

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

Neasa Hourigan TD, Green Party, Dublin Central

20<sup>th</sup> 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: 2<sup>nd</sup> July 2020
- Last Day for Submissions: Wednesday **5<sup>th</sup> August 2020**
- ABP decision expected: 21<sup>st</sup> 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

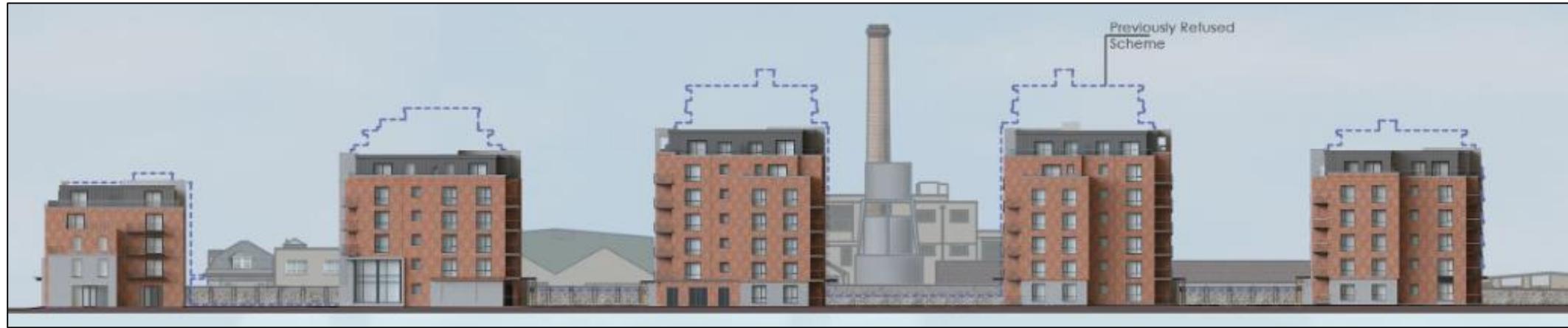


## 2019 refusal:

- 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

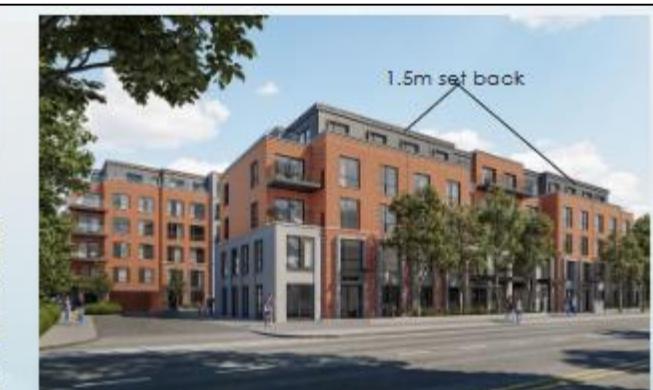
# What's changed since the last application



View from Botanic Road - Previous Application



View from Botanic Road - Pre-Planning Scheme



View from Botanic Road - Revised Scheme

# 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](mailto: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](mailto:neasa.hourigan@oireachtas.com)
- 01 618 3172
- [https://twitter.com/neasa\\_neasa](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