

Dear Lord Mayor
And City Councillors

Report on: Regeneration of St. Mary's Place and Dorset Street apartment complex

I am pleased to announce that the Department of Housing, Planning and Local Government has in recent days given Stage 1 approval to Dublin City Council for the regeneration of the above complex.

The regeneration proposal involves the full demolition of the existing complex in three phases and the construction of 158 quality new housing units:

- Phase 1 Demolition of the existing St. Mary's Place block and the construction of 8 apartments and 11 houses

- Phase 2 Demolition of the 2nd and 3rd blocks of St. Mary's Place and Dorset Street and the construction of 96 apartments

- Phase 3 Demolition of the final existing block and crèche building and the construction of the remainder of the apartment units (43). DCC will provide a replacement crèche premises.

We will explore the potential provision of the third phase as affordable or Cost Rental apartments.

The overall estimated budget for the overall regeneration of the complex is €65 million.

The existing complex, consists of 113 apartments that was originally constructed in the early 1960's. The current structures have poor energy efficiency with sub-standard kitchens and bathrooms. There is a poor site layout that facilitates anti-social behaviour, and it has a poor level of amenity for residents and for the surrounding neighbourhood.

This regeneration project will achieve an increased number of higher quality homes with excellent environmental sustainability including an improved interface with surrounding areas. While awaiting this very welcome approval we have already begun preparation for the regeneration by commencing the very necessary de-tenanting process, and out of the 113 apartments 47 have been vacated which will greatly facilitate the task ahead. The upcoming housing regeneration project at nearby Dominick Street (72 units) and the two schemes at North King Street (60) all currently under construction will be well timed to provide some possible options for de-tenanting in the local area.

We have already appointed the Integrated Design Team namely, Scott Tallon Walker and Levitt Bernstein Architects who will work under the supervision and oversight of Brendan Sullivan, Deputy City Architect in DCC. The new development will have a total of 158 apartments consisting of 57 one beds, 77 two beds, and 24 three beds.

The Design Team will now work on the finalisation of the Masterplan for the new development and preparation of a Part 8 planning submission.

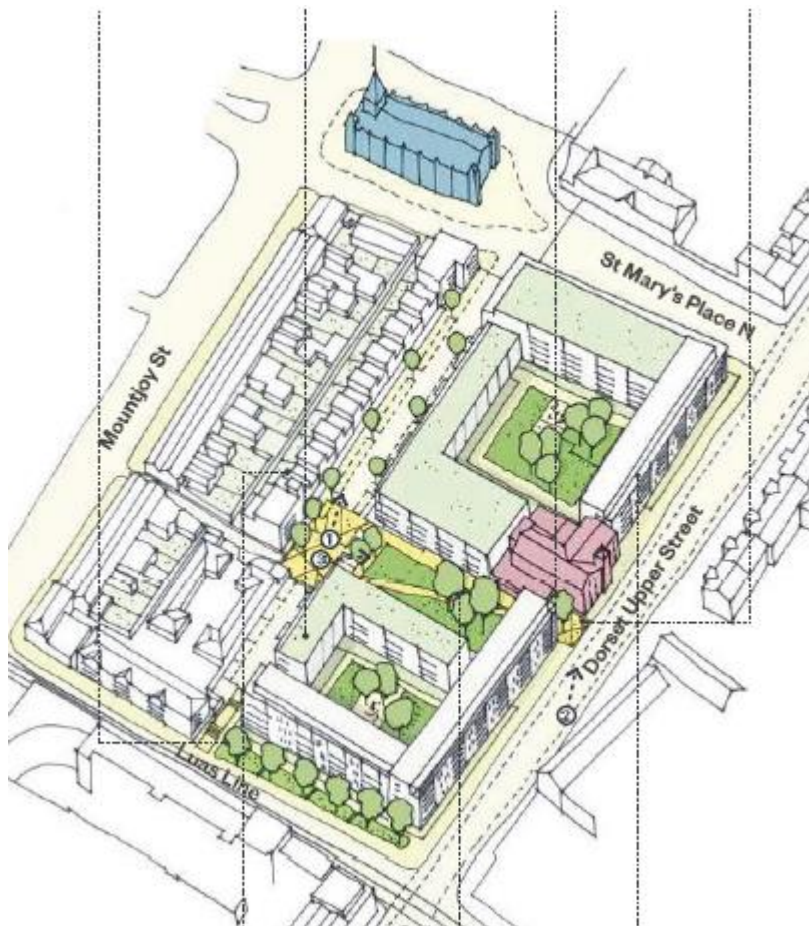
We will arrange for a detailed presentation on the project to the Central Area Committee in the near future and we will also initiate a consultation process with the existing residents of the complex and the adjacent neighbourhood.

I have appointed **Claire Dempsey** as the DCC liaison officer for the residents. Claire is part of **Donal Barron's** team that are responsible for the Cabra/Glasnevin Local Electoral Area in which this complex is located. Donal is the Local Area manager for Cabra/Glasnevin.

Darach O'Connor as the Project Manager for Regeneration will be the key person in the Housing Department and he reports into David Dinnigan (DCC Director of Housing Delivery).

Now that we have this very welcome first stage approval for this much needed regeneration of the St Mary's Place/Dorset Street complex we want to assure local councillors and residents of our commitment to bring this project to full fruition as soon as possible.

Image of proposed new development:



Brendan Kenny
Deputy Chief Executive
29th April 2020