



An
Bord
Pleanála

Board Direction
BD-007751-21
ABP-307514-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/03/2021.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the following:

- a) the established use of the site and its relationship with the wider UCD Belfield campus;
- b) the site location at the UCD Belfield campus on lands with a zoning objective TLI "To facilitate, support and enhance the development of third level education institutions" under the Dún Laoghaire Rathdown County Development Plan 2016-2022;
- c) the provisions of the UCD Strategic Campus Development Plan 2016-2021-2026 and of the UCD Campus Travel Plan 2016-2021-2026;
- d) the nature, scale and design of the proposed development;
- e) the pattern of existing and permitted development in the area, with particular reference to Dún Laoghaire Rathdown County Council planning register numbers D20A/0028 & D20A/0029; and
- f) the submissions and observations received;

It is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an appropriate form of development at this location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area, would be acceptable in terms of pedestrian and traffic safety, and would not have significant adverse effects on the environment. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 15th day of May 2020, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Prior to commencement of development, a set of revised site layout plans consistent with Drg. Nos. UCDM-MA-ZZ-ZZ-DR-L-0100 Rev. P01: 'Masterplan Context Plan', UCDM-ARUP-ZZ-XX-DR-C-0009 Rev. C01: 'Surface Water Catchment Area Layout', and the 'Drainage and Watermain Site Plans' shown on Drg. Nos. UCDM-ARUP-ZZ-XX-DR-C-0005 to UCDM-ARUP-ZZ-XX-DR-C-0008, and incorporating the revisions detailed in the amended particulars received as further information by the planning authority on the 15th day of May, 2020, shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of clarity.

3. All of the environmental, construction and ecological mitigation measures set out in the Ecological Impact Assessment and other particulars submitted with the application, and in the further information submitted to the planning authority on the 15th day of May 2020, shall be implemented by the developer in conjunction with the timelines set out therein, except as may otherwise be required in order to comply with the conditions of this order.

Reason: In the interest of clarity and the protection of the environment during the construction and operational phases of the development.

4. Prior to the felling of any trees on site, a bat roost inspection survey shall be carried out at an appropriate time of year by a qualified ecologist in order to establish the presence of any potential roosts. Any felling of trees with bat roost potential shall only be carried out in the period September – October in the presence of a licensed bat specialist and following the procedures set out in the Ecological Impact Assessment submitted with the application. Any envisaged destruction of trees that support bat populations shall be carried out only under licence from the National Parks and Wildlife Service and details of any such licence shall be submitted to the planning authority.

Reason: To ensure the protection of the natural heritage on the site.

5. All lighting of the proposed development shall be in accordance with the recommendations of the Ecological Impact Assessment submitted with the application.

Reason: To ensure the protection of the natural heritage on the site.

6. The measures to conserve the species of solitary mining bee identified on site, as set out in the Ecological Impact Assessment submitted with the application, shall be implemented in full ahead of the clearance of the bank in which the existing nesting burrows of the species are located.

Reason: To ensure the protection of the natural heritage on the site.

7. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Details in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of public health.

8. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs, shall be in accordance with the detailed standards of the planning authority for such works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

9. The proposed development shall be amended to omit 22 No. of the surface car parking spaces proposed at the former running track. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development.

Reason: To ensure that the development complies with the UCD Campus Travel Plan 2016-2021-2026 and in the interests of sustainable transport.

10. The total quantum of car parking for any purpose throughout the UCD Belfield campus shall not exceed 3,600 No. spaces.

Reason: To ensure that the development complies with the UCD Campus Travel Plan 2016-2021-2026 and in the interests of sustainable transport.

11. The site shall be landscaped in accordance with the comprehensive landscaping scheme and Arboricultural Assessment which accompanied the application, as amended by the further plans and particulars submitted on the 15th day of May 2020, unless otherwise agreed in writing with the planning authority prior to commencement of development.

The developer shall retain the services of a suitably qualified Landscape Architect throughout the life of the site development works. The approved landscaping scheme shall be implemented fully in the first planting season following completion of the development.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

12. The developer shall facilitate the archaeological appraisal of the site and shall provide for the preservation, recording and protection of archaeological materials or features which may exist within the site. In this regard, the developer shall:

- a) notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development, and
- b) employ a suitably qualified archaeologist prior to the commencement of development. The archaeologist shall assess the site and monitor all site development works.

The assessment shall address the following issues:

- i. the nature and location of archaeological material on the site, and
- ii. the impact of the proposed development on such archaeological material.

A report, containing the results of the assessment, shall be submitted to the planning authority and, arising from this assessment, the developer shall agree in writing with the planning authority details regarding any further archaeological requirements (including, if necessary, archaeological excavation) prior to commencement of construction works. In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the area and to secure the preservation (in-situ or by record) and protection of any archaeological remains that may exist within the site.

13. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

14. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

Reason: In the interest of sustainable waste management.

15. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the Planning Authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interests of public safety and residential amenity.

Board Member

Date: 25/03/2021

Paul Hyde