

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3970/15**

An Bord Pleanála Reference Number: PL 29S.246347

**APPEAL** by An Taisce of Tailor's Hall, Back Lane, Dublin against the decision made on the 22<sup>nd</sup> day of February, 2016 by Dublin City Council to grant subject to conditions a permission to the Provost, Fellows, Foundation Scholars and other Members of the Board of the College of the Holy and Undivided Trinity of Queen Elizabeth care of GVA of Second Floor, Seagrave House, 19-21 Earlsfort Terrace, Dublin in accordance with plans and particulars lodged with the said Council.

## **PROPOSED DEVELOPMENT:**

- (i) Demolition of the existing Oisín House (6,396 square metres gross floor area in five number storeys plus roof plant level over basement), two number later three number storey ancillary extensions (totalling 887.4 square metres gross floor area) to the Printing House (Protected Structure), existing single storey stores adjacent to the Pearse Street gate of Trinity College (108 square metres gross floor area) and sundry walls/gates within the site;
- (ii) Temporary removal of the Pearse Street gates of Trinity College (Protected Structure – reference number 2001), including the two piers of the perimeter wall to the east as far as the boundary of Oisín House during the development period. The piers and the gate will be reinstated as existing on completion of the works on the site;

- (iii) Construction of a stone and granite building with a gross floor area of 13,825.4 square metres comprising seven number storeys above ground level with additional plant spaces enclosed in the roof structure (27.5 metres maximum in height above ground level or 31.62 metres Ordnance Datum) and two number basement levels. The building will include 278 number student accommodation bed spaces; ancillary services including laundry, security/porters office, seminar rooms, common rooms, comms rooms, refuse facilities; a medical facility/wellness centre (975 square metres gross floor area); three number ancillary retail service units at ground floor level (totalling 149 square metres gross floor area); student support services including disability offices, technology assistant offices and an estate management facility including a workshop delivery bay and a goods lift; sports and recreational facilities (1,074 square metres gross floor area) located at the two number basement levels; 140 number bicycle parking spaces and two number courtyards one at ground floor level off the street and another at first floor level;
- (iv) Sundry repairs to the Printing House related to the removal of the Printing House extensions, including works to the roof, repair of timber cornices, removal of modern render and cleaning of the building, removal of plaster residue, stone repairs, reinstatement of glazing to original and altered window opes revealed by the removal of the Printing House extension as well as external redecoration of the existing window opes. The works to the Printing House will also include the excavation of the original basement at the eastern elevation, the construction of a retaining wall and the provision of railings, the provision of a new door to the north elevation and the reduction of the ground level in front of the southern entrance to uncover/ reinstate the original steps at this location.
- (v) Change of use of three number existing parking spaces to provide three number disabled parking spaces to the south of the Printing House;
- (vi) Landscaping including public and private open spaces, foul and surface water sewers, works to the public road subject to agreement with the roads authority and all other associated site services, site infrastructure and site development works.

all on site, circa 0.35 hectares at Oisín House, 212-213 Pearse Street, and the Printing House (Protected Structure – reference number 2003) located to the south of Oisín House, within the campus of Trinity College, Dublin.

## **DECISION**

**REFUSE permission for the above proposed development based on the reasons and considerations set out below.**

### **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

### **REASONS AND CONSIDERATIONS**

Having regard to the Z8 Zoning of the site as set out in the current development plan for the area, to the scale, mass and height of the proposed development, its proximity to the Printing House (a Protected Structure), and the adjoining Conservation Area, the Board considered that the proposed development would represent overdevelopment, be overbearing and visually obtrusive, would fail to integrate to a satisfactory level with its surrounding environs and would be contrary to the objectives of the said Z8 Zoning, the objective of which is “to protect the existing architectural and civic design character” and to “allow for limited expansion consistent with the conservation objective”, and would, therefore, seriously detract from the visual amenities of the area, would have a negative impact on the architectural character of the area, and would establish a negative precedent for similar development. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission with conditions, the Board noted and agreed with the concerns expressed by the Inspector with regard to the design, bulk, mass, scale and context of the proposed development and considered that the reduction in height and the additional set back as suggested by the Inspector would not satisfactorily overcome the Boards serious concerns in light of the Z8 Zoning objective.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2016.**