PART 8 SITE NOTICE

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

Applicant: DUBLIN CITY COUNCIL – HOUSING & COMMUNITY SERVICES DEPARTMENT

Location: GLOVER COURT ESTATE, YORK STREET, DUBLIN 2

Proposal: Pursuant to the requirements of the above, notice is hereby given of proposed redevelopment of Glover Court Estate, York Street, Dublin 2.

The existing 0.215 hectare site currently comprises of 2 no. five storey housing blocks providing 38 homes which form the Glover Court Estate social housing scheme.

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

- Amalgamated building comprising a 5 and 6 storey block to York Street and a 7-storey block to Mercer Street
- Provision of 53 dwellings (15 no. 1 bed apartments, 30 no. 2 bed apartments, 8 no. 3 bed apartments)
- Deep retrofit and extension to the 2 no. existing housing blocks
- York Street block to be extended/ side bay at both ends and by one additional upper floor
- Mercer Street blocks to be extended/ side bay on the corner with York Street and by two additional upper floors
- New stairs and lift cores are to be accommodated within the grid of the existing frame, one in each block
- Include a new external façade throughout with new access deck to the internal courtyard and balconies to the street facing facades
- New vehicular entrance and pedestrian exit from Bow Lane, with associated street/ road improvement works
- Provision of 9 no. new designated resident car parking spaces, to include 1no. accessible and 4no. EV charging spaces with 100% ducting infrastructure included
- Upgrade of communal amenity space to inner courtyard, new landscaping, ancillary structure/ pavilion for secure resident bicycle parking, associated site infrastructure works/ supporting infrastructure, public lighting, revision to access, pavements, boundary treatments and all other necessary enabling works and associated public realm improvements.

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 Bord 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**, **29/07/2025** 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: engage.dublincity.ie/en-IE/projects/glover-court-housing-regeneration-part-8-planning-consultation 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 **10/09/2025**. Submissions or observations may also be made online engage.dublincity.ie/en-IE/projects/glover-court-housing-regeneration-part-8-planning-consultation on the City Council's website www.dublincity.ie before 23.59hrs on **10/09/2025**.