

# Information evening on planning application for Balnagowan House site

Neasa Hourigan TD, Green Party, Dublin Central

8pm, 14th February 2022

# Overview of this session



- Overview of the planning process & how to make your observation to An Bord Pleanála
- Key details of the current application
- Our draft observations
- Open for questions/comments from the floor



# Planning process

As a “Strategic Housing Development” the proposed development is submitted direct to An Bord Pleanála (APB) as opposed to DCC.

## Key dates:

- Pre-Application consultation lodged with ABP on 29<sup>th</sup> June 2021 ([310668](#)). ABP view: “Requires further consideration/ amendment”
- Full application submitted to APB ([312364](#)) on 24<sup>th</sup> December 2021; that application was declared invalid.
- Current application submitted to APB ([312492](#)) on 14<sup>th</sup> January 2022.
- Last day for observations from public: **17 Feb 2022 at 5.30pm**
- ABP decision expected: 5 May 2022.

# Making your opinion known

If you have an observation on the development you can:

- Make it directly to An Bord Pleanála as outlined [here](#). For reference, observations submitted by Neasa in the past can be found [here](#) and [here](#)
- Send your comments to [Neasa.Hourigan@oir.ie](mailto:Neasa.Hourigan@oir.ie) by Wednesday 16<sup>th</sup> Feb 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](#)



# Development details

112 residential units in 4 blocks (3 new blocks plus existing Balnagowan House)

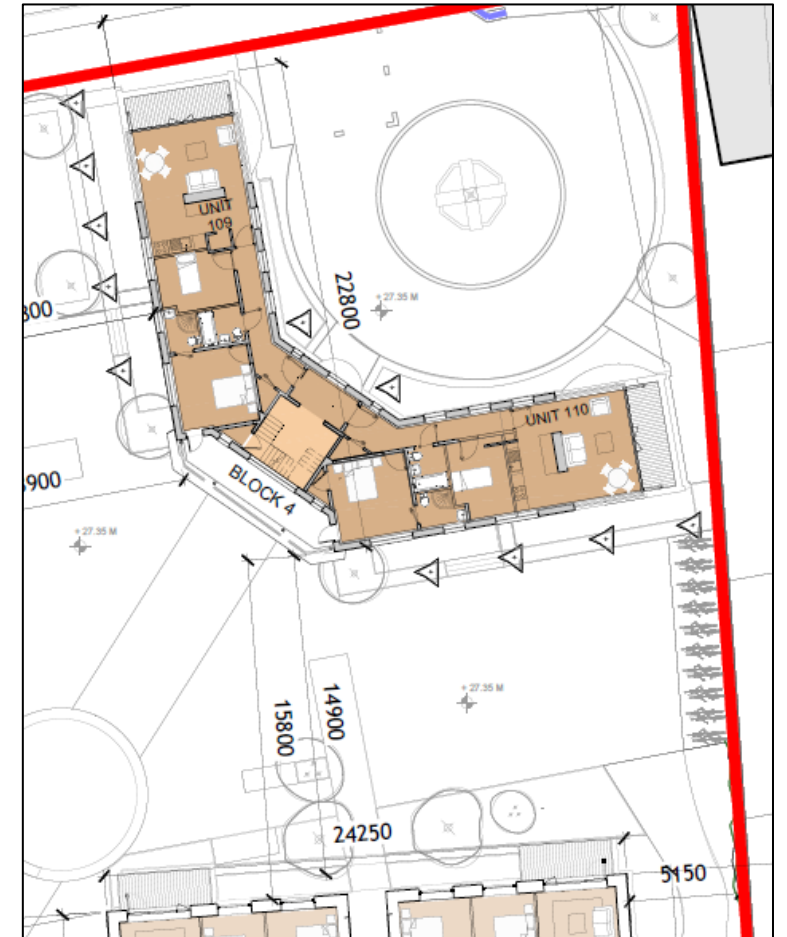
Building heights - 16.3m, 21.0m, and 23.1m across the three new blocks – Dev Plan height limit of 16m for this area

Balnagowan House is a Protected Structure (ref: 8699)

Parking – primarily basement

52 parking spaces (includes 3 disabled parking spaces); 5 motorcycle spaces

255 cycle spaces



# Light and shadow

Looks at current vs. planned across a number of measures e.g. average daylight, winter sunlight, etc.

