

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 Anne's Court, Raheny, Dublin 5.

Proposal: Pursuant to the requirements of the above, notice is hereby given of:

The proposed redevelopment of St. Anne's Court and associated external works situated at All Saints Park, Raheny, Dublin 5.

The existing site currently comprises of 5 no. two-storey housing blocks providing 61 older persons bedsits and a community room which form St Anne's Court Senior Citizens Complex.

The proposed development on the 0.58 Ha site, which will be managed by Dublin City Council, comprises of:

- Demolition of five two storey apartment buildings containing 61 bedsit units on site.
- Construction of 102 no. 1-bed apartments for 'Older Persons' comprising of 96no. 1-bed, 2-person units Universal Design Apartments and 6no. 1-bed, 2-person Universal Design Plus apartments in a 4-storey perimeter block, including a communal room and a secure landscaped courtyard.
- 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.
- 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 31/1/2024** 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 on Citizens Space

<https://consultation.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 **14/03/2024**. Submissions or observations may also be made online on Citizens Space - <https://consultation.dublincity.ie/> - before 23.59 p.m. on 14/03/2024.