

# **SITE NOTICE**

**Planning and Development Act 2000 (as amended)**

**Planning and Development Regulations 2001 (as amended) - Part 8**

**Applicant:** Dublin City Council - Housing and Community Services Department.

**Location:** Constitution Hill, Dublin 7.

**Proposal:** Pursuant to the requirements of the above, notice is hereby given of the phased redevelopment of the existing Constitution Hill Flats bounded by Constitution Hill, Broadstone and Catherine's Lane, in Dublin 7.

The existing 0.76 hectare site currently comprises of 3 no. five-storey housing blocks providing 89 homes and a childcare unit which form the Constitution Hill Flats social housing scheme.

The proposed development, which will be managed by Dublin City Council, comprises of:

- Provision of 124 homes (42 no. 1 bed apartments, 64 no. 2 bed apartments, 18 no. 3 bed apartments)
- Provision of a multi-use childcare space.
- Construction of a new apartment block to the north of the site.
- Construction of a new apartment block to the south of the site.
- Construction of ten no. duplex mews apartments to the west of the site.
- Deep retrofit and extension to the 3 no. existing housing blocks to include an additional floor and side bay with modifications to all elevations.
- Building heights ranging from 2 to 7 storeys.
- Provision of public and private open spaces; ancillary structures and associated site infrastructure works / supporting infrastructure, landscaping, public lighting, revision to access, pavements, boundary treatments and all other necessary enabling works, roads and services.
- Demolition of the existing substation and pump house on site.
- Construction of new ESB substation.

Plans and Particulars of the proposed development may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy for a period of **4 weeks from 07/12/2022** during public opening hours at the offices of Dublin City Council, Public Counter, Planning and Property Development Department, Block 4, Ground Floor, Civic Offices, Wood Quay, Dublin 8, Monday - Friday 9.00am to 4.30pm.

The Local Authority has concluded following a preliminary examination that there is no real likelihood of the proposed development having significant effects on the environment and therefore an EIA is not required.

A submission or observation in relation to the proposed development, dealing with the proper planning and sustainable development of the area in which the development would be situated, may be made, in writing, to the Executive Manager, Planning and Property Development Department, Dublin City Council, Civic Offices, Wood Quay, Dublin 8, before 4.30pm on **26/01/2023**. Submissions or observations may also be made online on Citizens Space - <https://consultation.dublincity.ie/> - before 23.59 p.m. on 26/01/2023.