Report view is that there will be impact Annual Probable Sun Hours for some of the windows around the development.

Report says “small number of windows are affected and in many cases guidelines are only marginally exceeded”



# Current zoning

- Zone Z1: Sustainable Residential Neighbourhoods
- *“To protect, provide and improve residential amenities.”*



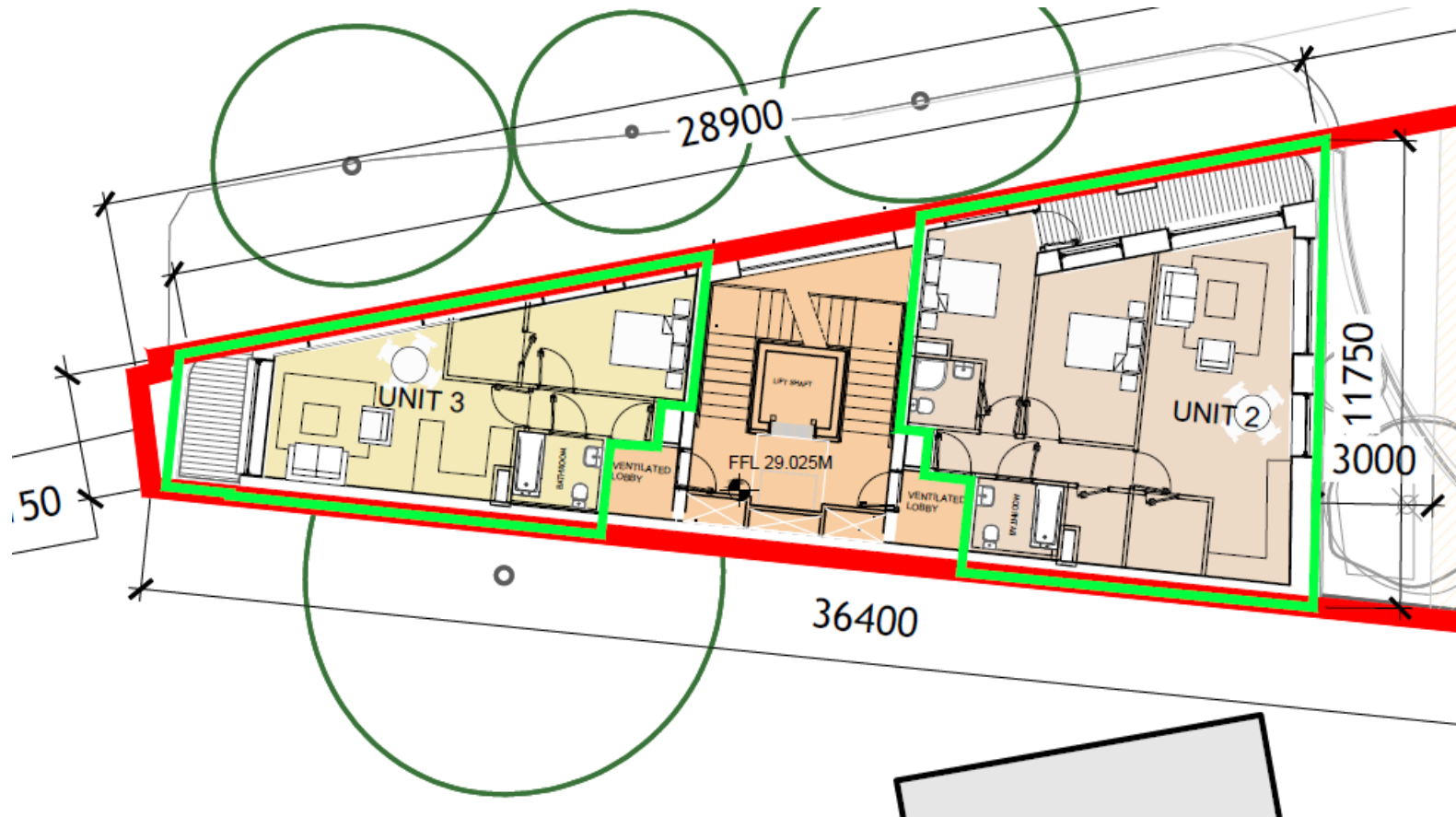
Source: [myplan.ie](https://myplan.ie)

