



Information evening on Large-scale Residential Development at Daneswell/Smurfit Site

Neasa Hourigan TD, Green Party, Dublin Central

8pm, 13th September 2022

Overview of this session



- Overview of the planning process & how to make your observation to Dublin City Council
- Key details of the current application
- Open for questions/comments from the floor



Observations to Dublin City Council

- We are in favour of the development of this site
- The site needs to be developed in line with planning guidelines, enhancing the local area, and actually addressing the housing crisis
- Observations from the community is a vital part of that process



Planning process - LRD

- Large-scale Residential Development is the process that replaces the Strategic Housing Development (SHD) process.
- Similar 100 unit/200 student bed spaces limit
- A key difference however is that Large-scale Residential Development applications are made directly to the local authority (Dublin City Council in this case) as opposed to An Bord Pleanála.
- An appeal of any Dublin City Council decision would go to An Bord Pleanála

Making your opinion known

If you have an observation on the development you can:

- Make it [directly to Dublin City Council](#) by **Monday 26th of Sept.**
- Send your comments to Neasa.Hourigan@oir.ie by Thursday 22nd Sept. and we will try to include in our submission.

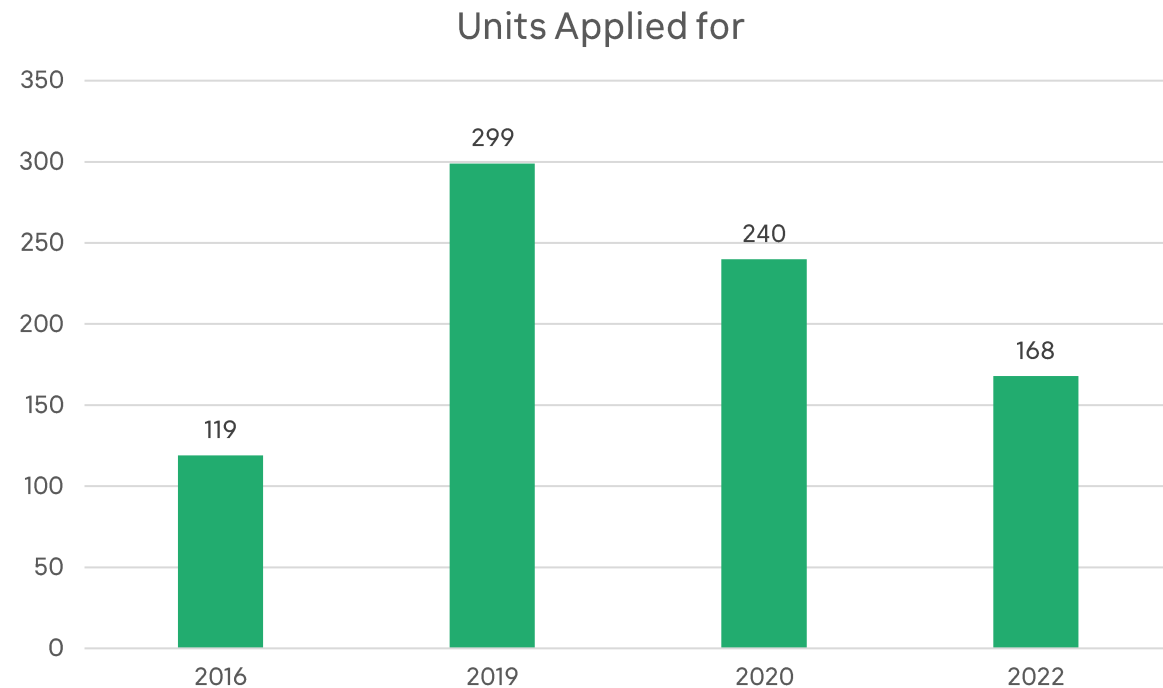
Note any observations must be based on planning considerations (as outlined [here](#)) as opposed to a personal opinion on the development.

