

To the chairperson and members of  
the North Central Area Committee

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For Noting Only:

Report 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.

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### Planning Ref 3118/24

Following initiation of the Part 8 process at the North Central Area Committee meeting on the 15<sup>th</sup> January 2024, the Housing and Community Services Department lodged a Part 8 application on the 31<sup>st</sup> January 2024 for the redevelopment of the 0.58 hectare site to provide 102 new homes for Older People. The proposal is for the demolition of the existing 5 blocks which will allow for the construction of 102 1-bed dual aspect apartments for Older People, which will be wrapped around a universally accessible central landscaped courtyard with diverse planting and social spaces. There will be 96 Universal Design apartments, 6 UD+ and a community room.

### The period for submission of observations ended on the 14<sup>th</sup> March 2024.

There were 6 no. third party observations made to the planning authority regarding this Local Authority Works application.

These submissions were made by residents of Saint Anne's Court and All Saints Park and by a solicitor based in Coolock Village. One submission is supportive of the proposal. The main issues raised being:

- I. Issues raised relate to tenancy, lack of consultation and concerns over the breakup of the community.

- II. Scale, appearance and height.
- III. Impact on daylight and sunlight.
- IV. Parking and access.
- V. The need to carry out an Environmental Impact Assessment.

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

Internal DCC Departments made no objections to the proposed development subject to conditions, which are noted.

**The conclusion and recommendation of the Planner's report is:**

The proposed development provides a greatly improved residential amenity to existing residents by replacing bedsit type units with properly proportioned dual aspect one bed apartments while also significantly increasing the number of residential units provided on site. The scheme allows for a greater density than currently is the case on a zoned and serviced urban site close to both public transport and local amenities. The scheme also provides a greater level of communal open space while avoiding the creation of undue impacts on existing properties. The provision of a community room would benefit the wider community and integrate the new building into the social fabric of the area. Finally the design is of a high standard in form and materials and would make a positive impact on the visual and residential amenities of the area.

The proposed development is considered consistent with the Dublin City Development Plan 2022-2028 and with the proper planning and development of the area. It is recommended that the proposed development be submitted for the approval of the elected members.

**Recommendation:**

**Reasons & Considerations**

Having regard to the nature and scale of the proposed development it is considered that the proposed development would not seriously injure the residential amenities of the area and, subject to compliance with the conditions set out below, it is considered that the proposed development accords with both the current Dublin City Development Plan 2022-2028 and the proper planning and sustainable development of the area.

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 Uisce Éireann, Transportation Planning Division, Planning and Property Development Department (Archaeology Unit), Engineering Department (Drainage Division).

A project update is circulated as part of the meeting agenda pack and a presentation with detailed information will be part of this meeting.

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 May 2024 Council Meeting for formal approval.

This project will be funded by the Department of Housing, Local Government and Heritage.



**David Dinnigan, Executive Manager,  
Director of Housing Delivery, Housing & Community Services**