

Part 8 Site Notice

Planning and Development Act 2000 (as amended)
Planning and Development Regulations 2001 (as amended)

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

Location: Site c.0.653 ha at School Street/ Thomas Court Bawn Estate, Dublin 8

Proposal: Pursuant to the requirements of the above, notice is hereby given of the redevelopment of the existing School St / Thomas Court Bawn Estate and construction of 124 apartments at School Street/Thomas Court Bawn Estate, Dublin 8. The site is bounded by School Street, Taylor's Lane, Marrowbone Lane and Thomas Court Bawn (opposite Anne Devlin Park), Dublin 8.

The existing 0.653 hectare site currently comprises of 2 no. five-storey housing blocks, School Street Flats (including 38 homes and a community facility at first floor) and Thomas Court Bawn (including 40 homes).

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

- The demolition of the existing Thomas Court Bawn block, ancillary structures, boundary walls/railings and site clearance works and the renovation of the existing School Street Flats block.
- Construction of 124 apartment units in 4 no. apartment blocks (Block A1, Block A2, Block B and Block C) comprising 41 no. 1 bed apartments, 65 no. 2 bed apartments, 18 no. 3 bed apartments.
 - Block A1 (facing School Street and Thomas Court Bawn) is 7 storeys with 27 units (27 no. 2-bed units)
 - Block A2 (facing School Street and Thomas Court Bawn) is 10 storeys with 35 units (10 no. 1-bed units, 16 no. 2-bed units & 9 no. 3-bed units)
 - Block B0 (facing Thomas Court Bawn/Marrowbone Lane) is 5 storeys with 18 units (3 no. 1-bed units, 6 no. 2-bed units & 9 no. 3-bed units)
 - Block C (facing Taylor's Lane) is 6 storeys comprising Deep retrofit and extension to the existing School Street Flats block to include an additional floor and modifications to all elevations with 44 units (28 no. 1-bed units, 16 no. 2-bed units)
- Provision of a multi-use community facility (including childcare facility) of 151 sq.m. at ground floor of Block A2 with an outdoor play area of 111 sq.m.
- 218 long stay bicycle parking spaces, and 72 short stay bicycle parking spaces.
- 9 no. residential car parking spaces on Taylor's Lane and 1 no. motorcycle space; Provision of public and private open spaces with boundary treatments, landscaping, pavements, revision to pedestrian access, public lighting, new public realm connection running north-south along Taylors Lane; upgrade of public realm and street frontage improvements on School Street and Marrowbone Lane/Thomas Court Bawn and 1044 sq.m of communal open space in the new central courtyard;
- Construction of new ESB substation and meter rooms, stores, bin and cycle storage, plant rooms, ancillary structures; and
- All ancillary roads, site services, development works and necessary enabling works above and below ground.

The proposal has undergone Appropriate Assessment Screening in accordance with Article 6(3) of the Habitats Directive (92/43/EEC) and screening for Environmental Impact Assessment under the EIA Directive 2011/92/EU, as amended by Directive 2014/52/EU. In accordance with Article 81 of the Planning & Development Regulations 2001, as amended, the Planning Authority has made a determination and concluded that:

- (a) The proposed development, either individually or in combination with other plans and projects, is not likely to have a significant effect on any European site(s) and therefore a Stage 2 Appropriate Assessment is not required.
- (b) There is no real likelihood of significant effects on the environment arising from the proposed development and that the proposed development is not of a class set out under Schedule 5 of the Planning and Development Regulations 2001, as amended, and therefore does not require an Environmental Impact Assessment Report (EIAR).

Any person may, within 4 weeks from the date of publication of this notice, apply to An Coimisiún Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

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 27/01/ 2026**, 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 (and other location if applicable). The plans and particulars are also available for inspection online: <https://engage.dublincity.ie/en-IE/> and on the City Council's website www.dublincity.ie

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 **11/03/2026**

Submissions or observations may also be made online <https://engage.dublincity.ie/en-IE/> and on the City Council's website www.dublincity.ie before 23.59hrs on **11/03/2026**