A short guide to making a planning observation can be found [here](#)

For reference, observations submitted by Neasa in the past can be found [here](#) and [here](#)

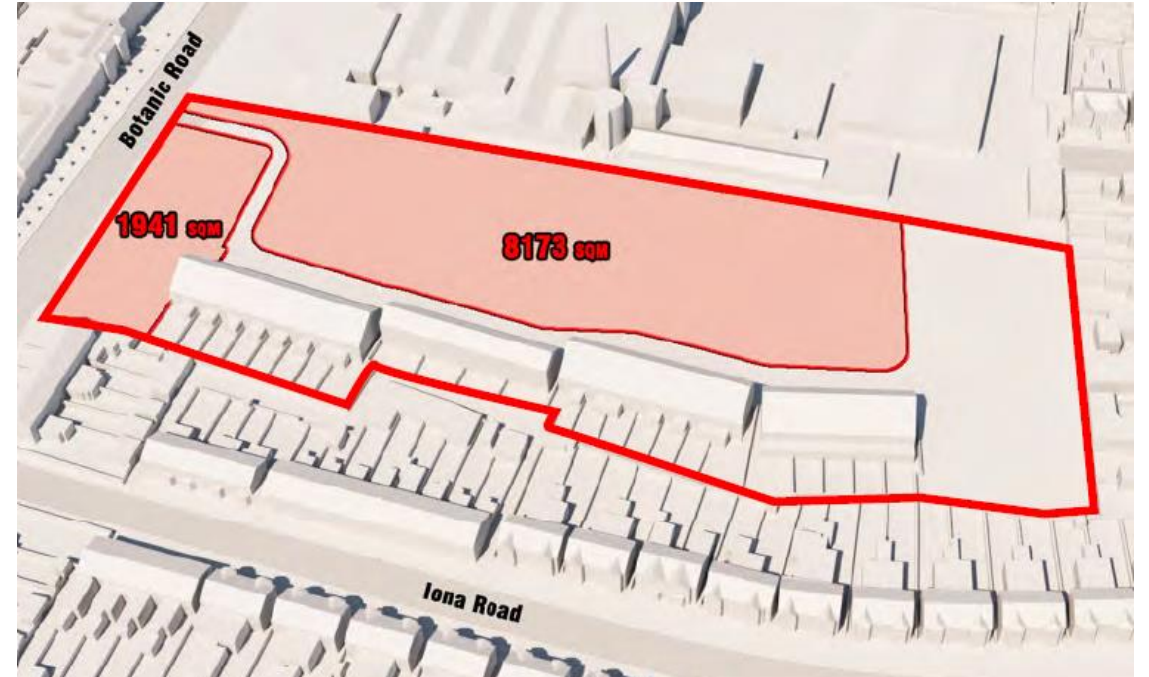
Planning history

- Applications in 2016 (granted), 2019, 2020 and now 2022.
- 35 houses built, 10 in construction from original 2016 grant



What can residents expect

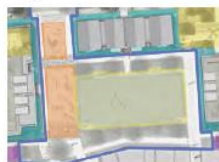
- 168 apartment units
 - 12 x studios
 - 72 x one bed units
 - 68 x two bed units
 - 16 x three bed units
- A crèche (expected 34 places, 43 during ECCE hours)
- Residents' amenity space (gym, amenity rooms, etc.)
- Public open space to the rear of the development



Public open space



Key



Blue line indicates POS (10%)



Yellow highlighted areas indicated Communal Open Space



Orange highlighted area indicates POS additional to the 10% indicated by the blue line

Other details

- Light and shadow – looks at 40 – 64 Botanic Rd.
 - their report “*determines minimal impact to daylight and sunlight availability in Botanic Road houses and the Daneswell Place terrace houses*”
- Building heights
 - Mainly 5 & 6 storeys
 - Max height of 19.7m which slightly 19m cap for the area