# Potential observations

- Site notice
  - Developer of the view that they didn't need new notice but it should be challenged
- Part V block 1 & residential amenity
- Parking – seems excessive given the size of the road (literally “Boithirin”) and BusConnects spine
- Protected structure
- Light and shadow



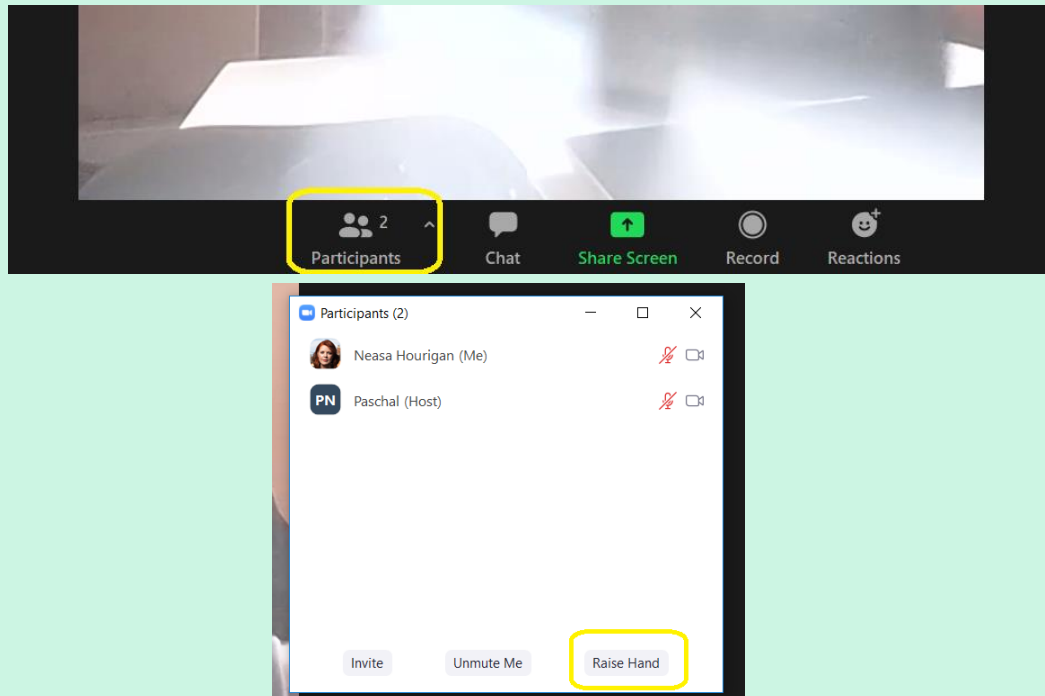
# Block 1 – no windows on south side



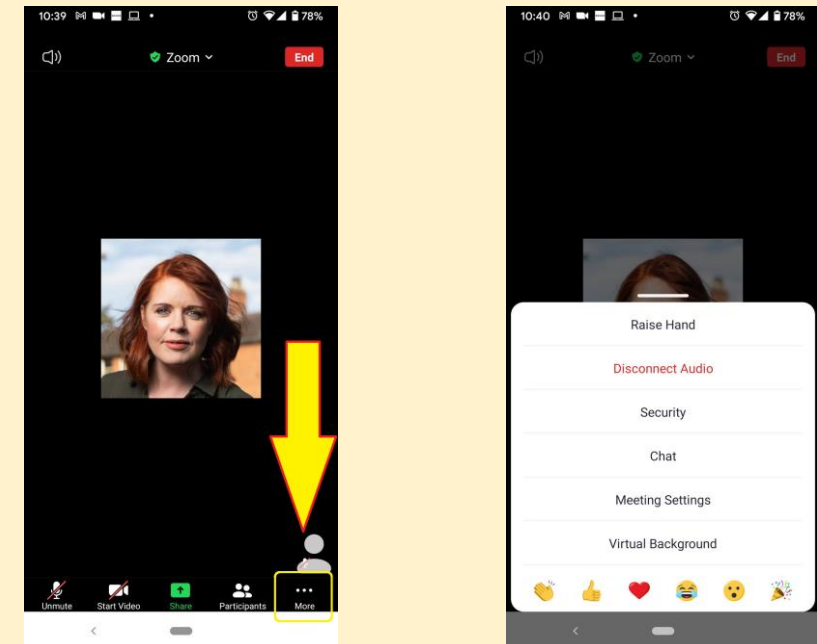
