCATION & LAYOUT**



**Planning Ref 3449/21**

Following initiation of the Part 8 process at the Central Area Committee meeting on the 13<sup>th</sup> of July 2021, the Housing and Community Services Department lodged a Part 8 application on the 6<sup>th</sup> September 2021 for the demolition of the four existing housing blocks and the construction of 163 new homes. The proposal is to construct 145 no. apartments, 11 no. duplexes and a terrace of 7 no. houses in four no. blocks (A1, A1, B and C Blocks). The height of the proposed buildings range from three to seven storeys. The community provisions consist of a multi-use Community Facility (a childcare facility /Karate Club/Community Centre), re-housing the existing St Saviours Boxing Club, a local retail/commercial space and a café space.

**The period for submission of observations ended on the 18<sup>th</sup> October 2021**

There were 8 no. third party observations made to the planning authority regarding this Local Authority Works application from 3 no. third parties. The relevant issues raised being:

- I. The proposed scheme will overshadow existing residences at St Mary's Place North in close proximity to the scheme
- II. The proposed development will create overlooking and privacy issues into neighbouring properties
- III. Concern regarding future access arrangement for emergency services etc to the scheme and surrounding property
- IV. The mature trees opposite St Mary's school should be retained
- V. The design of the scheme is not of sufficient quality and will have a negative impact on the heritage of this City Centre location.
- VI. The proposed represents an overdevelopment of the subject site
- VII. Question as to whether sufficient consideration has been given to the traffic impacts of the proposal
- VIII. There is significant concern with the design of Block A and the impacts on the houses on Mountjoy St and St Mary's Place North. In this regard, there is concern
  - The proposed units within Block A will create serious overlooking issues
  - The houses within Block A are substandard in terms of open space provision
  - As a result, the separation distances between the rear elevation of Block A and the existing dwellings along Mountjoy St and St Mary's Place North is inadequate.

**These issues have been noted and responded to in the Planner's Report**

Internal DCC Departments made no objections to the proposed development but our Heritage, Archaeology & Conservation Division (Planning and Property Development Department), Drainage Division and the Transportation Planning Division did make a number of observations and recommendations, which are noted.

Transport Infrastructure Ireland, a prescribed consultee, made observations that have been noted and prescribed that the development should comply with TII's Code of Engineering Practice.

**The conclusion and recommendation of the Planners report is:**

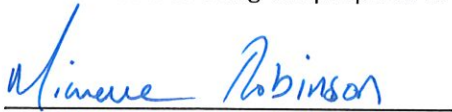
*The application site is designated Zoning Objective Z1 'To protect, provide and improve residential amenities'. The proposed residential, commercial and community uses are permissible uses in Z1. It is considered that the proposed development is in accordance with the Land Use Zoning Objectives for the subject site.*

*Overall, the proposed development is considered to provide a high quality residential development, which will enhance the streetscape. That being said it is noted that concerns have been raised with regard to the relationship of Block A and the properties which front onto Mountjoy Street and St Mary's Place North. In response, it is recommended that Block A1 is moved by a minimum of 1.4m away from the boundary to the rear lane at Mountjoy St. In addition, it is recommended that the houses within Block A are moved by a minimum of 1.6m away from the boundary to the rear lane at Mountjoy St. The proposed relocation of these sections of Block A will likely lessen any potential impacts on the existing*

*houses to the west along St Marys Place and the rear gardens of the Mountjoy Street Houses, will allow for the provision of larger areas of rear private open space (30sqm) to the houses within Block A.*

*Subject to compliance with the requirements of Planning and Property Development Department, Drainage Division and the Transportation Planning Division, the development is considered to be in accordance with the proper planning and sustainable development of the area. It is therefore considered that the proposal would be acceptable.*

As approval of a Part 8 application is a reserved function of the Elected Members of the Council, it is our intention to bring the proposal to the January 2022 Council Meeting for formal approval.



**Michelle Robinson**

**A/Director of Housing Delivery, Housing & Community Services**