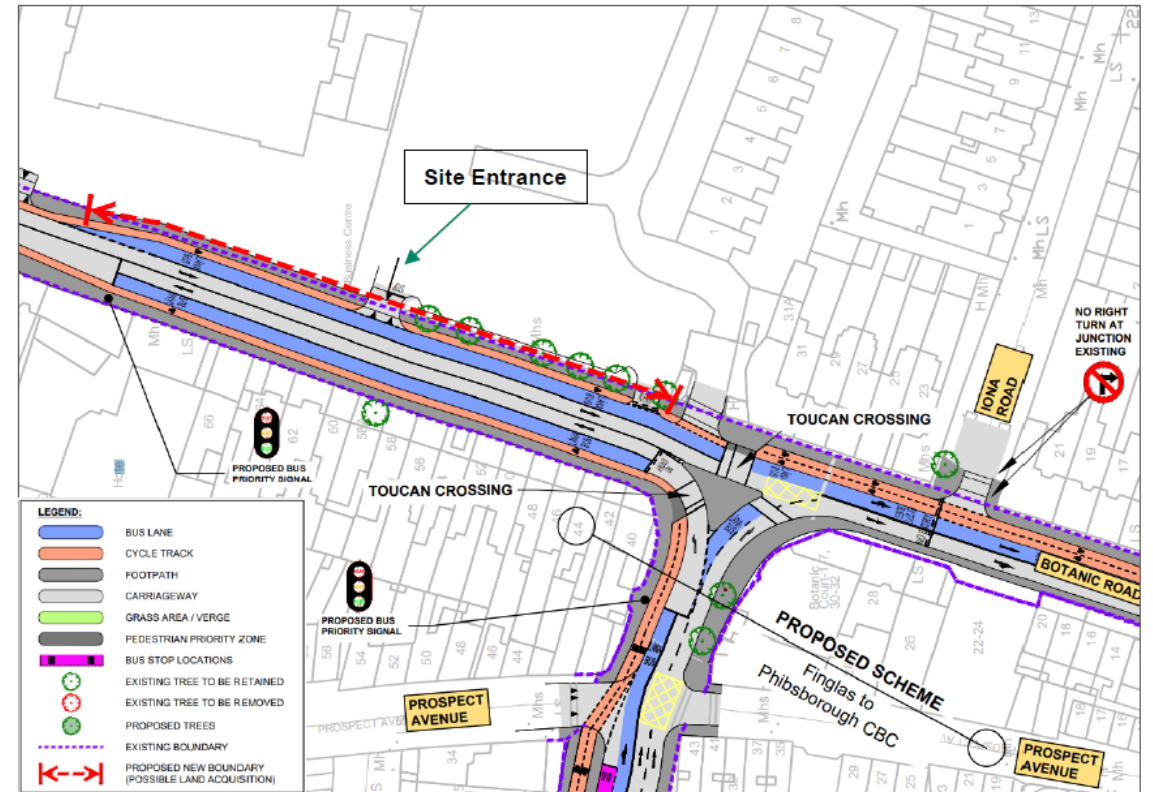
Phibsborough will remain a low rise area with the exception of allowing for (i) up to a max of 19 m in the centre of the Smurfit site and immediately adjoining the proposed railway station at Cross Guns Bridge; and (ii) the addition of one additional storey of 4 m will be considered in relation to any proposals to reclad the existing ‘tower’ at the Phibsboro Shopping Centre.

Dublin City Development Plan

Transport

The site access arrangements comprise a priority-controlled junction off Botanic Road

- Built with BusConnects in mind
- 73 car spaces (including accessible, car club, crèche staff, visitor)
- 353 cycle spaces (including cargo bike, visitor)



