



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Housing & Community Services,
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Bloc 1, Urlár 3
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

3rd January 2024

**To the chairperson and members of
the North Central Area Committee**

FOR NOTING

**Notification of initiation under Part 8 Planning and Development Regulations 2001
Proposed redevelopment of St. Anne's Court and associated external works situated
at All Saints Park, Raheny, Dublin 5.**



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 and Development Regulations 2001 for the development of a site at St. Anne's Court, Raheny, Dublin 5.

Context:

The present site at St. Anne's Court consist of five two storey blocks of 61 senior citizens bedsits that are considered substandard in terms of space standards, accessibility and thermal comfort. The current estate suffers from weak urban form, useable public realm and hard standing areas dominated by car parking. There is currently a decanting programme co-ordinated by the Area Housing Officer who is liaising with residents in order to facilitate this redevelopment.

Proposed development:

It is proposed to demolish the existing blocks which have outlived their useful life and create a new four storey rectilinear perimeter block of 102 1-bed dual aspect apartments, wrapped around a universally accessible central landscaped courtyard with diverse planting and social spaces. There will be 96 Nr Universal Design apartments, 6 Nr UD+ and a large community room and common facilities. The proposed development sees the retention of 43 early mature trees on the perimeter streets and in the courtyard.

Secure bicycle parking will be provided in the courtyard with 26 long-term resident spaces, 13 short-term visitor spaces, 1 staff space and 5% will be provided for tandem/ adapted bikes.

All the homes will meet current Department of Housing, Local Government and Heritage's specifications and Dublin City Council's housing standards as expressed through the Dublin City Council Development Plan. Consultation with residents has been carried out throughout the design process and is ongoing, with the circulation of information newsletters, a public meeting and in house consultation meetings led by the Local Area Office.

A project summary has been included in the agenda pack and a detailed report by the consultant design team on all aspects of the development will form part of the planning submission.

The committee is requested *only* to note this proposal.

David Dinnigan

Executive Manager

Housing and Community Services