



Information evening on proposed Strategic Housing Development at Daneswell Place, Botanic Rd.

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20th July 2020

Overview of this session



- The planning process
- History of the site
- Key details of the current application
- How to make your opinion known to An Bord Pleanála



Planning process

As a “Strategic Housing Development” the proposed development is submitted to An Bord Pleanála as opposed to Dublin City Council.

Key dates:

- Application lodged: 2nd July 2020
- Last Day for Submissions: Wednesday **5th August 2020**
- ABP decision expected: 21st October 2020

History of the site

Summary of some of main planning applications for the site:

- 2016 – [permission granted](#) for 43 houses & 76 apartments in 3 4-storey apartment Blocks (119 in total)
- An Bord Pleanála [refused permission](#) for “299 apartments, creche and associated site works” in June 2019
- March 2020 An Bord Pleanála said application for “Construction of 233 no. apartments, creche and associated site works” [requires further consideration/amendment](#)
- July 2020 – latest application for “240 no. apartments, childcare facility and associated site works.”

35 houses have been built on the site

Key details of the application

- 240 apartments (97 one bed, 137 two bed 6 three bed) in 5 blocks (in addition to 35 houses already build)
- 5 blocks, between 3 and 7 storeys
- Resident amenity spaces e.g. gym, pool, etc.
- Proposed creche, café, medical consulting unit.
- Social Housing: 27 units to be sold to DCC (12 one bed, 15 two bed) for an estimated €13m
 - All in first 3 floors of Block A

Key details of the application

- 148 car parking spaces (123 resident, 5 car sharing, 8 visitor, 8 mobility impaired, 4 café/crèche)
 - Traffic impact modelled 2% increase during peak AM/PM hours
- 534 cycle parking spaces
- Roof and public park planting with plants for both aesthetic and biodiversity
- Full details at <https://botanic-shd.com/>

What's changed since the last application

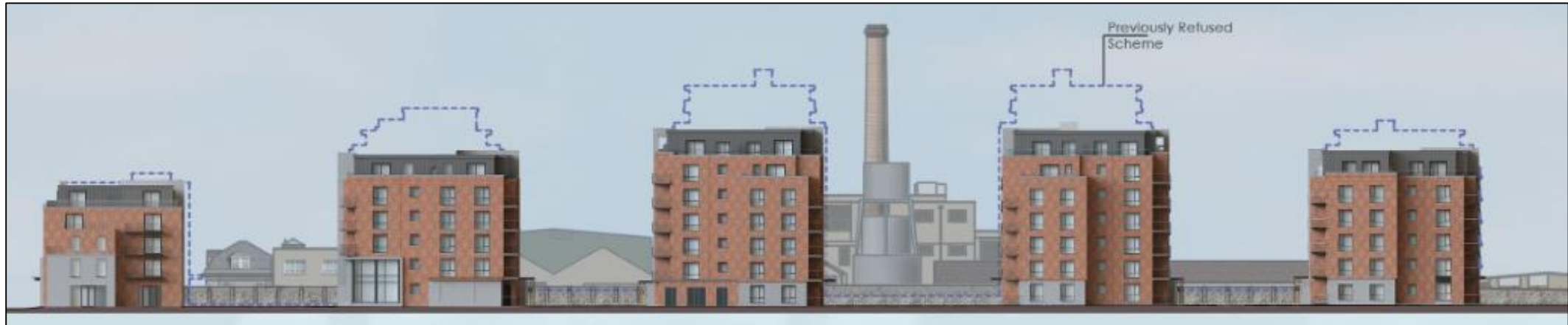


2019 refusal:

- close to architecturally sensitive height, scale and massing of apartment buildings
- successfully integrate into or enhance the character and public realm of the area
- Changes detailed in section 4.0 of [Architectural Design Statement](#)

Block	Previously Refused	Proposed Scheme
A	Part 3 to Part 5 No. storeys	Part 3 to Part 5 No. storeys
B	Part 5 to Part 7 No. storeys	Part 5 to Part 6 No. storeys
C	Part 6 to Part 9 No. storeys	Part 5 to Part 7 No. storeys
D	Part 6 to Part 9 No. storeys	Part 5 to Part 7 No. storeys
E	Part 5 to Part 7 No. storeys	Part 5 to Part 6 No. storeys

What's changed since the last application



Making your opinion know

If you have an observation you would like to make on the development you can

- Make it directly to An Bord Pleanála as outlined [here](#)
- Send it to Neasa.Hourigan@oireachtas.ie and we will try to include in our submission

Note your comments must be based on planning considerations (as outlined [here](#)) as opposed to a personal opinion on the development.

Getting in touch

If you'd like to get in touch about this or any other matter please contact me on:

- neasa.hourigan@oireachtas.com
- 01 618 3172
- https://twitter.com/neasa_neasa
- <https://www.facebook.com/neasahourigangreen>

Thanks

Part V apartment prices

- The apartments that are being sold to Dublin City Council under the Part V legislation have an estimated price
- This price includes developer margin but there's no guarantee that the eventual sale price will not be higher
- Estimated prices Dublin City Council will pay for Part V:
 - One bed €431,134 (x12)
 - Two bed €519,656 (x15)
- Total cost €12,968,454 to Dublin City Council