Part V – Social Housing requirement

Blocks A2 and A3

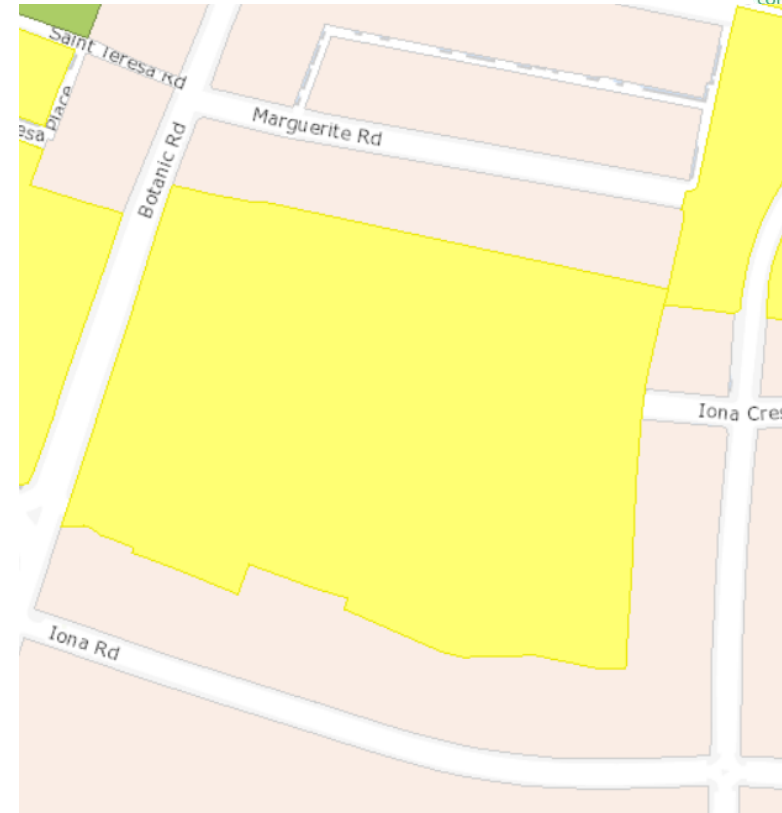


- Dublin City Council preferred option is to buy 21 units - all in Block A.
 - One Bed – 10; Two bed – 9; Three Bed – 2
- DCC tends to prefer social housing grouped together in one block rather than pepper-potted through a development.
- Block A is only block without communal open space



Current zoning

- Zone Z1: Sustainable Residential Neighbourhoods
- *“To protect, provide and improve residential amenities.”*
- Full Z1 zoning description [here](#)



Source: myplan.ie

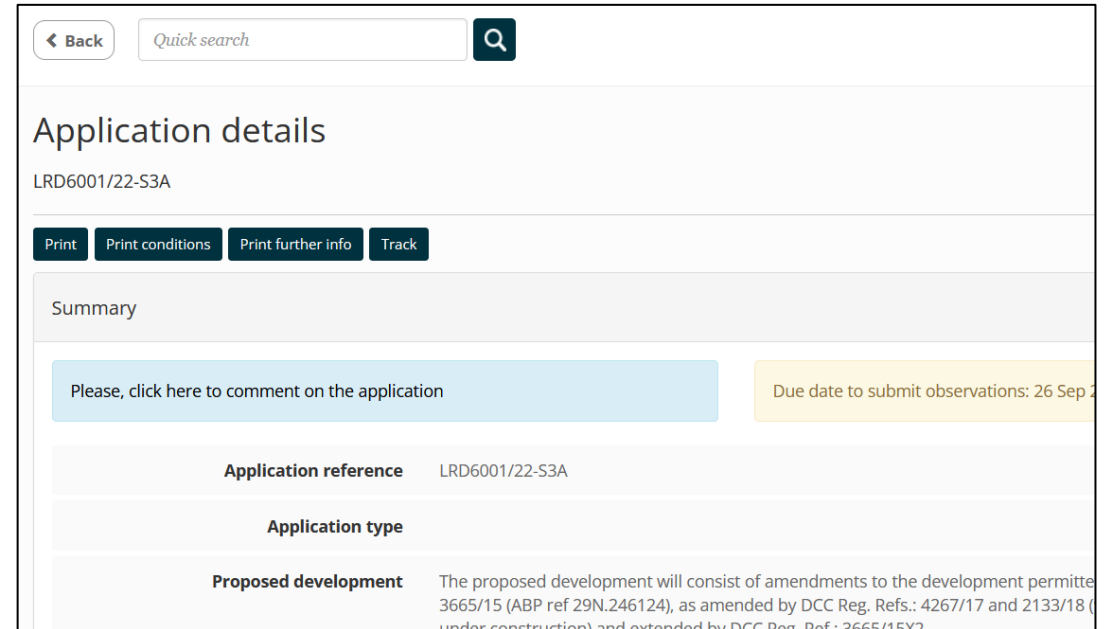
9th vs. 22nd Aug. applications



- Dublin City Council declared the 9th Aug. application invalid because it was “insufficient for the information of the public”
- The new application contains the details of the permitted scheme.
- Other than that there were no material changes to the application

Application details

- Application web site:
<https://www.daneswellrd.ie/>
- The application reference on the Dublin City Council site is [LRD6001/22-S3A](#). This referenced is required to make an observation online.