# Open for questions from the floor

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



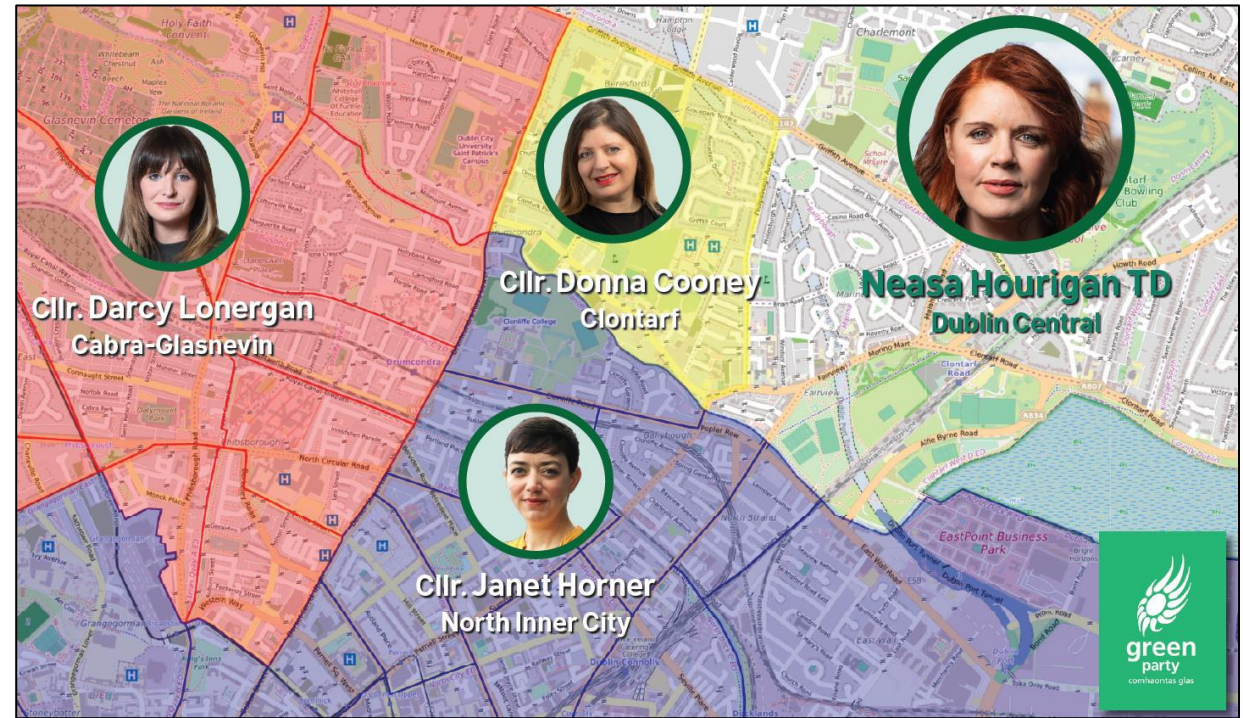
Please don't hesitate to get in touch with me or my constituency colleagues on Dublin City Council if we can be of help on any matter.

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Full constituency map here: [neasahourigan.com/map](https://neasahourigan.com/map)