

# **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:** St Andrews Court, Fenian Street, Dublin 2.

**Proposal:** Pursuant to the requirements of the above, notice is hereby given of the demolition and development of the St Andrews Court site at the intersection of Fenian Street, and Sandwith Street, in Dublin 2.

The existing 0.12 hectare site currently comprises 1 no. three-storey housing block providing 14 homes, 2 external pram sheds and associated carparking area.

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

- Demolition of the existing buildings.
- Construction of new apartment blocks.
- Provision of 33 homes (12 no. 1 bed homes, 16 no. 2 bed homes, 5 no. 3 bed homes).
- Provision of landscaped communal courtyard
- Building heights ranging from 1 to 7 storeys.
- Provision of communal and private open spaces; ancillary structures and associated site infrastructure works / supporting infrastructure, landscaping, revision to access, pavements, boundary treatments and all other necessary enabling works, roads and services.
- 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 06/11/2024** 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 plans and particulars are also available for inspection online: <https://consultation.dublincity.ie> on the City Council's website [www.dublincity.ie](http://www.dublincity.ie)

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 18/12/2024**.

Submissions or observations may also be made online on Citizens Space - <https://consultation.dublincity.ie/> - before 23.59 p.m. on **18/12/2024**.