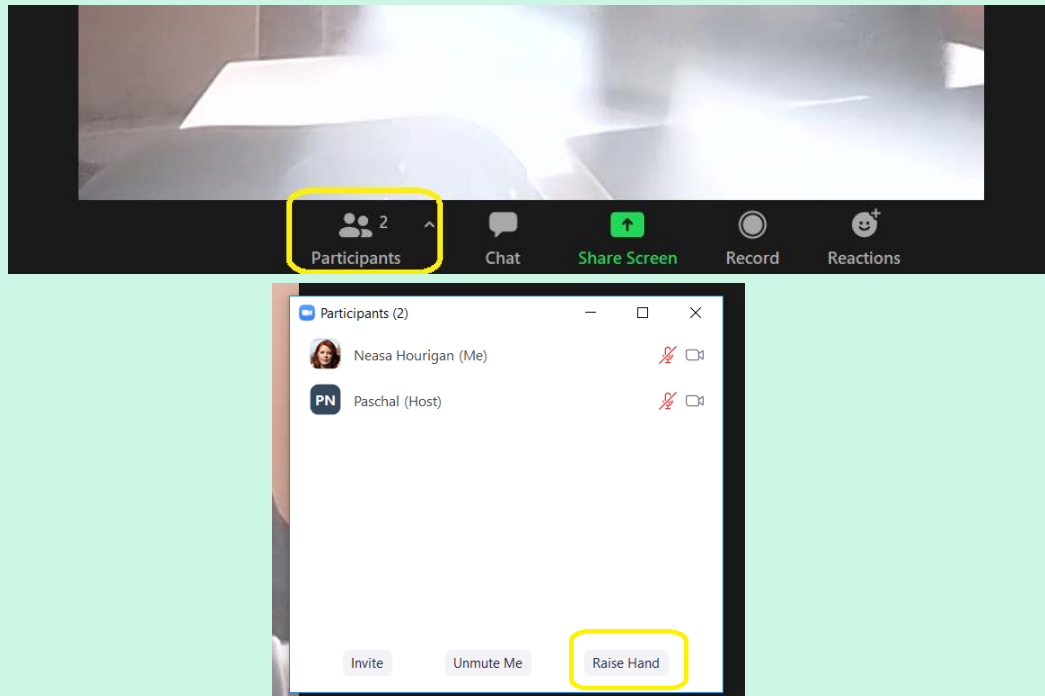
The screenshot shows a web interface for application details. At the top, there is a navigation bar with a 'Back' button, a search box labeled 'Quick search', and a search icon. Below this, the page title is 'Application details' followed by the application reference 'LRD6001/22-S3A'. A row of buttons includes 'Print', 'Print conditions', 'Print further info', and 'Track'. The main content area is titled 'Summary' and contains a blue button that says 'Please, click here to comment on the application' and a yellow box indicating the 'Due date to submit observations: 26 Sep 2022'. Below this, there is a table with the following information:

Application reference	LRD6001/22-S3A
Application type	
Proposed development	The proposed development will consist of amendments to the development permitted by DCC Reg. Ref.: 3665/15 (ABP ref 29N.246124), as amended by DCC Reg. Refs.: 4267/17 and 2133/18 (under construction) and extended by DCC Reg. Ref.: 3665/15X2

