

To the Chairman and Members of  
The South Central Area Committee.

Meeting: 16<sup>th</sup> February 2022

**Second Notification to the South Central Area Committee of:  
Part 8 for the Proposed Construction of a New House on the site between  
No. 57 Reuben St. and the Earl's Court Apartments, Reuben St., Dublin 8.  
Intention to submit the Chief Executive's Report to the City Council.**

Introduction

This report is by way of notification to the Members of the Area Committee that the Housing Department intends to seek approval from the City Council for the Part 8 application, Planning Reference number: 3741-21.

Project Description

The proposal is to build a two storey house on the vacant site between No. 57 Reuben Street and the Earl's Court apartment complex. It is envisaged that this 2 storey, 3 bedroom house, will be a suitable infill building to complete the terrace along Reuben Street. The materials used will be typical of the surrounding area, with brick walls, slate roofs and timber windows. There will be a small front garden with metal railings along the pavement, similar to and in line with, the existing houses. The house will abut against both No. 57 and Earl's Court to form a complete terrace. Behind the house there will be a private garden.

The proposal was initiated in the Part 8 process after being noted at the South Central Area Committee Meeting on 10<sup>th</sup> March 2021.

Planning Department's Recommendation:

The Planning Department have concluded their report and an extract from it is noted below:

*'Accordingly, it is recommended that a decision be made by Elected Members of the Council to proceed with the proposed development, subject to compliance with the requirements of the Drainage Division, Transportation Planning Division and City Archaeologist..'*

Next Step

Approval of the Part 8 application is a reserved function of the City Council. It is the intention of the Housing Department to bring the proposal to the City Council meeting in March 2022 for formal approval.

John Flynn

Senior Executive Architect



Site at Reuben Street

No. 57

Earl's Court Apartments