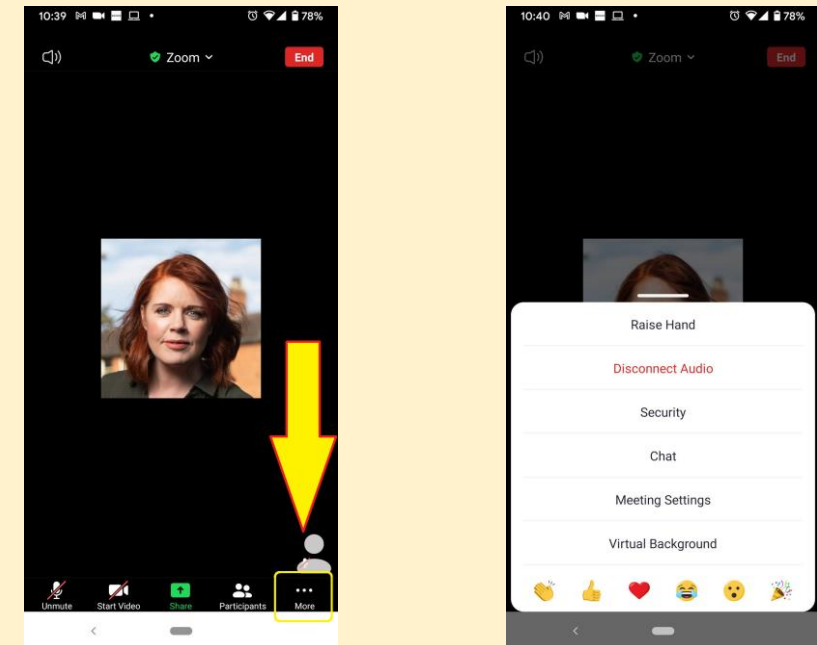
Open for questions from the floor

Please use the “Raise Hand function”

Desktop: click on “Participants” then “Raise Hand”



Mobile: click on bottom right “... More” then “Raise Hand”



Getting in touch

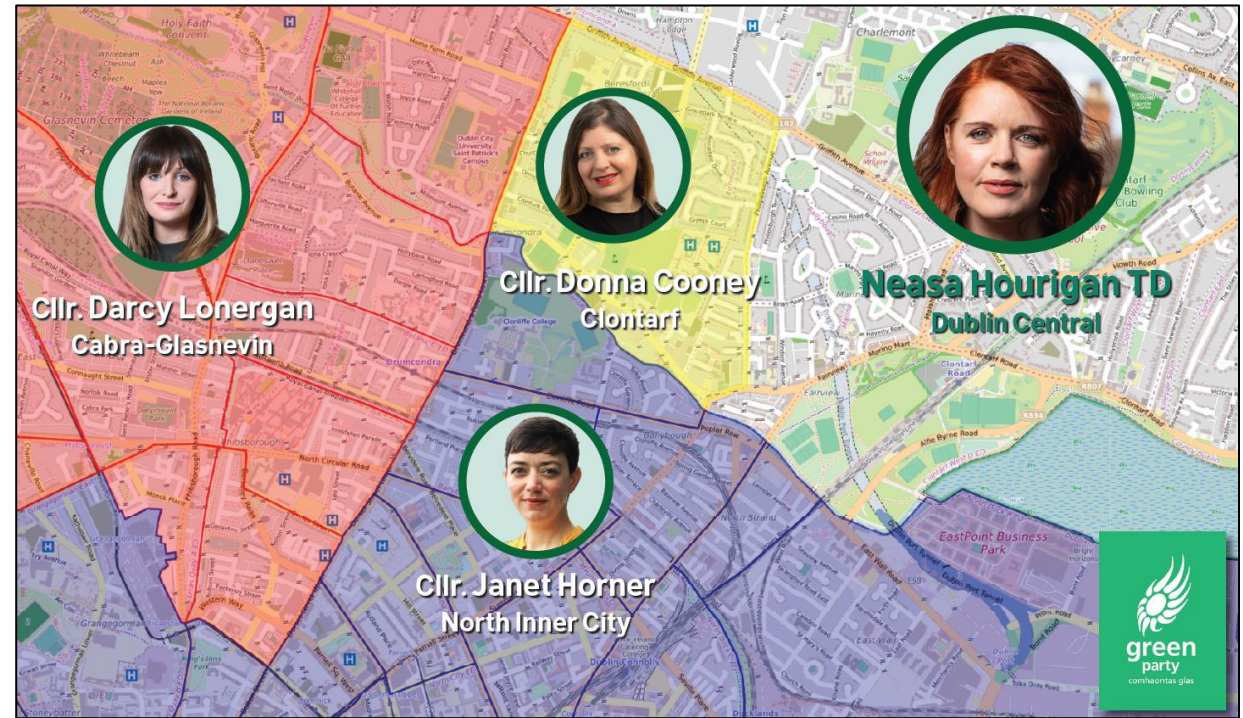
Please don't hesitate to get in touch with me or my constituency colleagues on Dublin City Council if we can be of help on any matter.

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Full constituency map here: neasahourigan.com/map

Masterplan

